



Land & Measured Building Surveyors

Area Measurement Report

Address of Property: 68a Neal Street
London
WC2H 9PA

3sixty Job Ref. 17394

On instructions of: Richard Metcalfe

On behalf of: Consolidated Developments Ltd

Subject matter: Area Calculations of
Net Internal Area (NIA)

Dated : October 2017

Contact details:

Roland Thompson Director
3sixty Measurement Ltd
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Email: roland.thompson@3sixtymeasurement.co.uk

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DEDICATED

FLEXIBLE

PERSONABLE

3sixty Measurement Ltd

Are a recognised industry provider of property measurement and documentation.

The Practice offers considerable expertise and experience and specialises in the measurement of land and buildings. Warranted information is provided for a wide range of purposes and is delivered to a broad range of Clients, including both the Public and Private Sectors.

AREA SURVEYS FOR IPMS, GIA AND NIA

LEASE PLANS

BOUNDARY SURVEYS AND EXPERT WITNESS REPORTS

FLOOR PLANS, ELEVATIONS AND SECTIONS

SITE AND TOPOGRAPHIC SURVEYS

DIMENSIONAL SURVEYS

SETTING OUT AND MONITORING

LASER SCANNING

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1. Background

1.1 Introduction

This area survey to establish

1. Net Internal (NIA) Areas in accordance with the RICS Code of Measuring Practice (6th Edition)

1.2 Scope of works

The survey comprised the measurement of all floors of the building.

1.3 Site survey

A detailed measured survey was undertaken to all areas. The external extent and internal parts of the building were measured using a Total Station Theodolite using traditional surveying techniques of angle and distance measurement. Measurements to the external facade and to all internal areas were taken using a surveyor's 2m measuring rod and a Disto (handheld laser). These were recorded manually on sketches and included overall dimensions internally.

1.3 Area Calculation

Plans, as included within this report, were produced from the site survey measurements using Computer Aided Drafting software (CAD). Using the CAD software individual areas were identified using a 'Closed Polyline' from which a value for area in 'square metres' could be directly obtained. As required values were converted to 'square feet' using a standard conversion factor of 1 sqm = 10.7639 sqft.

2. Summary of Areas

RICS Code of Measuring Practise (6th Edition)

Net Internal Area (NIA)

FLOOR	Description	Sqm	Sqft
Basement Inclusions			
Basement	Function Room 1	52.21	562
Basement	Function Room 2	19.94	215
Basement	Kitchen	8.4	90
Total		80.55	867
Basement Exclusions		Sqm	Sqft
Basement	Circulation	13.79	148
Basement	Unknown 1	2.10	23
Basement	Unknown 2	2.24	24

FLOOR	Description	Sqm	Sqft
Ground Floor Inclusions			
Ground	Corridor	1.58	17
Ground	Reception	29.58	318
Ground	Treatment Room 1	12.13	131
Ground	Treatment Room 2	8.60	93
Ground	Treatment Room 3	10.16	109
Ground	Treatment Room 4	3.28	35
Ground	Office	4.96	53
Ground	General Use 1	2.75	30
Ground	General Use 2	12.45	134
Ground	Kitchen	3.96	43
Ground	Built In Cupboard 1	0.42	4
Ground	Built in Cupboard 2	0.42	4
Total		90.28	972
Ground Floor Exclusions		Sqm	Sqft
Ground	Circulation 1	3.36	36
Ground	Circulation 2	7.94	85
Ground	Circulation 3	2.10	23
Ground	Toilet 1	1.17	13
Ground	Toilet 2	2.62	28
Ground	Toilet 3	2.35	25

FLOOR	Description	Sqm	Sqft
First Floor Inclusions			
First	Office	98.59	1061
First	Corridor	2.45	26
Total		101.04	1088
First Floor Exclusions			
First	Circulation	11.51	124
First	Toilet 1	1.46	16
First	Toilet 2	1.44	16
First	Area substantially unusable 1	0.03	0
First	Area substantially unusable 2	0.04	0
First	Area substantially unusable 3	0.05	1
First	Area substantially unusable 4	0.02	0
First	Area substantially unusable 5	0.00	0
First	Area substantially unusable 6	0.00	0
First	Area substantially unusable 7	0.01	0

