



Area Measurement Report

This measured survey was carried out in accordance with the **RICS Code of measuring practice 6th Edition, May 2015** and the **RICS International Property Measurement Standards 2nd Edition, January 2018**.

87 Chancery Lane
London
WC2A 1DL

Inspection Date
14 February 2020

Report Date
21 February 2020



INNOVATIVE SURVEYING SERVICES
FOR THE REAL ESTATE INDUSTRY.





About Us

Pure Real Estate Services Limited (PRE) are a national Multidisciplinary Commercial Surveying firm offering a wide range of expert specialist services. Regulated by the RICS, PRE has offices in London, Croydon and recently Bristol. We cover the whole of the UK working alongside Property Owners, Developers, Occupiers, Funders, Architects, Project Managers, Building Surveyors and Asset & Fund Managers.

2019: A year in review

6.2 million Total square foot surveyed in 2019	24 Services	72 hours Average lead time, from instruction to onsite
£12,000 Raised for charity	3 offices Croydon, London & Bristol	12 years PRE has been in business

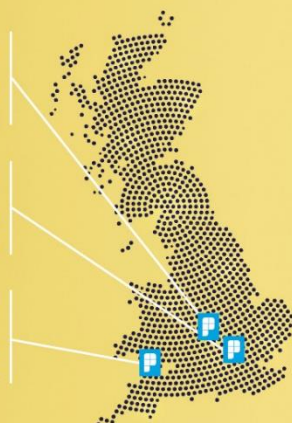
275

 Surveys completed in 2019.

London
+44 (0) 20 7233 6688
london@presurveyors.co.uk

East Croydon
+44 (0) 20 8406 3000
croydon@presurveyors.co.uk

Bristol
+44 (0) 117 239 9303
bristol@presurveyors.co.uk



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Company Number: 7225701

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+44 (0) 20 7233 6688
london@presurveyors.co.uk

Croydon Office
+44 (0) 20 8406 3000
croydon@presurveyors.co.uk

Bristol Office
+44 (0) 1172 39 9303
bristol@presurveyors.co.uk

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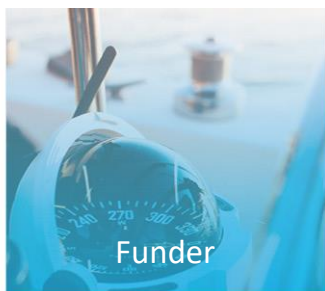


Our services

Our services are tailored for your project, delivering maximum efficiency from inception to completion.



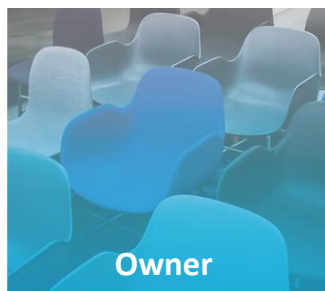
Developer



Funder



Occupier



Owner



Architectural



Land and Environmental Surveys



Building Information Modelling (BIM) & Revit Models



Energy and Sustainability



Area Measurement Reports



PropTech



Building Surveying



Rights of Light, Daylight & Sunlight



Project Management



Professional Services



Quantity Surveying



Mechanical & Electrical Building Services Consultancy

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london@presurveyors.co.uk

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Bristol Office
+44 (0) 1172 39 9303
bristol@presurveyors.co.uk

presurveyors.co.uk
/presurveyors
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Report Issue Status

Status	Date	Change
Inspected	14/02/2020	Approved
Draft	20/02/2020	Approved
Final	21/02/2020	Approved

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 - Reference Plans of First Floor
 - Reference Plans of Second Floor
 - Reference Plans of Third Floor

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+44 (0) 20 8406 3000
croydon@presurveyors.co.uk

Bristol Office
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1. Introduction

This measured survey was undertaken by Pure Real Estate Services Ltd (PRE), in accordance with the guidelines as described in the 1st edition (May 2015) and International Property Measurement Standard Measurement Edition 2, dated January 2018, published by the Royal Institution of Chartered Surveyors.

2. Scope of Works

The areas measured were as found on site, in accordance with the RICS guidelines. The measurements were undertaken by PRE at the date of survey, under site conditions at that time, and in line with PRE standard conditions of contract.

3. Site Survey

Measurements were taken to the dominant internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas. Dimensions, using a steel tape and “Leica Disto” laser device, among other surveying equipment, were taken between turning points around the walls. These were recorded manually on sketches, together with overall distances and, where necessary, diagonals and check measurements.

