









## 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)	
	2 Kings Hill Avenue	Office Flex	2,283		12	22.50	2.41	0.66	0.09	7.96	33.62	<b>76,754</b>
	18 Kings Hill Avenue	Office Flex	36,443		169	22.00	0.42	0.63	0.08	7.29	30.42	<b>1,108,596</b>
	4 Abbey Wood Road	Office Village	6,869	6,887	38	22.50	5.33	0.68	0.08	8.91	37.50	<b>257,993</b>
	6 Alexander Grove	Office Village	8,021	8,203	47	22.50	4.67	0.86	0.08	9.08	37.19	<b>302,396</b>
	34 Tower View	Office Village	9,612	9,672	51	23.00	4.93	0.67	0.08	9.24	37.92	<b>365,867</b>
	35 Kings Hill Avenue	Office Village	10,909	10,994	56	22.50	10.06	0.87	0.09	9.18	42.70	<b>467,727</b>
	11 Tower View	Mid-Rise	4,456		23	24.00	6.98	0.67	0.12	9.73	41.50	<b>184,924</b>
			4,540		23	24.00	6.98	0.67	0.14	9.34	41.13	<b>186,730</b>
			6,437		33	24.00	6.98	0.67	0.12	8.63	40.40	<b>260,055</b>
	42 Kings Hill Avenue		6,882	6,990	36	25.00	5.53	0.54	0.19	9.58	40.84	<b>283,761</b>
			13,679	13,852	73	25.00	5.53	0.54	0.20	9.56	40.83	<b>562,839</b>

\* Quoting Rent assumes a 10 year term certain

\*\* Service charge figures are budget estimates, based on GIA/NIA and may change where specifications are to be enhanced

\*\*\* 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.