FLOOR	Description	Sqm	Sqft
Second Floor Inclusions			
Second	Corridor	2.44	26
Second	Office 1	83.19	895
Second	Office 2	4.33	47
Second	Office 3	7.13	77
Second	General use	2.03	22
Total		99.12	1067
Second Floor Exclusions			
Second	Circulation 1	8.22	88
Second	Circulation 2	2.36	25
Second	Toilet 1	1.39	15
Second	Toilet 2	1.73	19
Second	Toilet 3	1.38	15
Second	Toilet 4	1.46	16

FLOOR	Description	Sqm	Sqft
Third Floor Inclusions			
Third	Office 1	12.44	134
Third	Office 2	6.44	69
Third	Office 3	66.47	715
Total		85.35	919
Third Floor Exclusions		Sqm	Sqft
Third	Circulation	2.47	27
Third	Area under 1.5m 1	0.91	10
Third	Area under 1.5m 2	3.15	34
Third	Area under 1.5m 3	0.07	1
Third	Area under 1.5m 4	0.07	1

FLOOR	Description	Sqm	Sqft
BASEMENT	NIA	80.55	867
GROUND	NIA	90.28	972
FIRST	NIA	101.04	1,088
SECOND	NIA	99.12	1,067
THIRD	NIA	85.35	919
TOTAL	NIA	456.34	4,912

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3. Floor Plans

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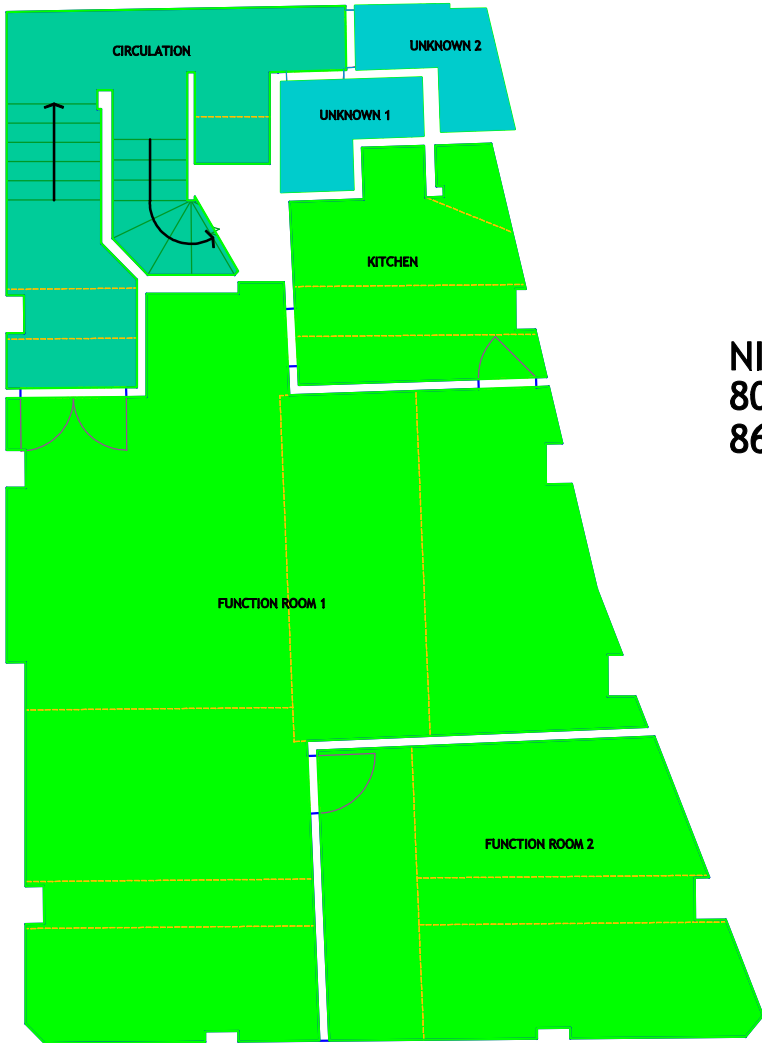
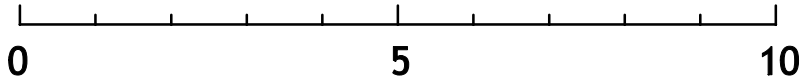
PERSONABLE