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Croydon Office
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4. Area Calculation

Site survey work and corresponding accuracy levels are constrained by the methods adopted, given the nature of access to the site, and the time allocated to complete the work. All site observations and dimensions were checked using in-house computer technology and any discrepancies exceeding the required tolerance were, if necessary, verified on site. Modern CAD systems were used to construct accurate internal area drawings from the observed data and then to determine area values from these plans, which are scaled for presentation purposes on the area reference drawings.

We compare our calculated floor areas with information that is provided to us by clients, or with information found through our own research, in order to maximise the accuracy of our surveys.

With regard to tolerances to accuracy, we work in accordance to the guidelines set out in the RICS Code of measuring practice and guidance note 'Measured Surveys of Land, Buildings and Utilities', 3rd edition, 2014.

5. Area Calculation

This Area Measurement Report includes a breakdown of the floor areas of the property, floor plans for reference, and photographs.

6. Quality Control

All figures and drawings are checked as part of our strict standard of work procedures and protocol, in accordance with the company's quality control, surveying measurement standards, and the Royal Institution of Chartered Surveyors.

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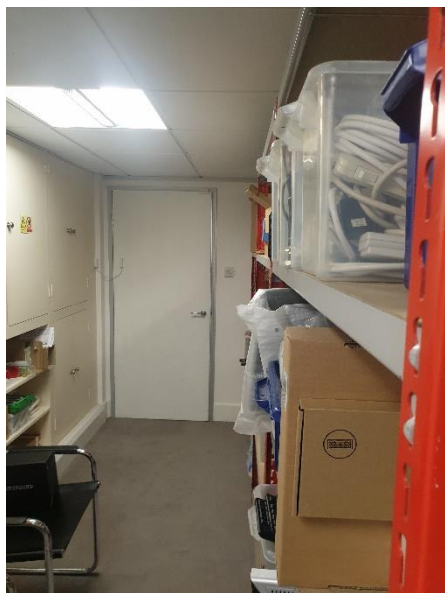
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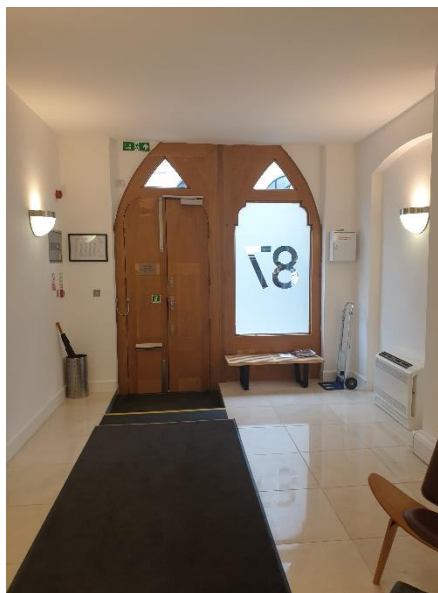


7. Photographs

The following photographs were taken during the inspection of the property.



Basement Floor – Storage



Ground Floor – Reception



First Floor – Office



Third Floor – Office

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Croydon Office
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croydon@presurveyors.co.uk

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+44 (0) 1172 39 9303
bristol@presurveyors.co.uk

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SUMMARY OF AREAS
87 Chancery Lane, London, WC2A 1DL

Net Internal Areas

FLOOR	USE	AREA		EXCLUDED AREAS		
		sq m	sq ft	sq m	sq ft	
BASEMENT	Office 1	24.58	265	Headroom <1.5m	9.37	101
	Communal Area	30.74	331			
	Storage	2.81	30			
BASEMENT TOTAL		58.13	626			
GROUND	Reception	31.43	338			
	Office 2	10.57	114			
	Office 3	37.37	402			
GROUND TOTAL		79.37	854			
FIRST	Office 4	42.28	455			
	Office 5	37.00	398			
FIRST TOTAL		79.28	853			
SECOND	Office 6	42.54	458			
	Office 7	38.25	412			
SECOND TOTAL		80.79	870			
THIRD	Office 8	42.54	458			
	Office 9	38.64	416			
THIRD TOTAL		81.18	874			
OVERALL TOTAL		378.75	4,077			

Gross Internal Areas

FLOOR	USE	AREA sq m	AREA sq ft
BASEMENT	Office / Communal Area / Storage	97.23	1,047
GROUND	Reception / Office	94.57	1,018
FIRST	Office	94.65	1,019
SECOND	Office	95.76	1,031
THIRD	Office	95.90	1,032
OVERALL TOTAL		478.11	5,147

Condition of Property	Occupied
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These drawings comply with the RICS professional statement, RICS property measurement 6th Edition, January 2018.

