



ESTIMATED COSTS FOR "START-UP" BUSINESS UNITS

INCUBATOR UNITS

A sample of Cost Analysis was obtained from the BCIS (Building Cost Information Service) as attached with a tender cost of £595/m²

This calculation included an uplift of 13% for inflation bringing the average cost up to 4th Quarter 2015; calculated thus

$$\text{TPI Index } \frac{(274 - 246)}{216} \times 100 = 12.96$$

		£/m²
Sample		595
Adjustment for less expensive Superstructure		(100)
TPI Inflation	13%	<u>64</u>
		559

Estimated build cost for Wixams Incubator Units is;

$$1,075\text{m}^2 \times \text{£}559 = \text{£}600,925$$

Notes

Shell only

Costs based at 4Q15

Building area of 1,075m² advised by Gallagher Estates for 16nr units as shown below; no other details available

S106 Obligation:

5 units @ 25m ²	125
6 units @ 75m ²	450
5 units @ 100m ²	<u>500</u>
	1,075