BASEMENT PLAN
AREAS IN ACCORDANCE WITH
RICS CODE OF MEASURING PRACTICE 6TH EDITION



INDICATIVE NORTH

SCALE IN METRES



NIA:
80.55 Sqm
867 Sqft

Rev	Date	By	Amendment

LEGEND

NET INTERNAL AREA (NIA)

CIRCULATION

TOILET

BUILT IN CUPBOARDS

AREA SUBSTANTIALLY UNUSABLE

AREA UNDER 1.5m

AREA UNKNOWN

PLEASE REFER TO ACCOMPANYING SCHEDULE OF AREAS

3

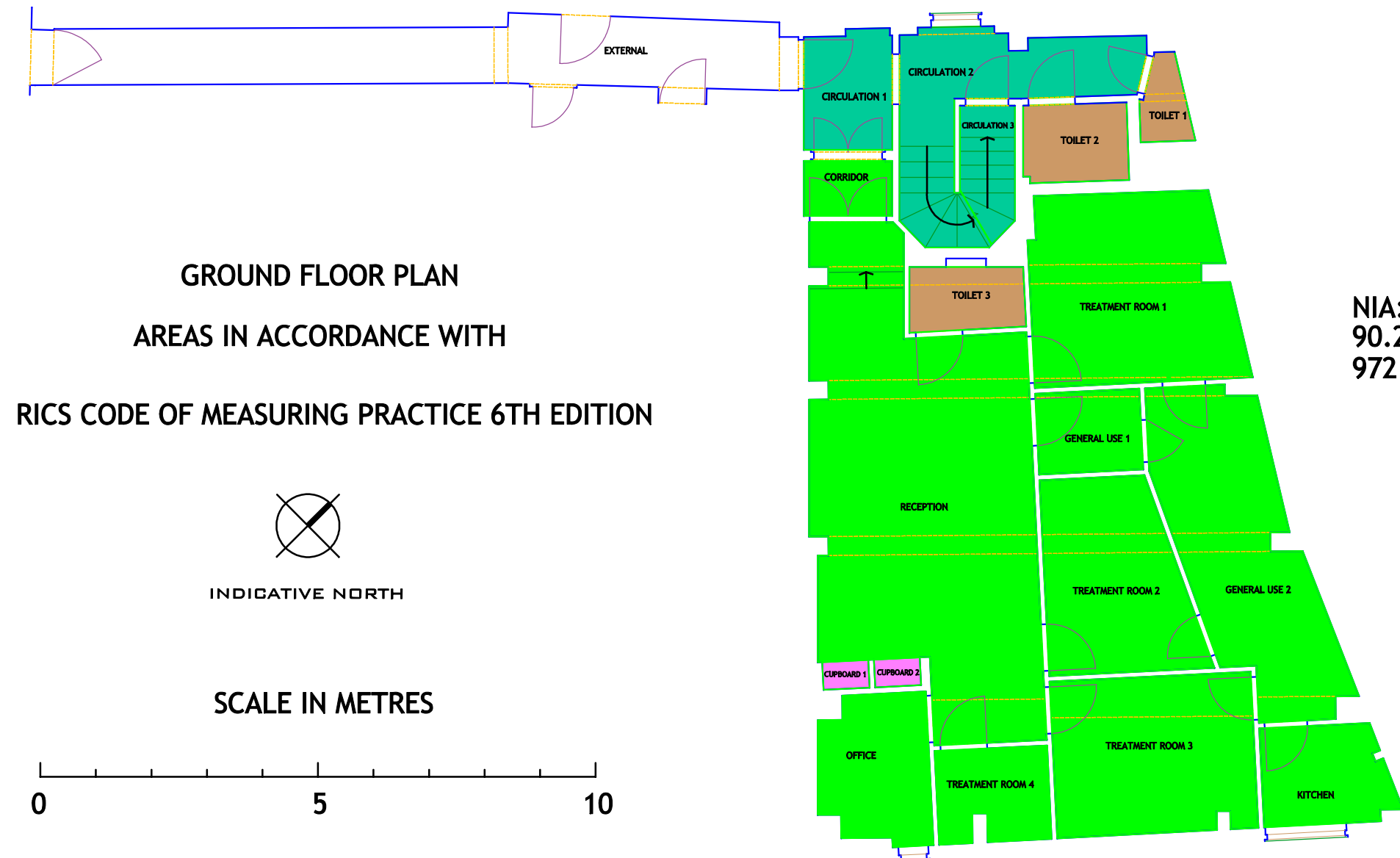
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measurement

