

**38 NEW GEORGE STREET  
PLYMOUTH  
DEVON  
PL1 1RW**

**Gross Internal Area**

	<b>Sq Ft</b>	<b>Sq M</b>
BASEMENT	3482	323.48
GROUND FLOOR	1051	97.64
<b>Total</b>	<b>4533</b>	<b>421.12</b>

**Net Internal Area**

	<b>Sq Ft</b>	<b>Sq M</b>
BASEMENT	3071	285.30
GROUND FLOOR	917	85.19
<b>Total</b>	<b>3988</b>	<b>370.49</b>

**Zoned Internal Area - Ground Floor**

	<b>Sq Ft</b>	<b>Sq M</b>
Zone A	303	28.15
Zone B	307	28.52
Zone C	299	27.78
Remainder	8	0.74
<b>Total</b>	<b>917</b>	<b>85.19</b>

**Frontages**

	<b>ft</b>	<b>m</b>
Net Frontage	15'1"	4.60
Gross Frontage	17'2"	5.23



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5-Mar-20

**40 NEW GEORGE STREET  
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**Gross Internal Area**

	<b>Sq Ft</b>	<b>Sq M</b>
BASEMENT	571	53.05
GROUND FLOOR	2897	269.13
FIRST FLOOR	4114	382.19
SECOND FLOOR	4165	386.93
<b>Total</b>	<b>11747</b>	<b>1 091.30</b>

**Net Internal Area**

	<b>Sq Ft</b>	<b>Sq M</b>
GROUND FLOOR	2507	232.90
FIRST FLOOR	3375	313.54
SECOND FLOOR	3381	314.09
<b>Total</b>	<b>9263</b>	<b>860.53</b>

**Zoned Internal Area - Ground Floor**

	<b>Sq Ft</b>	<b>Sq M</b>
Zone A	600	55.74
Zone B	591	54.90
Zone C	597	55.46
Remainder	719	66.80
<b>Total</b>	<b>2507</b>	<b>232.90</b>

**Frontages**

	<b>ft</b>	<b>m</b>
Net Frontage 1	14'4"	4.37
Net Frontage 2	13'9"	4.18
Gross Frontage	32'9"	9.99



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Gross Internal Area

	<b>Sq Ft</b>	<b>Sq M</b>
BASEMENT	4048	376.06
GROUND FLOOR	4048	376.06
FIRST FLOOR	4114	382.19
SECOND FLOOR	4165	386.93
Total	16375	1 521.24

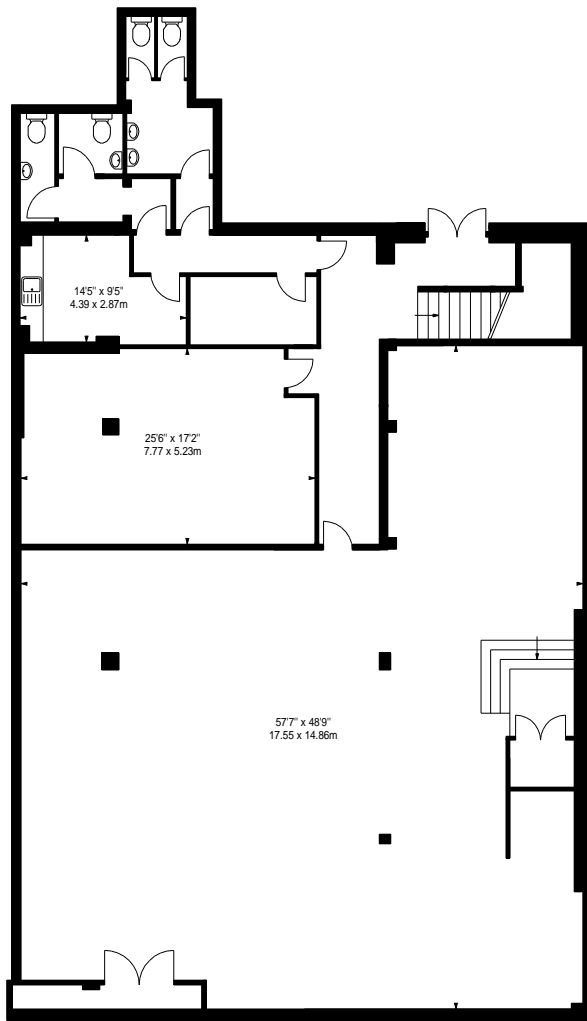
Net Internal Area

	<b>Sq Ft</b>	<b>Sq M</b>
BASEMENT	2771	257.43
GROUND FLOOR	3412	316.97
FIRST FLOOR	3030	281.49
SECOND FLOOR	3193	296.63
Total	12406	1 152.52

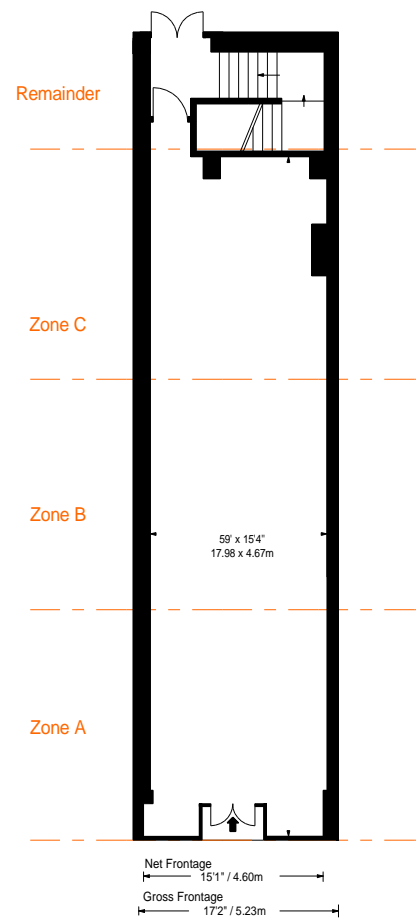


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5-Mar-20



**BASEMENT**



**GROUND FLOOR**

**APPROX. GROSS INTERNAL AREA \***  
4533 Ft<sup>2</sup> - 421.12 M<sup>2</sup>

**APPROX. NET INTERNAL AREA \***  
3988 Ft<sup>2</sup> - 370.49 M<sup>2</sup>

Property Details:

**38 NEW GEORGE STREET  
PLYMOUTH  
DEVON  
PL1 1RW**

**SCALE**  
1:200 @ A4

Plans Drawn: 05.03.2020

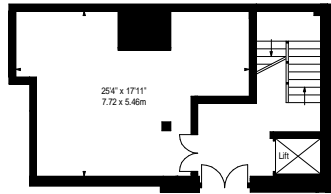
Surveyed and Drawn By:



Hideaway Work Space  
1 Empire Mews  
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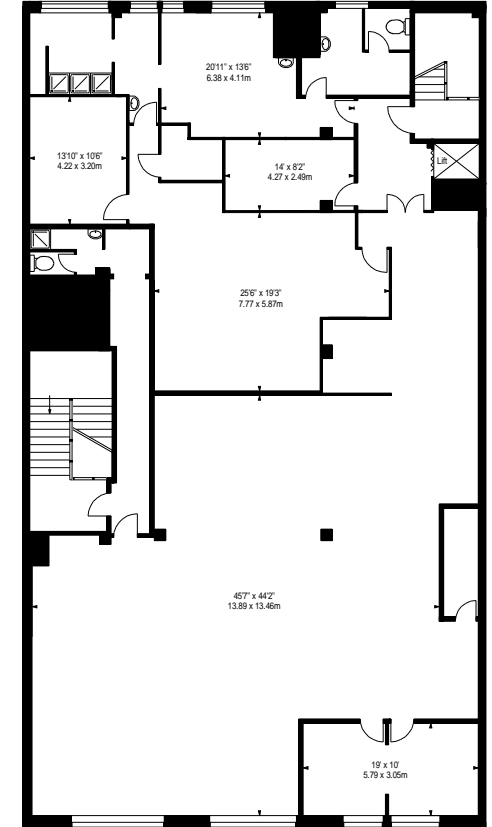
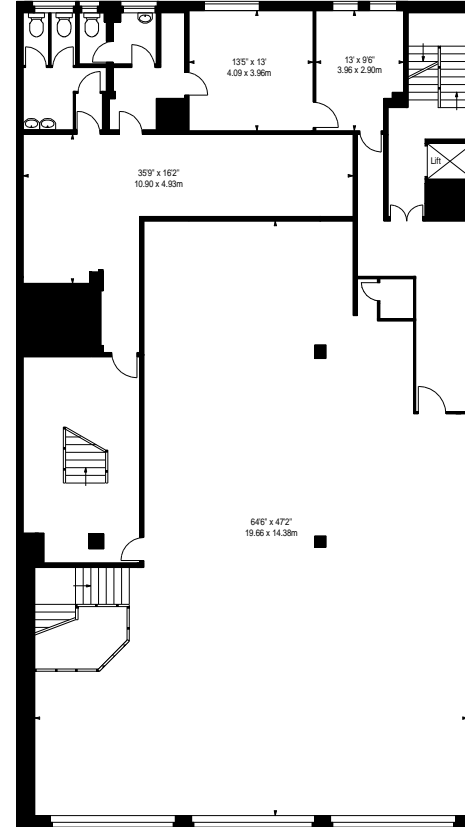
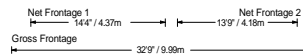
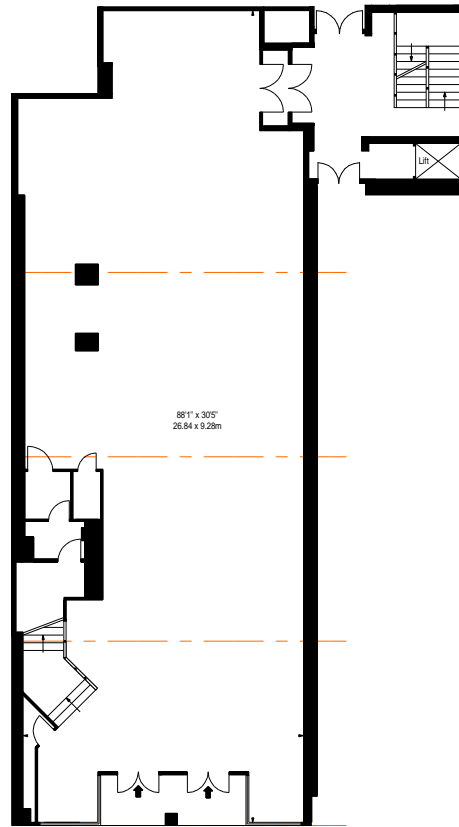


Remainder

Zone C

Zone B

Zone A



**BASEMENT**

**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

**APPROX. GROSS INTERNAL AREA \***  
11747 Ft<sup>2</sup> - 1091.30 M<sup>2</sup>

**APPROX. NET INTERNAL AREA \***  
9263 Ft<sup>2</sup> - 860.53 M<sup>2</sup>

Property Details:	Surveyed and Drawn By:
<b>40 NEW GEORGE STREET PLYMOUTH DEVON PL1 1RW</b>	<b>BKR</b> Hideaway Work Space 1 Empire Mews London SW16 2BF
<b>SCALE</b> 1:250 @ A4	Tel: 0345 257 2023 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk
<b>Plans Drawn: 05.03.2020</b>	© BKR 2020