

CAR SHOWROOM	£	£/M² GIFA	%
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Sanitary appliances	3,000	2.50	0.3%
WC suite, including disabled facility including all sanitary and fittings: 3nr @ £1,000			

Disposal installations	615	0.51	0.1%
Waste, soil and vent installation; uPVC pipework and fittings: 3nr @ £205			

Hot/cold water installations	1,275	1.06	0.1%
Hot and cold water supply to WC; kitchen: 5nr @ £255			

Space heating air treatment and ventilation	69,700	58.08	6.1%
Gas fired VRV comfort cooling system, condensers, air handling unit, ductwork, ceiling void mounted fan coil units, 620m² @ £75			
Workshop heating; ambirad type heaters 580m² @ £40			

Electrical installation	79,625	66.35	7.0%
Small power, basic and emergency lighting: 1,200m² @ £25			
Showroom lighting, including all supply and installation of luminaires: 420m² @ £50			
Supply to WC for ventilation, heater, etc: 5nr @ £1,625			
Task lighting to workshop to 300 Lux: 580m² @ £25			
External building lighting generally: 1,200m² @ £5			

Incoming services	16,275	13.56	1.4%
Allowance for incoming, electrical, gas and water services: item @ £15,000			
Distribution to individual units: 5nr @ £255			

Protective installations	19,800	16.50	1.7%
Lightning protection, earthing and bonding: 900m² @ £2			
Sprinkler installation: 1,200m² @ £15			

Communication installations	9,900	8.25	0.9%
Fire and intruder alarms, panic alarm buttons: 900m² @ £11			

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Builder's work in connection with services	1,500	1.25	0.1%
Forming holes and chases, etc: item @ £1,500			

Lift installations	15,000	12.50	1.3%
4-person hydraulic lift: 1nr @ £15,000			

Preliminaries, contingencies	180,000	150.00	15.7%
Management costs, site establishment and site supervision. Overheads and profit: 13% @ £125,000			
Contingencies: 5% @ £55,000			

Total construction cost (building only)	1,145,065	954.22	100.0%
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External works	289,250	241.04	
General site clearance; excavate to reduce levels: 2,000m² @ £5			
Hardcore base and block paved surfacing: 2,000m² @ £50			
Line marking: item @ £500			
Soft landscaping: 75m² @ £50			
Protective bollards, gates, fencing: item @ £15,000			
Drainage, interceptors: 2,000m² @ £75			
External services, including service trenches, metre boxes and cable draw pits: item @ £10,000			

Total construction cost (including external works)	1,434,315	1,195.26	
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Fit-out costs - generally by the retailer			
Carwash and workshop equipment: 1,200m² @ £200			240,000
Security: 1,200m² @ £50			60,000
Furniture: 1,200m² @ £55			66,000
External signage: 1,200m² @ £12			14,400
IT equipment: 1,200m² @ £12			14,400
Fixtures, parts racking, audiovisual, etc: 1,200m² @ £65			78,000