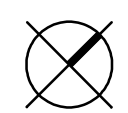
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GROUND FLOOR PLAN
AREAS IN ACCORDANCE WITH
RICS CODE OF MEASURING PRACTICE 6TH EDITION



INDICATIVE NORTH

SCALE IN METRES



NIA:
90.28 Sqm
972 Sqft

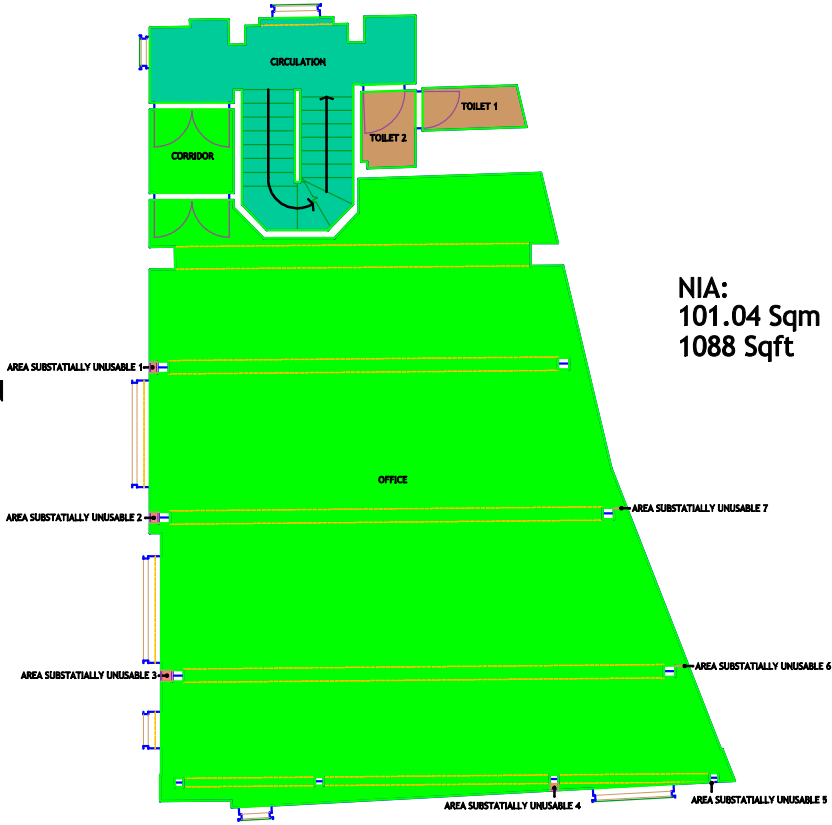
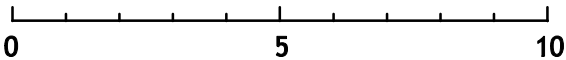
Rev	Date	By	Amendment
LEGEND			
 NET INTERNAL AREA (NIA)			
 CIRCULATION			
 TOILET			
 BUILT IN CUPBOARDS			
 AREA SUBSTANTIALLY UNUSABLE			
 AREA UNDER 1.5m			
 AREA UNKNOWN			
PLEASE REFER TO ACCOMPANYING SCHEDULE OF AREAS			
			
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Client CONSOLIDATED			
Project 68A NEAL STREET			
Drawing GROUND FLOOR PLAN : NET INTERNAL AREAS			
Date SEPT 2017	Scale A3@1:100	Drawn by RJT	Checked by GFT
Project No 17394	Drawing No -02	Revisions	