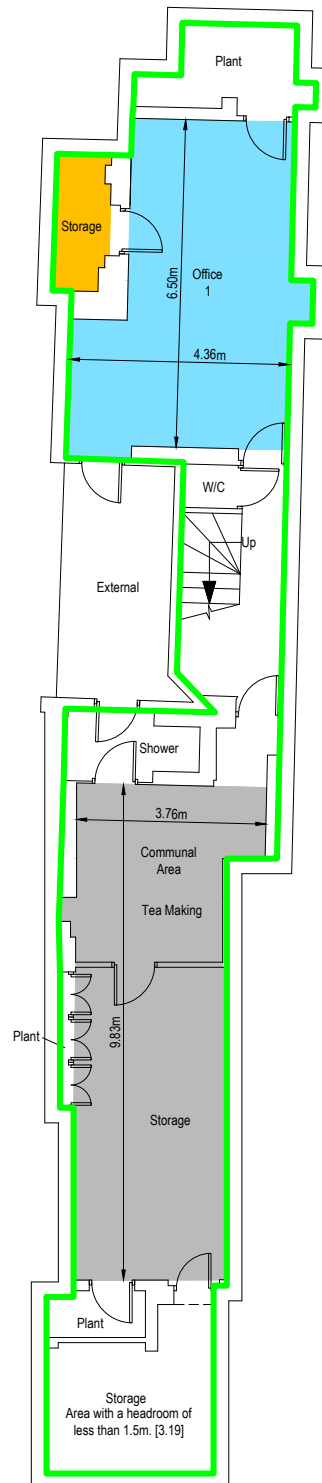
STAR YARD

87 Chancery Lane

London, WC2A 1DL

CAREY STREET

BISHOP'S COURT



Basement Floor

Net Internal Area

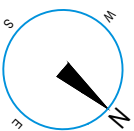
NIA Office 1:	24.58 sq m	265 sq ft
NIA Communal Area:	30.74 sq m	331 sq ft
NIA Storage:	2.81 sq m	30 sq ft
Total NIA:	58.13 sq m	626 sq ft

Areas excluded from the NIA:

Headroom < 1.5m:	9.37 sq m	101 sq ft
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Gross Internal Area

GIA:	97.23 sq m	1,047 sq ft
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Scale 1:150 @ A3



PROJECT
87 Chancery Lane
London
WC2A 1DL

DRAWING TITLE
Basement Floor Plan

SCALE
1:150 @ A3

Area Measurement Report

DRAWN BY	DATE OF INSPECTION
BC_19/02/20	14/02/20
QA ASSESSOR	DRAWING NO.
PJ	10116468_A1



CONTACT
E: surveys@presurveyors.co.uk
London: +44 (0) 20 7233 6688
Croydon: +44 (0) 20 8406 3000
Bristol: +44 (0) 1172 39 9303
W: www.presurveyors.co.uk

