		Total cost	£/m²	%
C		£	gifa	16 01 0/
	ructure	114,150	126.83	16.31%
	tion and disposal off site: 190m ³ ced concrete ground slab, includi	-		
	umn bases: 900m ² @ £100	ing ground sound		
	floated and hardener: 900m² @ £	210		
Strip fo	oundations for party walls: 80m @	У130		
Frame	and upper floors	57,500	63.89	8.22%
	ropped portal frame, cold rolled p	ourlins, surface tre	atments	
-	g/m ² : 36 tonnes @ £1,400		000	
	scent paint fire protection to stee nce for miscellaneous works, prot			00
		-	-	
Roof	a aluminium roof aladding with 19	60,850	67.61	8.69%
	o aluminium roof cladding with 18 ng all labours: 950m² @ £45	o the insulation,		
	ver for rooflights (10% of total):	95m² @ £60		
Mansat	fe system: 80m @ £80			
Rainwa	ter drainage, aluminium gutters a	and downpies: 120	m @ £50	
Exteri	nal walls, windows and doors	111,100	123.44	15.87%
Built up	aluminium wall cladding with 13	0 thick insulation:	520m² @ f	£40
2.5m h	igh inner leaf of 140 thick fairfac	e blockwork: 380	m² @ £35	
3000>				
	4600 high steel sectional overh		£4,000	
Alumin	ium single entrance doors: 5 nr @	£1,300		
Alumin Coated	ium single entrance doors: 5 nr @ I aluminium double glazed window) £1,300 v system: 150m² @)£300	£1 100
Alumin Coated	ium single entrance doors: 5 nr @) £1,300 v system: 150m² @)£300	£1,100
Alumin Coated Polycai	ium single entrance doors: 5 nr @ I aluminium double glazed window) £1,300 v system: 150m² @)£300	f1,100 4.87%
Alumin Coated Polycar Intern 2 hour	ium single entrance doors: 5 nr @ l aluminium double glazed window bonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa) f1,300 v system: 150m² @ mately 1500 x 10 34,100 Ills: 450m² @ f65	9 £300 000: 5 nr @ 37.89	
Alumin Coated Polycar Intern 2 hour Firepro	ium single entrance doors: 5 nr @ aluminium double glazed window bonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa ofing between blockwork and roo) f1,300 v system: 150m² @ mately 1500 x 10 34,100 Ills: 450m² @ f65	9 £300 000: 5 nr @ 37.89	
Alumin Coated Polycar Intern 2 hour Firepro	ium single entrance doors: 5 nr @ l aluminium double glazed window bonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa) f1,300 v system: 150m² @ mately 1500 x 10 34,100 Ills: 450m² @ f65	9 £300 000: 5 nr @ 37.89	
Alumin Coated Polycar Intern 2 hour Fireprc Metal s	ium single entrance doors: 5 nr @ aluminium double glazed window bonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa ofing between blockwork and roo) f1,300 v system: 150m² @ mately 1500 x 10 34,100 Ills: 450m² @ f65	9 £300 000: 5 nr @ 37.89	
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern	ium single entrance doors: 5 nr @ aluminium double glazed window bonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa ofing between blockwork and roo stud partitions: 50m ² @ £55	2 £1,300 y system: 150m² @ mately 1500 x 10 34,100 Ils: 450m² @ £65 if: Item @ £2,100 3,000)£300 100:5 nr @ 37.89	4.87%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina	ium single entrance doors: 5 nr @ aluminium double glazed window bonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa ofing between blockwork and roo stud partitions: 50m ² @ £55 al doors	2 £1,300 y system: 150m² @ mately 1500 x 10 34,100 Ils: 450m² @ £65 if: Item @ £2,100 3,000)£300 100:5 nr @ 37.89	4.87%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro	ium single entrance doors: 5 nr @ aluminium double glazed window bonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa tofing between blockwork and roo stud partitions: 50m ² @ £55 al doors ted faced internal doorset with se	2 £1,300 y system: 150m² @ mately 1500 x 10 34,100 Ils: 450m² @ £65 if: Item @ £2,100 3,000)£300 100:5 nr @ 37.89	