

AREA PLAN

40-44 NEWMAN STREET

LONDON, W1

Fifth Floor

IPMS3 Office Area Plan

IPMS3	150.6 sq m	1621 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

Internal Dominant Face (IDF)	3.7 sq m	40 sq ft
Structure	0.1 sq m	1 sq ft
Restricted Headroom	3.3 sq m	36 sq ft

Net Internal Area

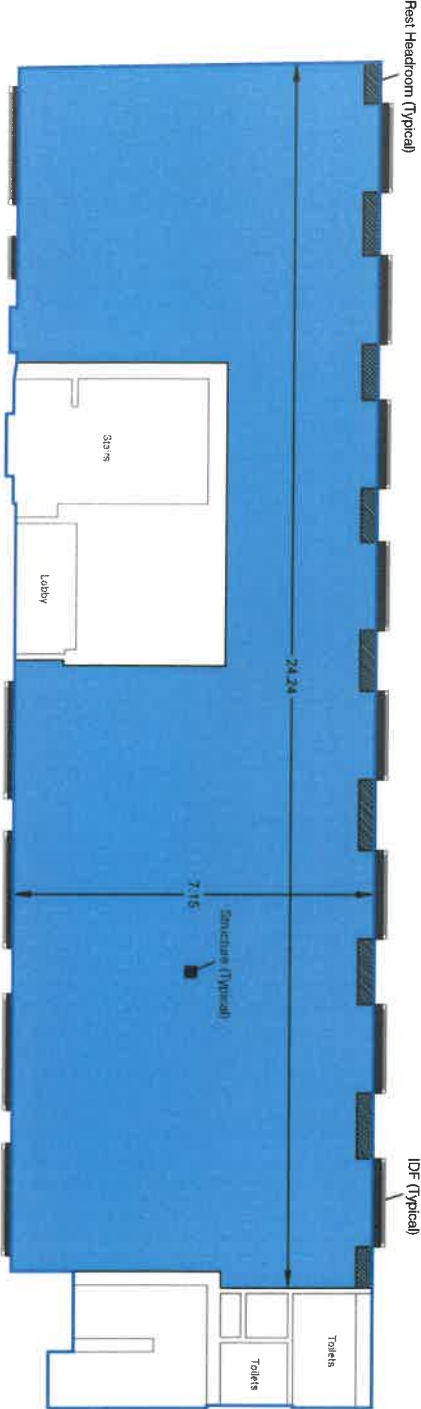
NIA	143.6 sq m	1546 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Restricted Headroom	3.3 sq m	36 sq ft
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Gross Internal Area

GIA	187.7 sq m	2020 sq ft
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Notes:

(X) Floor to Ceiling Height (Metres)

A dashed line denotes assumed - Inaccessible due to fit out.

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

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Scaled for presentation - 1:100 @ A3

NEWMAN STREET