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STAR YARD

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London, WC2A 1DL

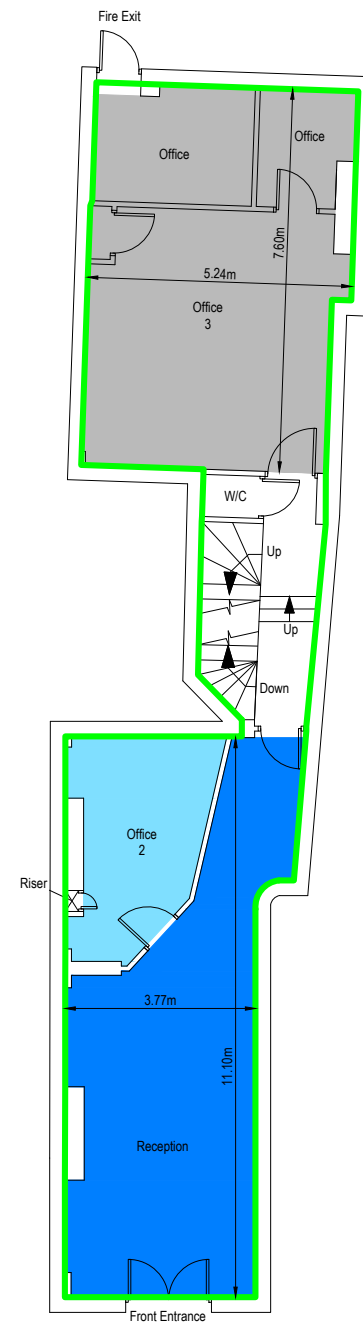
Ground Floor

Net Internal Area

■ NIA Reception:	31.43 sq m	338 sq ft
■ NIA Office 2:	10.57 sq m	114 sq ft
■ NIA Office 3:	37.37 sq m	402 sq ft
Total NIA:	79.37 sq m	854 sq ft

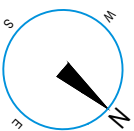
Gross Internal Area

■ GIA:	94.57 sq m	1,018 sq ft
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CAREY STREET

BISHOP'S COURT



Scale 1:150 @ A3



PROJECT
87 Chancery Lane
London
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DRAWING TITLE
Ground Floor Plan

SCALE
1:150 @ A3

Area Measurement Report

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PJ

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CONTACT

E: surveys@presurveyors.co.uk
London: +44 (0) 20 7233 6688
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STAR YARD

87 Chancery Lane

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First Floor

Net Internal Area

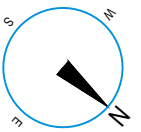
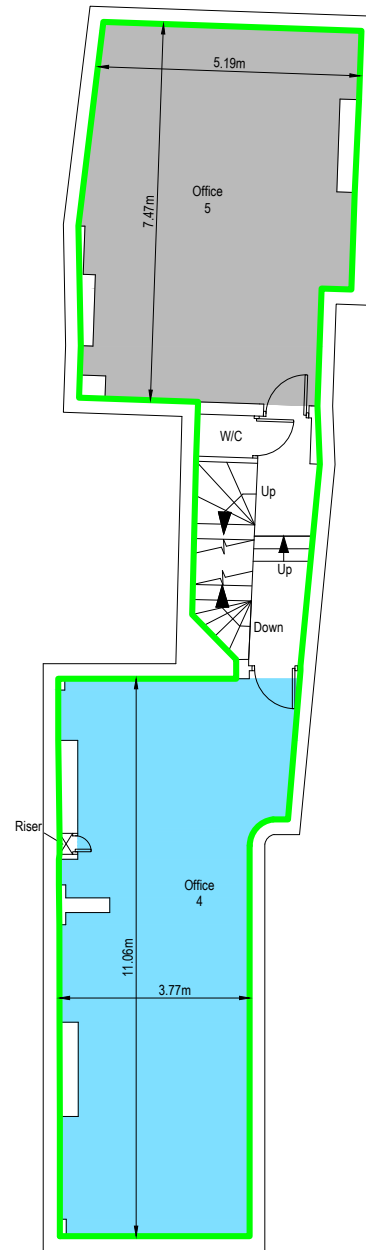
■	NIA Office 4:	42.28 sq m	455 sq ft
■	NIA Office 5:	37.00 sq m	398 sq ft
	Total NIA:	79.28 sq m	853 sq ft

Gross Internal Area

■	GIA:	94.65 sq m	1,019 sq ft
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CAREY STREET

BISHOP'S COURT



Scale 1:150 @ A3



PROJECT
87 Chancery Lane
London
WC2A 1DL

DRAWING TITLE
First Floor Plan

SCALE
1:150 @ A3

Area Measurement Report

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DATE OF INSPECTION
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QA ASSESSOR
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DRAWING NO.
10116468_A3



CONTACT

E: surveys@presurveyors.co.uk
London: +44 (0) 20 7233 6688
Croydon: +44 (0) 20 8406 3000
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CHANCERY LANE

