



ground floor plan 1:50

Do not scale from drawing.

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Areas	GIA		NIA		ITZA Key:- <small>Please note, ITZA areas are based on 9.14m zones and NIA</small>	NIA for ITZA		ITZA		Title
	Sq Ft	Sq M	Sq Ft	Sq M		Sq Ft	Sq M	Sq Ft	Sq M	
Basement	440	40.9	332	30.8	Retail Zone A @ A/1	618	57.4	618	57.4	<b>NIA ground floor plan 2 – 4 St Stephen Place Edinburgh EH3 5AJ for FT Linden Ltd</b>
Ground Floor	765	71.1	698	64.8	Retail Zone B @ A/2	80	7.4	40	3.7	
Total	1205	112	1030	95.6	Retail Zone C @ A/4	97	9	24	2.25	
Cellars GIA 4.4 sq.m (47 sq.ft)					Store/Office @ A/10	206	19.1	21	1.91	
- Internal areas/measurements adhere to the International Property Measuring Standards (IPMS) - Professional Code of measuring practice, as set by the Royal Institute of Chartered Surveyors (RICS).					Tea Prep @ A/10	29	2.7	3	0.27	
					<b>Total</b>	<b>1030</b>	<b>95.6</b>	<b>706</b>	<b>65.5</b>	Date 30/08/19      Scale @A3



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