FIRST FLOOR PLAN
AREAS IN ACCORDANCE WITH
RICS CODE OF MEASURING PRACTICE 6TH EDITION



INDICATIVE NORTH

SCALE IN METRES



NIA:
101.04 Sqm
1088 Sqft

Rev	Date	By	Approved

LEGEND

- NET INTERNAL AREA (NIA)
- CIRCULATION
- TOILET
- BUILT IN CUPBOARDS
- AREA SUBSTANTIALLY UNUSABLE
- AREA UNDER 1.5m
- AREA UNFOLDED

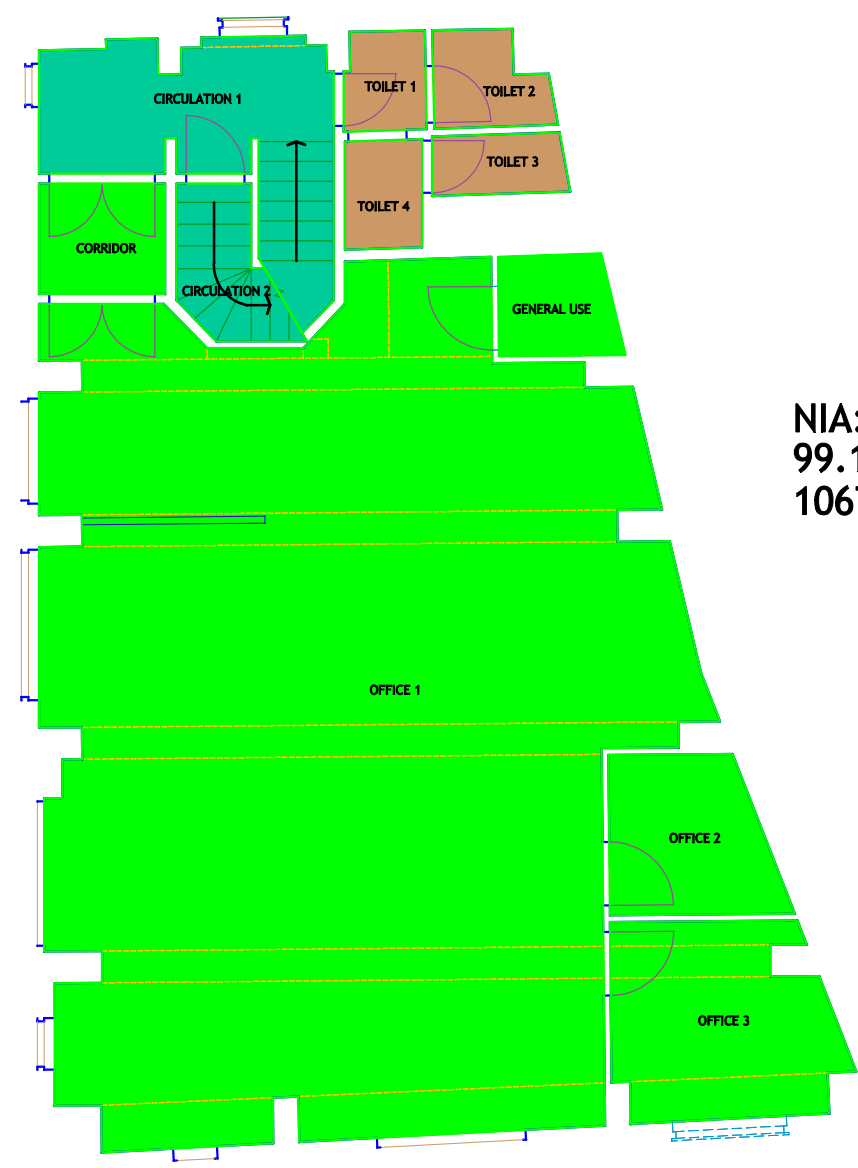
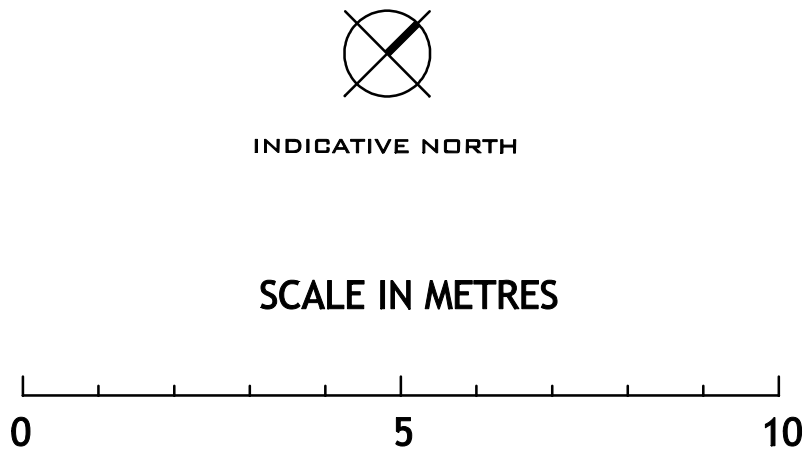
PLEASE REFER TO ACCOMPANYING SCHEDULE OF AREAS