4.87%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro Wall fi	ium single entrance doors: 5 nr @ aluminium double glazed window bonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa ofing between blockwork and roo stud partitions: 50m² @ £55 al doors ted faced internal doorset with so nmongery: 5 nr @ £600	2 £1,300 7 system: 150m² @ mately 1500 x 10 34,100 Ills: 450m² @ £65 f: Item @ £2,100 3,000 oftwood frames 4,710	2 £300 000: 5 nr @ 37.89 3.33 5.23	4.87% 0.43%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro Wall fi Emulsio	ium single entrance doors: 5 nr @ aluminium double glazed window rbonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa rofing between blockwork and roo stud partitions: 50m ² @ £55 al doors ted faced internal doorset with se nmongery: 5 nr @ £600	9 £1,300 7 system: 150m² @ mately 1500 x 10 34,100 Ils: 450m² @ £65 f: Item @ £2,100 3,000 oftwood frames 4,710 es generally: 1,37	2 £300 000: 5 nr @ 37.89 3.33 5.23	4.87% 0.43%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro Wall fi Emulsio Cerami	ium single entrance doors: 5 nr @ aluminium double glazed window abonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa tofing between blockwork and roo stud partitions: 50m² @ £55 al doors ted faced internal doorset with se nmongery: 5 nr @ £600 (nishes) on paint to blockwork wall surface	9 £1,300 7 system: 150m² @ mately 1500 x 10 34,100 Ils: 450m² @ £65 f: Item @ £2,100 3,000 oftwood frames 4,710 es generally: 1,37	2 £300 000: 5 nr @ 37.89 3.33 5.23	4.87% 0.43% 0.67%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro Wall fi Emulsi Cerami	ium single entrance doors: 5 nr @ aluminium double glazed window rbonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa ofing between blockwork and roo stud partitions: 50m² @ £55 al doors ted faced internal doorset with so nmongery: 5 nr @ £600 nishes on paint to blockwork wall surface c wall tiles splashbacks to WC ar	2 £1,300 2 system: 150m² @ mately 1500 x 10 34,100 Ils: 450m² @ £65 f: Item @ £2,100 3,000 oftwood frames 4,710 es generally: 1,37 ea: Item @ £600 675	<pre>9 £300 000: 5 nr @ 37.89 3.33 5.23 0m² @ £3 0.75</pre>	4.87% 0.43% 0.67%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro Wall fi Emulsio Cerami Floor 1 Screed	ium single entrance doors: 5 nr @ aluminium double glazed window abonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa tofing between blockwork and roo stud partitions: 50m² @ £55 al doors ted faced internal doorset with se nmongery: 5 nr @ £600 inishes on paint to blockwork wall surface c wall tiles splashbacks to WC ar finishes and non slip vinyl sheeting to WC	2 £1,300 2 system: 150m² @ mately 1500 x 10 34,100 Ils: 450m² @ £65 f: Item @ £2,100 3,000 oftwood frames 4,710 es generally: 1,37 ea: Item @ £600 675 C areas: 15m² @ £	<pre>9 £300 100: 5 nr @ 37.89 3.33 5.23 0m² @ £3 0.75 45</pre>	4.87% 0.43% 0.67% 0.1%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro Wall fi Emulsic Cerami Floor f Screed Ceiling	ium single entrance doors: 5 nr @ aluminium double glazed window abonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa bofing between blockwork and roo stud partitions: 50m² @ £55 al doors ted faced internal doorset with se nmongery: 5 nr @ £600 nishes on paint to blockwork wall surface c wall tiles splashbacks to WC ar finishes and non slip vinyl sheeting to WC g finishes	2 £1,300 2 system: 150m² (c mately 1500 x 10 34,100 Ils: 450m² @ £65 f: Item @ £2,100 3,000 oftwood frames 4,710 es generally: 1,37 ea: Item @ £600 675 C areas: 15m² @ £	<pre>9 £300 000: 5 nr @ 37.89 3.33 5.23 0m² @ £3 0.75</pre>	4.87% 0.43%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro Wall fi Emulsio Cerami Floor f Screed