STAR YARD

87 Chancery Lane

London, WC2A 1DL

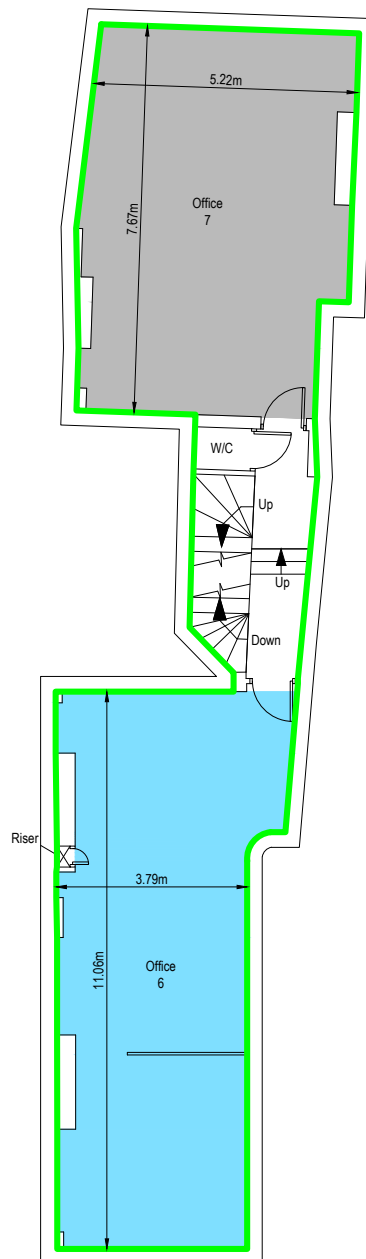
Second Floor

Net Internal Area

NIA Office 6:	42.54 sq m	458 sq ft
NIA Office 7:	38.25 sq m	412 sq ft
Total NIA:	80.79 sq m	870 sq ft

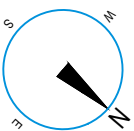
Gross Internal Area

GIA:	95.76 sq m	1,031 sq ft
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CAREY STREET

BISHOP'S COURT



Scale 1:150 @ A3



PROJECT
87 Chancery Lane
London
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DRAWING TITLE
Second Floor Plan

SCALE
1:150 @ A3

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DATE OF INSPECTION
14/02/20

QA ASSESSOR
PJ

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CONTACT

E: surveys@presurveyors.co.uk
London: +44 (0) 20 7233 6688
Croydon: +44 (0) 20 8406 3000
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Third Floor

Net Internal Area

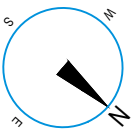
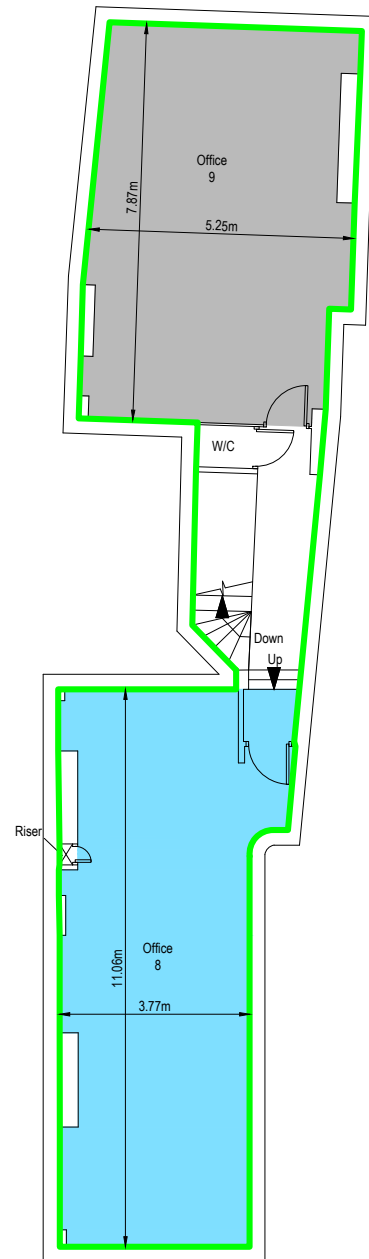
■	NIA Office 8:	42.54 sq m	458 sq ft
■	NIA Office 9:	38.64 sq m	416 sq ft
	Total NIA:	81.18 sq m	874 sq ft

Gross Internal Area

■	GIA:	95.90 sq m	1,032 sq ft
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CAREY STREET

BISHOP'S COURT



Scale 1:150 @ A3



PROJECT
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DRAWING TITLE
Third Floor Plan

SCALE
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PJ

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E: surveys@presurveyors.co.uk
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Croydon: +44 (0) 20 8406 3000
Bristol: +44 (0) 1172 39 9303
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