

	Total cost £	£/m ² gifa	%
Substructure	114,000	85.07	6.12
Excavation and disposal off-site: 320m ³ @ £25 Ground slab, footings, column bases, filling to levels: 1,060m ² @ £100			
Frame and upper floors	113,400	84.63	6.08
Structural steelwork; UB and UC sections: 55tn @ £1,600 Suspended concrete floor on permanent formwork: 280m ² @ £80 Fire protection to steelwork: Item @ £3,000			
Roof	73,900	55.15	3.97
Aluminium standing seam roof cladding, including purlins, trims, cappings, insulation: 1,190m ² @ £50 Upstands: Item @ £2,000 Mansafe system: 165m @ £75			
Stairs	11,000	8.21	0.59
Precast concrete staircase handrails and balustrades: 2 nr @ £5,500			
External walls, windows and doors	291,000	217.16	15.61
Structural bonded glass to frontage with silicone joints and support, including automatic bi-parting entrance doors: 310m ² @ £500 Coated aluminium double-glazed window system: 150m ² @ £375 Aluminium louvres to glass frontage 1,500 projection; including support and brackets: 90m ² @ £300 Entrance door for vehicles as integral part of glazing walling, including ironmongery and trimming: 2 nr @ £4,500 Aluminium composite micro-rib profile wall cladding to sides and rear of showroom: 400m ² @ £80 Steel fire escape doors: 3 nr @ £900 Inner leaf of 140 blockwork: 200m ² @ £45			
Internal walls and partitions	68,400	51.04	3.67
Metal stud partitions to showrooms including support, up to 8m high: 320m ² @ £65 Metal stud partitions including skim finish to offices, to 3m high: 300m ² @ £45 Plasterboard including skim finish to external walls: 400m ² @ £20 Proprietary glazed partitions: 100m ² @ £225 Disabled WC cubicles: 2 nr @ £800 WC cubicles: 4 nr @ £50			
Internal doors	19,100	14.25	1.02
Single softwood doors and frames; vision panels; stainless steel ironmongery: 10 nr @ £650 Half-hour fire resistant single softwood doors and frames; vision panels; stainless steel ironmongery: 10 nr @ £800 Double softwood doors and frames; stainless steel ironmongery: 2 nr @ £1,100 Doors to storage, frame, ironmongery: 6 nr @ £400			
Wall finishes	9,800	7.31	0.53
Emulsion paint finish to walls: 1,600m ² @ £5 Vinyl wall lining or similar: 40m ² @ £45			
Floor finishes	114,300	85.30	6.13
Reinforced screeds to showrooms; 100 thick: 800m ² @ £25 Screeds to common areas; 75 thick: 540m ² @ £15 Ceramic floor tiles to showroom areas, including skirtings: 800m ² @ £85 Carpet tiling to office and circulation areas: 450m ² @ £20			

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Softwood skirtings: 300m @ £8 Non-slip vinyl flooring to WC, including coved skirtings: 90m ² @ £35 Entrance matting: 12m ² @ £300			
Ceiling finishes	45,200	33.73	2.43
Plasterboard suspended ceiling on concealed grid: 920m ² @ £40 Mineral fibre suspended ceiling: 420m ² @ £20			
Furniture and fittings	6,000	4.48	0.32
Statutory signage to building (excludes corporate signage): Item @ £1,000 Vanitory units: Item @ £2,500 Kitchen units and miscellaneous fittings to mess room: Item @ £2,500			
Sanitary fittings	5,500	4.10	0.30
WCs: 6 nr @ £300 Wash hand basins: 6 nr @ £180 Urinals, including side panel: 2 nr @ £200 Shower tray: 1 nr @ £450 Disabled toilet including WC, wash hand basin, grab rail and other fittings: 2 nr @ £900			
Disposal installations	4,800	3.58	0.26
Waste, soil and vent pipework: Item @ £3,000 PVCu rainwater installation: 220m @ £8			
Hot and cold water installations	8,000	5.97	0.43
Cold water points: 20 nr @ £250 Hot water points: 10 nr @ £300			
Space heating air treatment and ventilation	178,400	133.13	9.57
Gas-fired VRV comfort-cooling system, condensers, air-handling unit, ductwork, ceiling-void-mounted fan-coil units: 1,290m ² @ £135 Toilet extract ventilation: Item @ £1,200 Ventilation installations to non-comfort-cooled areas: Item @ £3,000			
Electrical installation	135,900	101.42	7.29
Mains and sub-mains distribution: 1,340m ² @ £15 Electrical supplies to mechanical plant: Item @ £3,500 Lighting installation, luminaires and emergency lighting: 1,340m ² @ £40 Showroom lighting, including all supply and installation of luminaires and wiring: 800m ² @ £60 Small power: 1,340m ² @ £8			
Gas installations	2,500	1.87	0.13
Incoming gas supply: Item @ £2,500			
Lift installations	10,000	7.46	0.54
Six-person hydraulic lift serving two floors: 1 nr @ £10,000			
Protective installations	37,500	27.99	2.01
Sprinklers: 1,340m ² @ £25 Lightning protection: Item @ £2,000 Earthing and bonding: Item @ £2,000			
Communication installations	80,400	60.00	4.31
CCTV installations, internal and external: 1,340m ² @ £30 Fire alarms: 1,340m ² @ £18			

a Cost breakdown continued

	Total cost £	£/m ² gifa	%
Intruder detection and security alarm, disabled toilet alarm, panic buttons: 1,340m ² @ £10			
Containment for communications: 1,340m ² @ £2			
Specialist installations	26,800	20.00	1.44
BMS controls: 1,340m ² @ £20			
Builder's work in connection	18,000	13.43	0.97
Forming holes and chases etc, allowance @ 3.5%: Item @ £18,000			
Preliminaries	262,100	195.60	14.06
Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ 15%: Item @ £206,100			
Testing and commissioning of building services installations: Item @ £15,000			
Allowance for contingencies @ 3%: Item @ £41,000			
Total construction cost - building only (£/m² rate based on gifa)	1,636,000	1,220.88	87.76
Site works	134,400	100.30	7.21
Clearing site vegetation, excavate top soil, hardcore base for external works: 2,000m ² @ £5			
Excavate to reduce levels and disposal off site: 600m ³ @ £20			
Hardcore base: 2,000m ² @ £5			
Dense macadam paving: 600m ² @ £35			
Line markings for disabled parking bays: 4 nr @ £30			
Soft landscaping - bushes and planters: 50m ² @ £30			
Hard landscaping including concrete block pavements, kerbing and speed humps: 1,350m ² @ £45			
Protective items including bollards, security fencing and gates: Item @ £14,000			
Foundations and BWIC for brand sign: 2 nr @ £2,500			
Drainage	28,600	21.34	1.53
Manholes precast concrete not exceeding 1m deep: 3 nr @ £700			
Manholes precast concrete not exceeding 2m deep: 1 nr @ £1,000			
Petrol interceptor: 1 nr @ £5,500			
Drainage pipes, including clay pipes for storm and foul water drainage: Item @ £20,000			
External services	30,000	22.39	1.61
External feature lighting: Item @ £10,000			
External lighting generally: Item @ £10,000			
External services including service trenches, metre boxes and cable draw pits: Item @ £10,000			
Preliminaries	36,000	26.87	1.93
Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ 15%: Item @ £30,000			
Allowance for contingencies @ 3%: Item @ £6,000			
Total external works cost (£/m² based on gifa)	229,000	170.90	12.28
Total construction cost - building and external works (£/m² rate based on gifa)	1,865,000	1,391.78	100