



Office Viability Appraisal

DEVELOPMENT TYPE	Office Building
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,400 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	860	£ per sqm	£0
Office	B1a	2000	sqm	1750	£ per sqm	£3,500,000
Food Retail	A1		sqm	3500	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2		sqm	800	£ per sqm	£0
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2		sqm	1000	£ per sqm	£0
Agricultural			sqm	250	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	700	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£3,500,000**

Development Costs					
Land	Plot Ratio				
Industrial	200%	0	sqm		£0
Office	200%	4000	sqm	40.7	£162,800
Food Retail	300%	0	sqm		£0
Other Retail	150%	0	sqm		£0
Residential Inst	150%	0	sqm		£0
Hotels	200%	0	sqm		£0
Community	150%	0	sqm		£0
Leisure	300%	0	sqm		£0
Agricultural	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	0%	0	sqm		£0

Construction Stamp Duty **1.0%** **£1,628**

	Gross/Net				
Industrial	1.0	0	sqm	450	£0
Office	1.2	2400	sqm	1600	£3,840,000
Food Retail	1.0	0	sqm	600	£0
Other Retail	1.0	0	sqm	500	£0
Residential Inst	1.2	0	sqm	1200	£0
Hotels	1.2	0	sqm	1300	£0
Community	1.0	0	sqm	1000	£0
Leisure	1.0	0	sqm	1500	£0
Agricultural	1.0	0	sqm	450	£0
Blank	1.0	0	sqm		£0
Blank	1.0	0	sqm		£0
Blank	0.0	0	sqm		£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£307,200
Legal Fees		0.5%	GDV	£17,500
Statutory Fees		0.6%	Build Cost	£23,040
Sales/Marketing Costs		1.0%	GDV	£35,000
Contingencies		5.0%	Build Cost	£192,000
Planning Obligations		5	£ per Sqm	£10,000
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£45,892
Development Profit		17.5%	of GDV	£612,500
Total Cost				£5,432,196

POTENTIAL MARGIN FOR CIL **-£1,932,196**
POTENTIAL CIL RATE PER SQ METRE **-£805**



Office Viability Appraisal

DEVELOPMENT TYPE	Office Building
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,400 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	860	£ per sqm	£0
Office	B1a	2000	sqm	1750	£ per sqm	£3,500,000
Food Retail	A1		sqm	3500	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2		sqm	800	£ per sqm	£0
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2		sqm	1000	£ per sqm	£0
Agricultural			sqm	250	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	700	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£3,500,000**

Development Costs					
Land	Plot Ratio				
Industrial	200%	0	sqm		£0
Office	200%	4000	sqm	79.9	£319,600
Food Retail	300%	0	sqm		£0
Other Retail	150%	0	sqm		£0
Residential Inst	150%	0	sqm		£0
Hotels	200%	0	sqm		£0
Community	150%	0	sqm		£0
Leisure	300%	0	sqm		£0
Agricultural	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	0%	0	sqm		£0

Construction Stamp Duty **3.0%** **£9,588**

	Gross/Net				
Industrial	1.0	0	sqm	450	£0
Office	1.2	2400	sqm	1600	£3,840,000
Food Retail	1.0	0	sqm	600	£0
Other Retail	1.0	0	sqm	500	£0
Residential Inst	1.2	0	sqm	1200	£0
Hotels	1.2	0	sqm	1300	£0
Community	1.0	0	sqm	1000	£0
Leisure	1.0	0	sqm	1500	£0
Agricultural	1.0	0	sqm	450	£0
Blank	1.0	0	sqm		£0
Blank	1.0	0	sqm		£0
Blank	0.0	0	sqm		£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£307,200
Legal Fees		0.5%	GDV	£17,500
Statutory Fees		0.6%	Build Cost	£23,040
Sales/Marketing Costs		1.0%	GDV	£35,000
Contingencies		5.0%	Build Cost	£192,000
Planning Obligations		5	£ per Sqm	£10,000
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£47,539
Development Profit		17.5%	of GDV	£612,500

Total Cost **£5,611,402**

POTENTIAL MARGIN FOR CIL **-£2,111,402**
POTENTIAL CIL RATE PER SQ METRE **-£880**

Office Viability Appraisal

DEVELOPMENT TYPE	Office Building
BASE LAND VALUE SCENARIO	Market Comparable
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,400 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	860	£ per sqm	£0
Office	B1a	2000	sqm	1750	£ per sqm	£3,500,000
Food Retail	A1		sqm	3500	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	2000	£ per sqm	£0
Residential Inst	C2		sqm	800	£ per sqm	£0
Hotels	C3		sqm	1920	£ per sqm	£0
Community	D1		sqm	1000	£ per sqm	£0
Leisure	D2		sqm	1000	£ per sqm	£0
Agricultural			sqm	250	£ per sqm	£0
Sui Generis	Blank		sqm	1700	£ per sqm	£0
Sui Generis	Blank		sqm	700	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£3,500,000**

Development Costs						
Land		Plot Ratio				
Industrial		200%	0	sqm	£ per sqm	£0
Office		200%	4000	sqm	£ per sqm	£200,000
Food Retail		300%	0	sqm	£ per sqm	£0
Other Retail		150%	0	sqm	£ per sqm	£0
Residential Inst		150%	0	sqm	£ per sqm	£0
Hotels		200%	0	sqm	£ per sqm	£0
Community		150%	0	sqm	£ per sqm	£0
Leisure		300%	0	sqm	£ per sqm	£0
Agricultural		200%	0	sqm	£ per sqm	£0
Blank		200%	0	sqm	£ per sqm	£0
Blank		200%	0	sqm	£ per sqm	£0
Blank		0%	0	sqm	£ per sqm	£0

Construction Stamp Duty 1.0% £2,000

		Gross/Net				
Industrial		1.0	0	sqm	£ per sqm	£0
Office		1.2	2400	sqm	£ per sqm	£3,840,000
Food Retail		1.0	0	sqm	£ per sqm	£0
Other Retail		1.0	0	sqm	£ per sqm	£0
Residential Inst		1.2	0	sqm	£ per sqm	£0
Hotels		1.2	0	sqm	£ per sqm	£0
Community		1.0	0	sqm	£ per sqm	£0
Leisure		1.0	0	sqm	£ per sqm	£0
Agricultural		1.0	0	sqm	£ per sqm	£0
Blank		1.0	0	sqm	£ per sqm	£0
Blank		1.0	0	sqm	£ per sqm	£0
Blank		0.0	0	sqm	£ per sqm	£0

Abnormal Costs				£ sqm Build Cost	£0	
Professional Fees @				Build Cost	£307,200	
Legal Fees				GDV	£17,500	
Statutory Fees				Build Cost	£23,040	
Sales/Marketing Costs				GDV	£35,000	
Contingencies				Build Cost	£192,000	
Planning Obligations				£ per Sqm	£10,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£187,555
Arrangement Fee	1.0%		Cost		£46,267	
Development Profit		17.5%	of GDV		£612,500	
Total Cost					£5,473,062	

POTENTIAL MARGIN FOR CIL **-£1,973,062**
POTENTIAL CIL RATE PER SQ METRE **-£822**