

C / SMALL INDUSTRIAL UNIT COST BREAKDOWN

	£	£/m² GIFA	%				
Substructure	110,450	122.72	20.1%	Wall finishes	4,720	5.24	0.9%
Excavation and disposal off site 190m³ @ £25				Emulsion paint to blockwork wall surfaces generally 1,370m² @ £3			
Reinforced concrete ground slab, including ground beams and column bases 900m² @ £95				Ceramic wall tiles splashbacks to WC area Item @ £610			
Power floating and hardener 900m² @ £10				Floor finishes	825	0.92	0.2%
Strip foundations for party walls 80m @ £140				Screed and non-slip vinyl sheeting to WC areas 15m² @ £55			
Frame and upper floors	65,100	72.33	11.9%	Ceiling finishes	570	0.63	0.1%
Steel propped portal frame, cold rolled purlins, surface treatments (@ 40kg/m²) 36tn @ £1,375				Moisture-resistant plasterboard to WC with ceiling grid and paint finish 15m² @ £38			
Intumescent paint fire protection to steelwork Item @ £13,500				Sanitary appliances	5,675	6.31	1.0%
Allowance for miscellaneous works, protecting columns Item @ £2,100				Disabled WC suite including all sanitary and fittings 5nr @ £1,135			
Roof	59,550	66.17	10.9%	Disposal installations	1,800	2.00	0.3%
Built-up aluminium roof cladding with 180 thick insulation, including all labours 950m² @ £43				Waste, soil and vent installation; uPVC pipework and fittings 900m² @ £2			
Extra over for rooflights (10% of total) 95m² @ £60				Hot and cold water installations	3,300	3.67	0.6%
Mansafe system 80m @ £80				Hot and cold water supply to WC 5nr @ £660			
Rainwater drainage, aluminium gutters and downpipes 120m @ £55				Electrical installation	32,550	36.17	5.9%
External walls, windows and doors	120,090	133.43	21.9%	Small power, basic and emergency lighting 900m² @ £21			
Built-up aluminium wall cladding with 130mm insulation 520m² @ £48				Supply to WC for ventilation, heater, etc. 5nr @ £1,510			
2.5m-high inner leaf of 140mm fairface blockwork 380m² @ £36				External lighting generally Item @ £6,100			
3,000 x 4,600-high steel sectional overhead doors 5nr @ £4,060				Incoming services	15,100	16.78	2.8%
Aluminium single-entrance doors 5nr @ £1,230				Allowance for incoming electrical, gas and water services Item @ £15,100			
Coated aluminium double-glazed window system 150m² @ £330				Protective installations	900	1.00	0.2%
Polycarbonate canopy entrance, about 1,500 x 1,000 5nr @ £1,100				Lightning protection, earthing and bonding 900m² @ £1			
Internal walls and partitions	31,600	35.11	5.8%	Communication installations	9,000	10.00	1.6%
Two-hour fire resistant blockwork party walls 450m² @ £60				Fire and intruder alarms 900m² @ £10			
Fireproofing between blockwork and roof Item @ £2,100				Builders' work in connection	670	0.74	0.1%
Metal stud partitions 50m² @ £50				Forming holes and chases, etc. Allowance @ 1% Item @ £670			
Internal doors	3,100	3.44	0.6%	Preliminaries	83,700	93.00	15.3%
Laminated faced internal doorset with softwood frames and ironmongery 5nr @ £620				Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ 13% Item @ £60,470			
				Contingencies @ 5% Item @ £23,230			
				Total building cost			
				(based on GIFA)	548,700	609.67	100%