

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	15,815 m ²
Total B1 area	15,815 + 1,870 +1,093 (staff fac.) = 18,778 m ²

Office/Warehouse ratio = 1,870 / 15,815 = **11.8%**

Office/building area ratio = 1,870 / 18,778 = **9.9%**

Unit B2

Office area	386 m ²
Warehouse area	7,569 m ²
Total area	386 + 287 + 7,569 = 8,242 m ²

Office/Warehouse ratio = 386 / 7,569 = **5.1%**

Office % for Unit B2 = 386 / 8,242 = 0.047 = **4.7%**

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 then 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.