Ceiling Moistu	ium single entrance doors: 5 nr @ aluminium double glazed window abonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa tofing between blockwork and roo stud partitions: 50m² @ £55 al doors ted faced internal doorset with se nmongery: 5 nr @ £600 inishes on paint to blockwork wall surface c wall tiles splashbacks to WC ar finishes and non slip vinyl sheeting to WC	2 £1,300 2 system: 150m² (c mately 1500 x 10 34,100 Ils: 450m² @ £65 f: Item @ £2,100 3,000 oftwood frames 4,710 es generally: 1,37 ea: Item @ £600 675 C areas: 15m² @ £	<pre>9 £300 100: 5 nr @ 37.89 3.33 5.23 0m² @ £3 0.75 45</pre>	4.87% 0.43% 0.67% 0.1%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro Wall fi Emulsi Cerami Floor f Screed Ceiling Moistu and pa	ium single entrance doors: 5 nr @ aluminium double glazed window rbonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa oofing between blockwork and roo stud partitions: 50m² @ £55 al doors ted faced internal doorset with se nmongery: 5 nr @ £600 nishes on paint to blockwork wall surface c wall tiles splashbacks to WC ar finishes and non slip vinyl sheeting to WC g finishes re-resistant plasterboard to WC v	2 £1,300 2 system: 150m² (c mately 1500 x 10 34,100 Ils: 450m² @ £65 f: Item @ £2,100 3,000 oftwood frames 4,710 es generally: 1,37 ea: Item @ £600 675 C areas: 15m² @ £	<pre>9 £300 100: 5 nr @ 37.89 3.33 5.23 0m² @ £3 0.75 45</pre>	4.87% 0.43% 0.67% 0.1% 0.08%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro Wall fi Emulsio Cerami Floor f Screed Ceiling Moistu and pai	ium single entrance doors: 5 nr @ aluminium double glazed window abonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa too fing between blockwork and roo outud partitions: 50m² @ £55 al doors ted faced internal doorset with se nmongery: 5 nr @ £600 inishes on paint to blockwork wall surface c wall tiles splashbacks to WC ar finishes and non slip vinyl sheeting to WC g finishes re-resistant plasterboard to WC w int finish: 15m² @ £35	2 £1,300 2 system: 150m² (c mately 1500 × 10 34,100 Ils: 450m² @ £65 if: Item @ £2,100 3,000 oftwood frames 4,710 es generally: 1,37 ea: Item @ £600 675 C areas: 15m² @ £ 525 vith ceiling grid 5,500) £300)00: 5 nr @ 37.89 3.33 5.23 0m² @ £3 0.75 45 0.58 6.11	4.87% 0.43% 0.67% 0.1% 0.08%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro Wall fi Emulsi Cerami Screed Ceiling Moistu and pai Sanita	ium single entrance doors: 5 nr @ aluminium double glazed window rbonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa toofing between blockwork and roo stud partitions: 50m² @ £55 al doors ted faced internal doorset with se nmongery: 5 nr @ £600 nishes on paint to blockwork wall surface c wall tiles splashbacks to WC ar finishes and non slip vinyl sheeting to WC g finishes re-resistant plasterboard to WC w int finish: 15m² @ £35 ary appliances ed WC suite including all sanitary	2 £1,300 2 system: 150m² (c mately 1500 × 10 34,100 Ils: 450m² @ £65 if: Item @ £2,100 3,000 oftwood frames 4,710 es generally: 1,37 ea: Item @ £600 675 C areas: 15m² @ £ 525 vith ceiling grid 5,500) £300)00: 5 nr @ 37.89 3.33 5.23 0m² @ £3 0.75 45 0.58 6.11	4.87% 0.43% 0.67% 0.1%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro Wall fi Emulsic Cerami Floor f Screed Ceiling Moistu and pa Sanita Disable	ium single entrance doors: 5 nr @ aluminium double glazed window abonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa ofing between blockwork and roo stud partitions: 50m² @ £55 al doors ted faced internal doorset with se nmongery: 5 nr @ £600 inishes on paint to blockwork wall surface c wall tiles splashbacks to WC ar finishes and non slip vinyl sheeting to WC g finishes re-resistant plasterboard to WC w int finish: 15m² @ £35 ary appliances	2 £1,300 7 system: 150m² (c mately 1500 x 10 34,100 Ils: 450m² @ £65 if: Item @ £2,100 oftwood frames 4,710 es generally: 1,37 ea: Item @ £600 675 C areas: 15m² @ £ 525 vith ceiling grid 5,500 and fittings: 5 nr (1,800	<pre>9 £300 100: 5 nr @ 37.89 3.33 5.23 0m² @ £3 0.75 45 0.58 6.11 @ £1,100 2</pre>	4.87% 0.43% 0.67% 0.1% 0.08% 0.79% 0.26%
