

38 NEAL STREET, LONDON, W2CH 9PS

UPRN: PEA-NOTZCM0006

Project Number: 39901

Property Photograph



Area Measurement Report

METHOD STATEMENT

This Area Measurement Survey was undertaken by Plowman Craven in August 2018, in accordance with the guidelines as described in the *Sixth Edition (September 2007) of the Code of Measuring Practice*, published by the Royal Institution of Chartered Surveyors (RICS) and under site conditions at the time and in line with the measurer's appointment terms and conditions. The areas to be measured were defined by Peabody Estates through supplied floor or lease plans with appropriate areas outlined, and/or as instructed on site by the client or client's representative. Any undefined areas were measured as found on site, in accordance with the *Sixth Edition (September 2007) of the Code of Measuring Practice*.

Measurements were taken to the internal face of perimeter walls which could be structural or perceived to be landlords standard fit out. Areas and wall lines with limited access at the time of survey are denoted on drawings by dashed lines. Any areas that were not accessible, due to either building construction, tenant/landlord imposed restrictions or tenant fixtures and fittings, have required professional estimations based upon similar layouts on adjacent floors and on information derived from supplied drawings.

Dimensions, using a steel tape and "Leica Disto" laser device, were taken between turning points around enclosing walls. These were recorded to a tablet PC running AutoCAD or recorded manually on sketches together with overall distances and, where necessary, diagonals and check measurements. Site survey work and corresponding accuracy levels are constrained by the methods adopted to capture relevant site data given the nature of access afforded and the time allocated to complete the work. The accuracy of the area figures reported is commensurate with the measurement methodology applied.

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 using computer applications. These have been produced in compliance with the measurement reporting standard of the RICS Code of Measuring Practice. All areas have been calculated in square metres and converted into square feet using a conversion factor of 1 sq. m = 10.7639 sq. ft. Caution should be used when working with hard copy paper prints generated out of digital data files.

All figures and drawings are checked as part of our standard works procedures in accordance with the company's certification to BS EN ISO 9001:2008.

Plowman Craven

T +44(0)1582 765566

W www.plowmancraven.co.uk

AREA PLAN

38 NEAL STREET

LONDON, WC2H 9PS

UPRN: PEA-NOTZCM0006

Ground Floor

Net Internal Area

■ RETAIL	83.4 sq m	898 sq ft
---	-----------	-----------

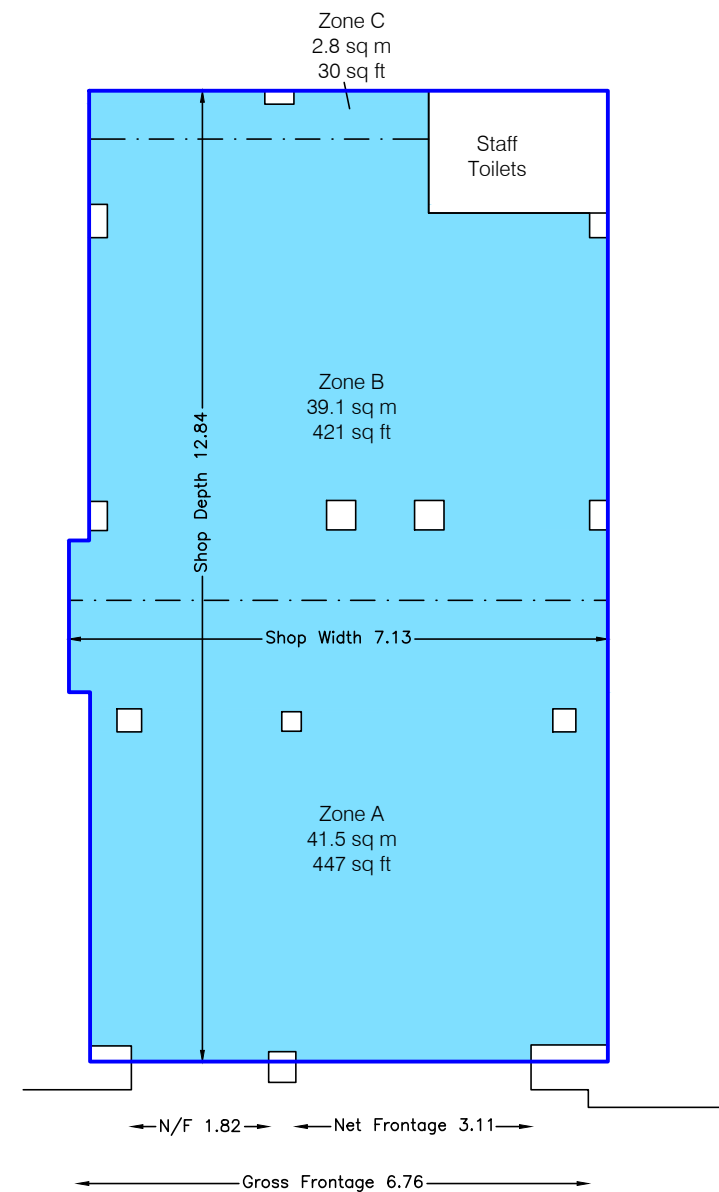
TOTAL NIA: 83.4 sq m 898 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Staff Toilets	3.8 sq m	41 sq ft
---------------	----------	----------

Gross Internal Area

□ GIA	88.6 sq m	954 sq ft
--	-----------	-----------



NEAL STREET

0.00	FLOOR TO CEILING HEIGHT (METRES)
F0.00	FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No.

39901-PEA-NOTZCM0006-CG

Issue A August 2018

Scaled for presentation purposes

Plowman Craven
Regulated by RICS



T +44(0)1582 765566 W www.plowmancraven.co.uk

Condition of Site:
Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:
This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Revisions:
A - Original Issue (August 2018)