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CONSOLIDATED			
Project 68A NEAL STREET			
Drawing FIRST FLOOR PLAN : NET INTERNAL AREAS			
Date SEPT 2017	Scale A3@1:100	Drawn RJT	Checked GFT
Project No 17394	Drawing No -03		

SECOND FLOOR PLAN
AREAS IN ACCORDANCE WITH
RICS CODE OF MEASURING PRACTICE 6TH EDITION



NIA:
99.12 Sqm
1067 Sqft

Rev	Date	By	Amendment

LEGEND

- NET INTERNAL AREA (NIA)
- CIRCULATION
- TOILET
- BUILT IN CUPBOARDS
- AREA SUBSTANTIALLY UNUSABLE
- AREA UNDER 1.5m
- AREA UNKNOWN

PLEASE REFER TO ACCOMPANYING SCHEDULE OF AREAS

3sky measurement

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Tel: 020 7637 2830 E-mail: info@3skydymmeasurement.co.uk
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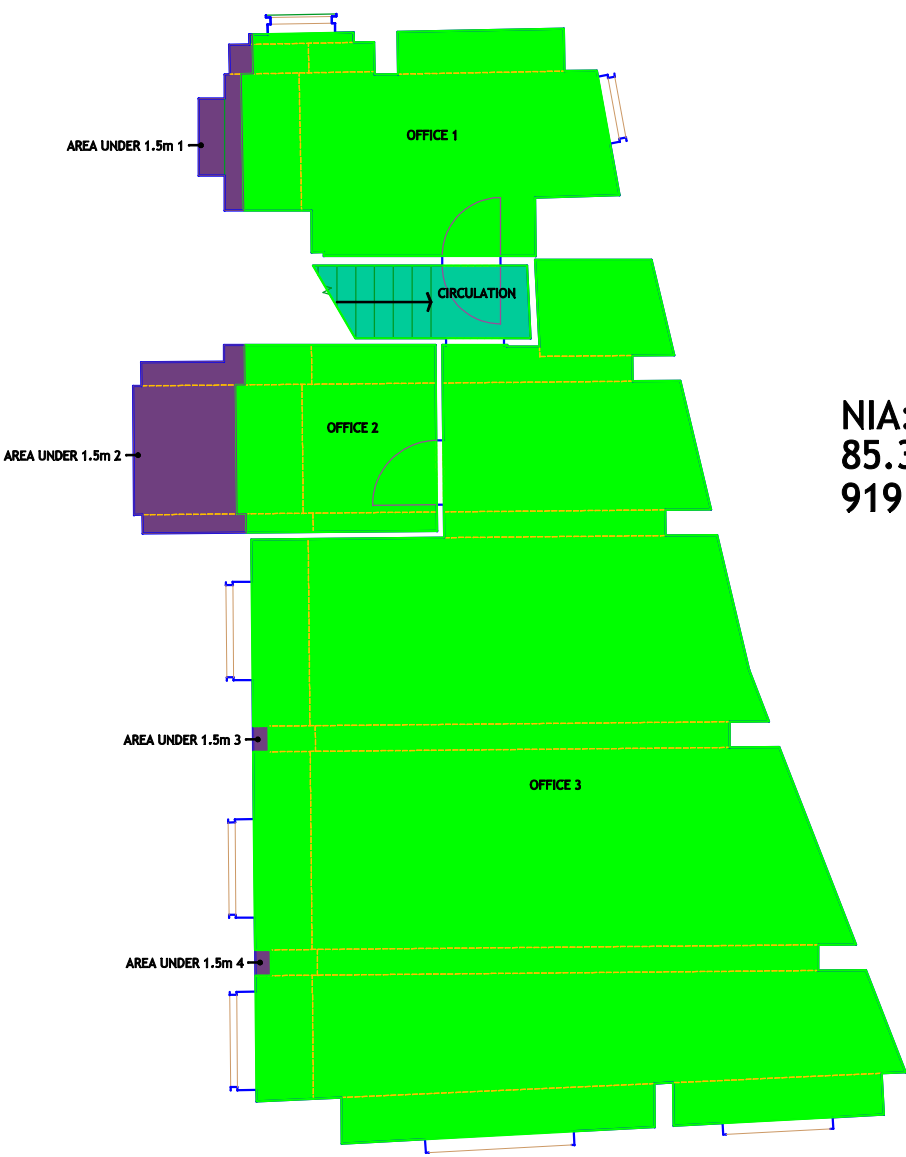
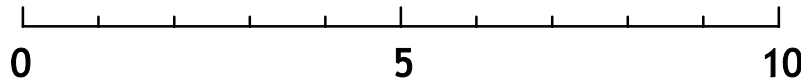
Client CONSOLIDATED		
Project 68A NEAL STREET		
Drawing SECOND FLOOR PLAN : NET INTERNAL AREAS		
Date SEPT 2017	Scale A3@1:100	Drawn by RJT Checked by GFT
Project No 17394	Drawing No -04	Revisions