Alumin Coated Polycar Intern 2 hour Firepro Metal s Intern Lamina and iro Wall fi Emulsio Cerami Floor f Screed Ceiling Moistu and pai Sanita Disable Dispos Waste,	ium single entrance doors: 5 nr @ aluminium double glazed window bonate canopy entrance, approxi al walls and partitions fire resistant blockwork party wa oofing between blockwork and roo stud partitions: 50m² @ £55 al doors ted faced internal doorset with se nmongery: 5 nr @ £600 nishes on paint to blockwork wall surface c wall tiles splashbacks to WC ar finishes and non slip vinyl sheeting to WC g finishes re-resistant plasterboard to WC w int finish: 15m² @ £35 ary appliances ed WC suite including all sanitary sal installations	2 £1,300 7 system: 150m² (c mately 1500 x 10 34,100 Ils: 450m² @ £65 if: Item @ £2,100 oftwood frames 4,710 es generally: 1,37 ea: Item @ £600 675 C areas: 15m² @ £ 525 vith ceiling grid 5,500 and fittings: 5 nr (1,800	<pre>9 £300 100: 5 nr @ 37.89 3.33 5.23 0m² @ £3 0.75 45 0.58 6.11 @ £1,100 2</pre>	4.87% 0.43% 0.67% 0.1% 0.08% 0.79% 0.26%

Industrial shed: cost breakdown

	Total cost £	£/m² gifa	%
Electrical installation	31,500	35	4.5%
Small power, basic and emergency lighting:	900m² @ £20		
Supply to WC for ventilation, heater etc: 5 r	nr @ £1,500		
External lighting generally: Item @ £6,000			
Incoming services	15,000	16.67	2.14%
Allowance for incoming, electrical, gas and v	water services	: Item @ £1	5,000
Protective installations	900	1	0.13%
Lightning protection, earthing and bonding:	900m² @ £1		
Communication installations	9,000	10	1.29%
Fire and intruder alarms: 900m ² @ £10	5,000	10	1.2070
-			
Builder's work in connection	700	0.78	0.1%
Forming holes and chases etc.Allowance @	1%: Item @ £	700	
Preliminaries	95,990	106.66	13.71%
Management costs, site establishment and s			000
Contractor's preliminaries, overheads and proceedings of the contingencies @ 3%: Item @ £14,990	rotit @ 17%:	tem @ £81,	000
Total building cost (based on gifa)	550,000	611.10	78.6%
Site works	94,000	104.44	13.43%
Clearing site vegetation, excavate top soil f	or external wo	rks: 1,250m	1² @ £5
Excavate to reduce levels & disposal off site	e: 250m³ @ £2	20	
Hardcore base: 1,250m ² @ £5			
Dense macadam paving: 500m ² @ £35 Gravel path and edgings: 30m ² @ £15			
Line markings for disabled parking bays: 5 r	nr @ £30		
Soft landscaping: Item @ £3,000			
Concrete block paviours to foopath: 50m ² (Concrete block paviours to road/yard: 650m			
Kerbs: 75m @ £20	I G L IO		
Protection bollards: 12 nr @ £200			
Collapsible bollards: 12 nr @ £350	75		
Metal palisade secuity fencing: 100 m @ £1 Gates: Item @ £2,500	175		
Drainage	33,000	36.67	4.72%
Manholes precast concrete ne 1m deep: 4 n Manholes precast concrete ne 2m deep: 2 n	-		
Petrol interceptor: 1 nr @ £5,500	п @ ш,100		
Flow limiter (Hydrobrake): 1 nr @ £2,500			
Drainage, including storm and foul water dra	ainage: Item @	£20,000	
External services	2,500	2.78	0.36%
ltem @ £2,500			
Preliminaries	20,500	22.78	2.93%
Management costs, site establishment and s	•	_	
Contractor's preliminaries, overheads and p			000
Contingencies @ 3%: Item @ 3,500			
Total external works cost	4 50 000	400.07	04.404
(m ² rate based on GIFA) Total construction cost	150,000	166.67	21.4%
- building and external works	700,000	777.79	100%
-			