






KINGS HILL AVAILABLE SPACE OCCUPATIONAL COSTS SUMMARY 2019

BUILDINGS	TYPE	SQ FT (GIA/NIA) ****	SQ FT (IPMS3)	CAR PARKING	QUOTING RENT PER SQ FT * (GIA/IPMS3)	SERVICE CHARGE** (GIA/NIA)	ESTATE CHARGE (GIA/NIA)	INSURANCE (GIA/NIA)	RATES *** (GIA/NIA)	TOTAL OUTGOINGS PER SQ FT (GIA/NIA)	TOTAL OCCUPATIONAL COSTS PA (GIA/NIA/IPMS3)	
	2 Kings Hill Avenue	Office Flex	2,339		11	24.00	2.32	0.51	0.06	8.59	34.97	81,795
	18 Kings Hill Avenue	Office Flex	36,443		169	25.00	0.50	0.49	0.07	7.51	33.56	1,223,027
	4 Abbey Wood Road	Office Village	6,869	6,887	38	25.00	8.03	0.53	0.07	9.17	42.81	294,443
	30 Tower View	Mid-rise	7,147	7,224	38	25.00	11.21	0.43	0.12	9.43	46.19	332,045
	42 Kings Hill Avenue	Mid-rise	6,828	6,922	36	26.50	5.99	0.42	0.27	9.84	43.03	296,232
			6,882	6,990	36	26.50	5.99	0.42	0.28	9.89	43.08	299,339
			13,767	13,925	73	26.50	5.99	0.42	0.27	9.85	43.03	596,581

* Quoting Rent assumes a 10 year term certain

** Service charge figures are budget estimates, based on GIA/NIA and not necessarily the exact apportionment for the current financial year and may change where specifications are to be enhanced.

*** Rates are estimates only please check with local authority

**** GIA only applies to Office Flex

30 Tower View the NIA measurement 7,182 sf NIA will be applied to 2019 budget, linked to IPMS3 measurement determination, tbc. GIA/NIA will continue to apply to outgoings.

Effective from 01/01/2017 suites new to the market must be measured using the International Property Measurement System (IPMS3) and this will be applied to the principal rent only.