EVERGREEN

FREE LETTABLE AREA CHECK

Your building is bigger than your plans say.

Commercial property with 5,000 m² of lettable area or more? Then you may be giving away **around €42,000 in rent – every year.**

WORKED EXAMPLE

Additional area (avg. 5%)	Additional rent per year	Cost of the survey
250 m²	**€42,000**	**≈ €3,200**
5,000 m² × 5%	250 m² × €14/m² × 12 months	pays for itself in under 1 month

0.5% **That is all it takes.** Just 0.5% additional lettable area (25 m²) covers the cost of the survey in the first year. On average we find around 5% – ten times as much.

WHERE THE SPACE IS HIDDEN

These are the areas usually missing from old plans:

- **Terraces & roof terraces** – Outdoor areas for the tenant's exclusive use
- **Courtyards** – Accessible from one rental unit only
- **Covered outdoor areas** – Loggias, arcades, covered zones
- **Lobby, corridors & common areas** – Can be apportioned to tenants
- **Stairwells & lift lobbies** – Shared circulation areas
- **Basement & plant floor** – Archives, airlocks, stair access

↔ **On top of that, there is a new standard:** MF-GIF 2023 has applied since February 2023. It redefines what counts as lettable area and where measurements are taken. Area figures from the time of construction are therefore usually out of date.

Example based on an average net rent of €14/m². The actual additional area depends on the property.

CASE STUDY

Office building in Düsseldorf, around 5,000 m² of lettable area

Area figures from 2003, recalculated to MF-GIF 2023.

BEFORE · 2003 plan



AFTER · MF-GIF 2023



Newly recorded as lettable area – on the ground floor alone:

- **Courtyard +108.78 m²** exclusive use
- **Terrace +100.40 m²** Covered outdoor area of the rental unit
- **Lobby +81.05 m²** Common area, can be apportioned

+285 m² additional lettable area	**+5.4%** more than previously stated	**€47,900** additional rent per year at €14/m² (market rent)	**€4,081** cost of the complete survey

2-minute self-check

Tick what applies

- [ ] My area figures are more than 10 years old.
- [ ] The building has terraces, roof terraces or courtyards.
- [ ] Lobby, corridors or stairwells are not apportioned to tenants.
- [ ] There are only older plans (PDF, paper or CAD), no current ones.
- [ ] Areas in leases, sales brochure and reporting differ from one another.
- [ ] A new letting, valuation, refinancing or sale is coming up.

Two ticks or more? Then your building very likely contains space you are not charging for today.

We review your documents free of charge.

Send us your plans and area schedule. We will tell you in advance whether a survey is worthwhile – free of charge and without obligation.

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