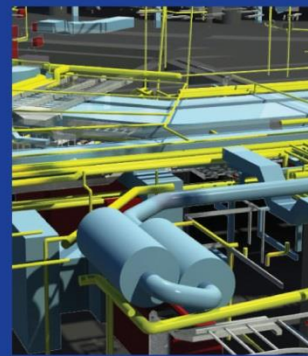
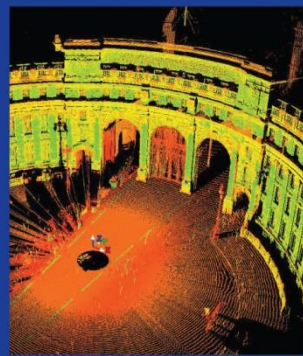
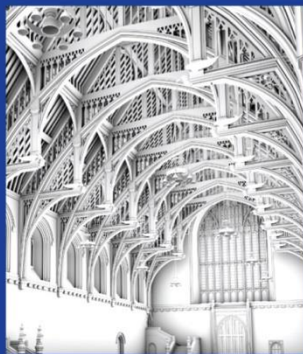


AREA MEASUREMENT REPORT (RICS Code of Measuring Practice)

31 CURZON STREET
LONDON
W1J



Plowman Craven

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Consult. Trust. Innovate.

**31 CURZON STREET
LONDON
W1J**

Project Number
45723



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Second
First
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Basement



Plowman Craven

One of the world's leading geomatics companies employing innovative surveying solutions

Plowman Craven is a leading Chartered Surveying company offering a broad range of professional measurement services. The specialist property team offers considerable experience, a reputation for accuracy and wide ranging expertise in warranted building measurement, having set and maintained standards over the last 50 years.

- RICS Property Measurement, 2nd Edition (incorporating IPMS)
- Net Internal Area (NIA)
- Gross Internal and External Area (GIA & GEA)
- Net Sales Area for Residential (NSA)
- Retail Zoning (ITZA)
- Independent Duty-of-Care
- Portfolio Measurement
- Other International Standards (BOMA, GIF, NEN2580)
- Building Information Modelling and BIM Consultancy (BIM)
- Environmental Surveying, Monitoring and Consultancy Services
- Condition Surveys
- Construction Verification
- Rights of Light and Surveys for Planning
- Lease Plans and Boundary Surveys
- Topographical and Underground Utility Surveys
- Off Plan/Feasibility Surveys
- Data Collection for Energy Performance Certificates
- Automated, Manual and Environmental Monitoring
- Drone Surveys and Inspections

1. INTRODUCTION

This Area Measurement Survey was undertaken by Plowman Craven in September 2020, in accordance with the guidelines as described in the *Sixth Edition (September 2007) of the Code of Measuring Practice and the Globally applicable 6th Edition (May 2015)*, published by the Royal Institution of Chartered Surveyors (RICS).

The measurement was undertaken by Plowman Craven's representative at the date of survey, under site conditions at that time and in line with Plowman Craven's standard conditions of contract.

2. SCOPE OF WORKS

In preparing this measurement report, Plowman Craven has relied upon supplied information. The areas to be measured were defined by the instructing client through 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 and the Globally applicable 6th Edition (May 2015)*.

3. SITE SURVEY

Measurements were taken to the internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas.

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.

A 3D Laser scanner was used to observe the geometrical framework of the area surveyed. The bearings and distances were automatically stored onto a tablet PC running AutoCAD or later downloaded directly to office computers.

Dimensions were taken, using a steel tape and "Leica Disto" laser device, 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.

4. AREA CALCULATION

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 and any discrepancies exceeding the required tolerance were, if necessary, verified on site.

Computer-Aided Design (CAD) software has been used to construct accurate area drawings from the information collected. The area values derived have been calculated using commands and routines built into the CAD software.

The drawings have been retained as digital CAD files comprising accurate data of area extents and configurations and 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 from digital data files. These drawings have been produced for area referencing purposes and must not be used for any architectural or construction/engineering purposes or for any other purpose other than that for which they were originally intended.

The drawings contained within the report reflect the site configuration at the time of survey. As such Plowman Craven cannot be held responsible for any changes made to the site, that may affect the area, after the date of the original survey.

5. REPORT PRODUCTION

This report includes copies of:

- A Summary of Areas
- Area Plans - showing the extent of the area measured, identifying specific areas of inclusion/exclusion and quoting area values in square metres and square feet.

6. QUALITY CONTROL

All figures and drawings are checked as part of our standard works procedures in accordance with the company's certification to BS EN ISO 9001:2015.

