







KINGS HILL AVAILABLE SPACE OCCUPATIONAL COSTS SUMMARY 2018

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)	
AVAILABLE SUITES												
	2 Kings Hill Avenue	Office Flex	2,283		10	22.50	2.41	0.66	0.09	7.96	33.62	76,754
	18 Kings Hill Avenue	Office Flex	36,443		169	22.00	0.42	0.63	0.08	7.29	30.42	1,108,596
	4 Abbey Wood Road	Office Village	6,869	6,887	38	22.50	5.33	0.68	0.08	8.91	37.50	257,993
	6 Alexander Grove	Office Village	8,021	8,203	47	22.50	4.67	0.86	0.08	9.08	37.19	302,396
	35 Kings Hill Avenue	Office Village	10,909	10,994	56	22.50	10.06	0.87	0.09	9.18	42.70	467,727
	42 Kings Hill Avenue		13,767	13,925	73	25.00	5.53	0.54	0.27	9.85	41.19	571,013
			6,882	6,990	36	25.00	5.53	0.54	0.19	9.58	40.84	283,761
			6,828	6,922	36	25.00	5.53	0.54	0.27	9.84	41.18	283,527

* 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

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

**** GIA only applies to Office Flex

Effective from 01/01/2016 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. GIA/NIA will continue to apply to outgoings.