

Category A office fit-out – cost breakdown

	element cost £	cost/m ² gifa £	% of total cost
Wall finishes	10,000	0.65	0.26%
Emulsion paint to wall surfaces generally Item @ 10,000			
Floor finishes	951,700	62.00	25.05%
Raised floors to office areas; including cut-outs for floor boxes and diffusers; floor hardener 15,350 m ² @ 43 Carpet tile; including cut-outs for floor boxes and diffusers 15,350 m ² @ 19			
Ceiling finishes	844,300	55.00	22.22%
Metal plank suspended ceiling including cut-outs for luminaires, detectors and so on 15,350 m ² @ 55			
Furniture and fittings	158,400	10.32	4.17%
Electrically operated blinds 4800 m ² @ 33			
Space heating, air treatment and ventilation	184,200	12.00	4.85%
Swirl diffusers installed in raised floors; allowance for ductwork distribution to corner zones only 15,350 m ² @ 12			
Electrical installation	940,000	61.24	24.74%
Sub-metering installation Item @ 65,000 Electrical heating in offices areas 15,350 m ² @ 21 Lighting, emergency lighting and lighting control 15,350 m ² @ 33 Small power; floor boxes 15,350 m ² @ 3			
Protective installations	16,000	1.04	0.42%
Earthing and bonding Item @ 16,000			
Communication installations	61,400	4.00	1.62%
Fire detection and alarm system 15,350 m ² @ 4			
Builder's work in connection	15,000	0.98	0.40%
Forming holes, chases and so on Allowance item @ 15,000			
Preliminaries and contingencies	619,000	40.33	16.29%
Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ 15% Item @ 494,000 Testing and commissioning of building services installations Item @ 15,000 Design reserve @ 3% Item @ 110,000			
Total construction cost: fit-out only	3,800,000	247.56	100.00%
(square metre rate based on net internal floor area of 15,350 m ²)			

Table notes

The cost breakdown is an abridged analysis of a high-quality, out-of-town office development with a high degree of component and pre-assembly OSM across all elements of the building and building services. The scheme features toilet pods and motor-room-free lifts. The gross floor area of the scheme is 18,850 m². The project complies with the 2002 revision of Part L.

Costs are current at first quarter 2006 price levels, based on an outer London location, for projects let on a two-stage basis.

Costs exclude site preparation, client fit-out, site works and external services, professional fees and VAT.