

Condition no. 3 - Office area percentage details

The office percentage for the subdivided units B1 & B2 are set out as follows;

Unit B1

Office area	1,870 m ²
Warehouse area	13,719 m ²
Total B1 area	13,719 + 1,870 + 1,093 (staff fac.) = 16,682 m ²

Office/Warehouse ratio = $1,870 / 13,719 = 13.6\%$

Office/building area ratio = $1,870 / 16,682 = 11.2\%$

Unit B2

Office area	386 m ²
Warehouse area	9,665 m ²
Total area	386 + 287 + 9,665 = 10,338 m ²

Office/Warehouse ratio = $386 / 9,665 = 4.0\%$

Office % for Unit B2 = $386 / 10,338 = 3.7\%$

Typically for warehousing units with ancillary offices, a percentage of 8-12% is applicable. This percentage is based on market demands over recent years.

The office percentage requirement has been reducing over the past 10 years whereby 20% office content would have been demanded from investors/landlords/tenants, however, with the increased demands for warehouse/pallet space, the office content requirement has reduced.

This is due to warehouses being much larger now than those designed 10+ years ago, plus remote working has reduced the office area requirements from 20% to that proposed with this application.

As an overall assessment of the entire Block B, the following figures have been computed;

Total office areas in block B	2,256 m ²
Total warehouse area of Block B	23,384 m ²
Total building area of Block B	27,020 m ²

Office/Warehouse ratio = $2,256 / 23,384 = 9.6\%$

Office % for Block B = $2,256 / 27,020 = 0.0835 = 8.35\%$

Historically, in Greenogue Business Park, a cap on office content of 20% was imposed. The above figures are far less than this previously imposed maximum office content.