THIRD FLOOR PLAN
AREAS IN ACCORDANCE WITH
RICS CODE OF MEASURING PRACTICE 6TH EDITION



INDICATIVE NORTH

SCALE IN METRES



NIA:
85.35 Sqm
919 Sqft

Rev	Date	By	Amendment

LEGEND

NET INTERNAL AREA (NIA)

CIRCULATION

TOILET

BUILT IN CUPBOARDS

AREA SUBSTANTIALLY UNUSABLE

AREA UNDER 1.5m

AREA UNKNOWN

PLEASE REFER TO ACCOMPANYING SCHEDULE OF AREAS

3

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Client CONSOLIDATED		
Project 68A NEAL STREET		
Drawing THIRD FLOOR PLAN : NET INTERNAL AREAS		
Date SEPT 2017	Scale A3@1:100	Drawn by RJT
	Checked by GFT	
Project No 17394	Drawing No -05	Revision

4. Statement of Compliance

I confirm that the information contained herein has been measured and produced in accordance with the RICS Code of Measuring Practise (6th Edition)

Signed:

A handwritten signature in dark ink, appearing to read 'R. Thompson', is centered on a light yellow rectangular background.

Roland Thompson Director

Date: 11th October 2017

5. Appendix A - Company Information

Contact Details

Company Name: 3SIXTY MEASUREMENT LTD

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London
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Fax: 0207 637 2931

Email: info@3sixtymeasurement.co.uk

Company Details

Full name of organisation
3SIXTYMEASUREMENT LTD

Legal status
Limited Company

Registered office
Kings Works, Kings Road, Teddington, Middlesex TW11 0QB

Date of incorporation,
14th February 2007

Company registration number
6104159

VAT Registration number
898 799 508

PI Insurance
Up to £5m
(Further information is available upon request)

Employers Liability Insurance
£10m

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3sixty Measurement Ltd

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of property measurement and documentation**

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delivering effective results by understanding your needs

Dedicated

an expert team committed to your project, every time

Flexible

a fast-track service enabling you to make a swift decision

Personable

**clear communication and a practical approach, saving you
time and money**

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