

Appendix 7.1: Employment Density Matrix, Home and Communities, UK, 2015

Sub-Category	Sub-Sector	Density (sqm)	Notes
General Office	Corporate	13	NIA
	Professional Services	12	NIA
	Public Sector	12	NIA
	TMT	11	NIA
	Finance & Insurance	10	NIA
Call Centres		8	NIA
R&D Space		40-60	NIA lower densities will be achieved in units with higher provision of shared or communal spaces
Light Industrial		47	NIA
Industrial & Manufacturing		36	GIA
Storage & Distribution	National Distribution Centre	95	GEA
	Regional Distribution Centre	77	GEA
	'Final Mile' Distribution Centre	70	GEA
Small Business Workspace	Incubator	30-60	B1a, B1b – the density will relate to balance between spaces, as the share of B1a increases so too will employment densities.
	Maker Spaces	15-40	B1c, B2, B8 - Difference between 'planned space' density and utilisation due to membership model
	Studio	20-40	B1c, B8
	Co-Working	10-15	B1a - Difference between 'planned space' density and utilisation due to membership model
	Managed Workspace	12-47	B1a, b, c
Data Centres	Wholesale	200-950	
	Wholesale Dark Site	440-1,400	
	Co-location Facility	180-540	
Retail	High Street	15-20	NIA
	Foodstore	15-20	NIA
	Retail Warehouse	90	NIA
Finance & Professional Services		16	NIA
Restaurants & Cafes		15-20	NIA
Hotels	Limited Service / Budget	1 per 5 beds	FTE per bed
	Mid-scale	1 per 3 beds	FTE per bed
	Upscale	1 per 2 beds	FTE per bed
	Luxury	1 per 1 bed	FTE per bed
Fitness Centres	Budget	100	GIA
	Mid Market	65	GIA – both types tend to generate between 40-50 jobs per gym
	Family		
Cinema		200	GIA
Visitor & Cultural Attractions		30-300	The diversity of the cultural attraction sector means a very wide range exists
Amusement & Entertainment Centres		70	Potential range of 20-100sqm