

**Edginswell Development - Wickes Only Option**

**Dated: 27.01.21**

**Revision 5**

**Dated 02.03.21**

**Revision 6**

**Dated 26.04.21**

**Revision 7**

			GIA (ft2)	GIA (m2)	Cost (£/m2)	Cost (Total)
<b>Construction</b>						
Wickes	( Excl. of Prelims & OH&P ) ( Based on Crawley F/Ac )	Retail	20,000	1,858	£775	£1,439,985
				45	Lobby £775	£34,875
				25	Ext Stairwell £650	£16,250
				1	Stairs £5,000	£5,000
				<b>1,929</b>		<b>£1,496,110</b>

**External Works**

			Quant	Unit	Rate	
Access Road & Car Parking, including drainage		Wickes	1,950	m2	£175	£341,250
OPC / Loading - Thickened slab		Wickes	1,625	m2	£250	£406,250
Piling to OPC area only		Wickes	466	m2	£100	£46,600
Pedestrian Paving		Wickes	550	m2	£100	£55,000
Kerbing		Wickes	515	m	£100	£51,500
Landscaping	Soft	Wickes	1,745	m2	£25	£43,625
Line marking	Car bays	Wickes	654	m	£15	£9,810
	Disabled bays	Wickes	5	Nr	£500	£2,500
	Crossings	Wickes	1	Item	£5,000	£5,000
Boundary Fencing		Wickes	250	m	£225	£56,250
Internal Fencing		Wickes	225	m	£150	£33,750
	Pedestrian gates	Wickes	2	Nr	£1,500	£3,000
	Vehicular gates	Wickes	2	Nr	£5,000	£10,000
	Ammo Barriers	Wickes	1	Item	£35,000	£35,000
Cycle shelters		Wickes	2	Nr	£5,000	£10,000
Trolley Stores		Wickes	1	Nr	£5,000	£5,000
External Lighting		Wickes	1	Item	£15,000	£15,000
CCTV		Wickes	1	Item	£15,000	£15,000
Utility Provision						£45,000
Drainage		Site Wide		Item		£25,000
Petrol Interceptor		Site Wide		Item		£15,000
Allowance for attenuation		Site Wide		Item		£15,000

**Abnormals**

						<b>£1,244,535</b>
Site Prep / Earthworks		Wickes	1	Item		£50,000
Retaining walls		Wickes	60	m	£500	£30,000

**£80,000**

**£2,820,645.14**

Main Contractor's Preliminaries	10.0%	£282,065
Main Contractor's Overhead and Profit		Excl
Design Development Risk	5.0%	£155,135

**Total £3,257,845**

**Exclusions**

Design team, legal and other professional fees  
 Value Added Tax  
 Other development / finance costs  
 Land acquisition costs  
 Costs associated with ground soil or water contamination  
 Abnormal ground conditions from site investigations  
 Archaeological excavations  
 Diversion of services ( beyond allowance included )  
 Mezzanine floor ( part of fit-out )  
 Marketing, publicity, sales costs  
 Inflation costs beyond 3Q2019  
 Fit-Out, including racking, etc.  
 Any works beyond the boundary of the Wickes site, including groundworks and boundary fencing

Note: Site wide infrastructure ( see Site Wide Provision ) likely to be required in any first phase