

Building Cost Guide 2011





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Introduction

- The following information is intended to provide a quick reference for typical construction costs of the most commonly encountered building types.
- The figures are generic but are based on buildings of typical design and efficiencies. Buildings with special features or with unusual specifications may fall outside the ranges stated.
- The figures reflect the construction contract cost excluding demolitions and external works which can vary considerably depending on the site circumstances. Design fees and VAT are excluded.
- Costs are based on gross internal floor areas.
- The rates are based on average costs anticipated during 2011. Although there are underlying inflationary pressures from rising input costs, the market remains very competitive and this situation is expected to lead to prices remaining relatively stable during the year.

Offices

(to Cat A)	Central London £/ft ²	South East £/ft ²	Regions £/ft ²
Headquarters	225 – 240	170 – 200	140 – 170
High specification	190 – 225	140 – 170	120 – 140
Mid specification	160 – 190	120 – 140	100 – 120
Business parks	n/a	95 – 125	80 – 110

Office fit-out

(from Cat A to Cat B excl. FF&E) (excludes occupancy increases)	Central London £/ft ²	South East £/ft ²	Regions £/ft ²
Office spaces: - open plan (minimal cellular space) - cellular (up to 15%)	30 – 45 55 – 80	27 – 42 48 – 75	25 – 40 45 – 70
Ancillary spaces: - conferences / meeting - restaurant / kitchens - central equipment areas - training centre - fitness centre	80 – 140 140 – 170 140 – 170 55 – 100 115 – 170	75 - 125 125 - 150 125 - 150 53 - 90 105 - 150	70 - 120 120 - 140 120 - 140 50 - 85 100 - 140



Office refurbishment

(to Cat A)	Central London £/ft ²	South East £/ft ²	Regions £/ft ²
Light refurbishment: - simple/modern building - old/complex building	14 – 25 20 - 33	12 – 22 18 – 27	9 – 18 14 – 23
Medium refurbishment: - simple/modern building - old/complex building	33 – 75 65 – 105	27 - 65 55 - 90	23 - 55 45 - 75
Major refurbishment: - simple/modern building - old/complex building	105 – 140 130 – 160	90 – 125 115 – 150	75 – 110 100 – 130

Hotels

	Typical room m ²	Typical GIFA/key m ²	Construction South East £/key*	FF&E £/key**
Signature (5 star) eg Four Seasons, Savoy	50	100+	350k+	50k+
Luxury (5 star) eg Sofitel, Raddison, Edwardian	40	80 - 100	140 -225k	25 - 50k
Full service (4 star) eg Marriott, Hilton, Crowne Plaza	30	60 - 75	90 - 140k	15 - 25k
Limited offer (3 star) eg Holiday Inn, Hilton Garden Inn	24	40 - 55	60 - 85k	8 - 12k
Economy (2 star) eg Travelodge, Premier Inn	20	30 -35	30 - 45k	3 - 6k

*Add 15% for central London, deduct 15% for regions

**FF&E cost is not affected by region

Retail

	South East £/ft ²	Regions £/ft ²
Town centre retail shell	75 – 115	65 – 100
Shopping centre shell and core	85 – 140	75 – 120
Retail park shell	40 – 85	35 – 75



Residential

Apartments	London £/ft ²	Regions £/ft ²
High rise, over 10 storeys	155 – 190	110 – 140
Medium rise, 4 – 10 storeys	130 – 180	105 – 135
Low rise, up to 3 storeys	110 – 145	100 – 120
Student accommodation	London £/room	Regions £/room
Low/medium rise	40 – 45k	30 – 35k
High rise	60 - 70k	50 – 60k

Note – The costs for industrial and distribution warehouses include typical external works

Industrial/distribution warehouse

	South East £/ft ²	Regions £/ft ²
Standard shell 7m eaves, 10% offices to Cat A	40 – 75	30 – 65
High bay shell up to 20m eaves, over 100,000 ft ²	40 – 65	30 – 55

Car parking

	Typical area m ² /space	South East £/space	Regions £/space
Surface	26	1.6 - 2.6k	1.3 - 2.1k
Multi-storey	32 - 34	8 - 16k	5.5 - 11k
Semi-basement Natural ventilation	32	16 - 25k	12 - 18k
Basement Mechanical ventilation	32 - 38	25 - 30k	18 - 23k

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