SUMMARY OF AREAS

31 CURZON STREET, LONDON, W1J

Net Internal Areas

FLOOR	USE	AREA		INCLUDED AREAS		EXCLUDED AREAS		
		sq m	sq ft	sq m	sq ft	sq m	sq ft	
FOURTH	Office A	33.3	358			Heaters	0.5	5
	Office B	6.6	71			Restricted Headroom	0.6	6
	Fourth Floor Total	39.9	429					
THIRD	Office A	35.3	380			Heaters	1.6	17
	Office B	21.8	235					
	Third Floor Total	57.1	615					
SECOND	Office A	33.4	360			Heaters	1.0	11
	Office B	21.5	231					
	Second Floor Total	54.9	591					
FIRST	Office A	33.3	358			Heaters	2.8	30
	Office B	28.5	307			Roof Terrace	5.7	61
	First Floor Total	61.8	665					
GROUND	Office A	28.8	310			Heaters	0.8	9
	Storage	0.5	5					
	Reception	32.9	354					
	Ground Floor Total	62.2	669					
BASEMENT	Office A	29.5	318			Heaters	0.3	3
	Office B	11.6	125					
	Store A	0.6	6					
	Store B	3.3	36					
	Basement Floor Total	45.0	485					
OVERALL TOTAL		320.9	3454					

SUMMARY OF AREAS

31 CURZON STREET, LONDON, W1J

Gross Internal Areas

FLOOR	USE	AREA		INCLUDED AREAS		EXCLUDED AREAS	
		sq m	sq ft	sq m	sq ft	sq m	sq ft
FOURTH	Office	87.7	944				
THIRD	Office	93.9	1011				
SECOND	Office	93.2	1003				
FIRST	Office	90.0	969				
GROUND	Office	89.4	962				
BASEMENT	Office	81.3	875				
OVERALL TOTAL		535.5	5764				

AREA PLAN

31 CURZON STREET

LONDON, W1J

Fourth Floor

Net Internal Area

OFFICE	39.9 sq m	429 sq ft
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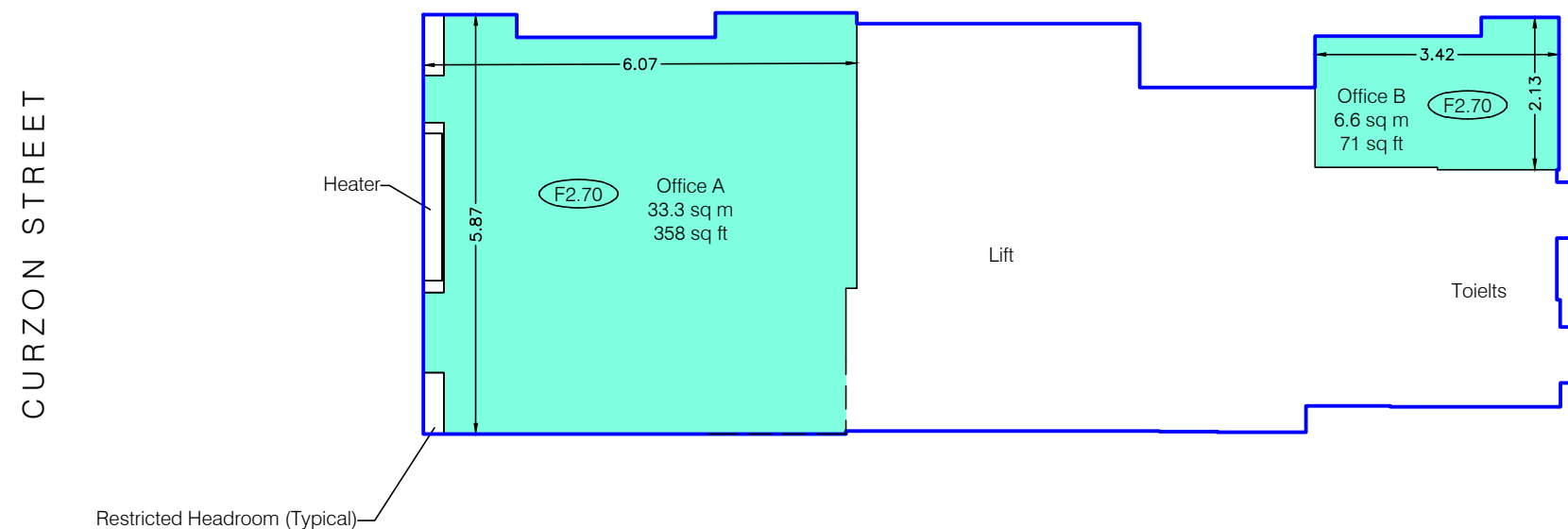
TOTAL NIA: 39.9 sq m 429 sq ft

The following have been EXCLUDED from the TOTAL NIA:

Heater	0.5 sq m	5 sq ft
Restricted Headroom	0.6 sq m	6 sq ft

Gross Internal Area

GIA	87.7 sq m	944 sq ft
-----	-----------	-----------



LEGEND

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

Dwg No. 45723-A4

Issue B September 2020

Scaled for presentation purposes

Plowman Craven

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Condition of Site:

Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:

This drawing complies with RICS Property Measurement, 2nd edition (January 2018) and indicates the extent of the areas measured, produced to an accuracy commensurate with the standard. It is held in a scaled digital CAD format.

Dashed line denotes a wall line not in situ at time of survey.

Revisions:

A - Original Issue (September 2020)
B - Client Amendments (September 2020)

AREA PLAN

31 CURZON STREET

LONDON, W1J

Third Floor

Net Internal Area

OFFICE	57.1 sq m	615 sq ft
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TOTAL NIA: 57.1 sq m 615 sq ft

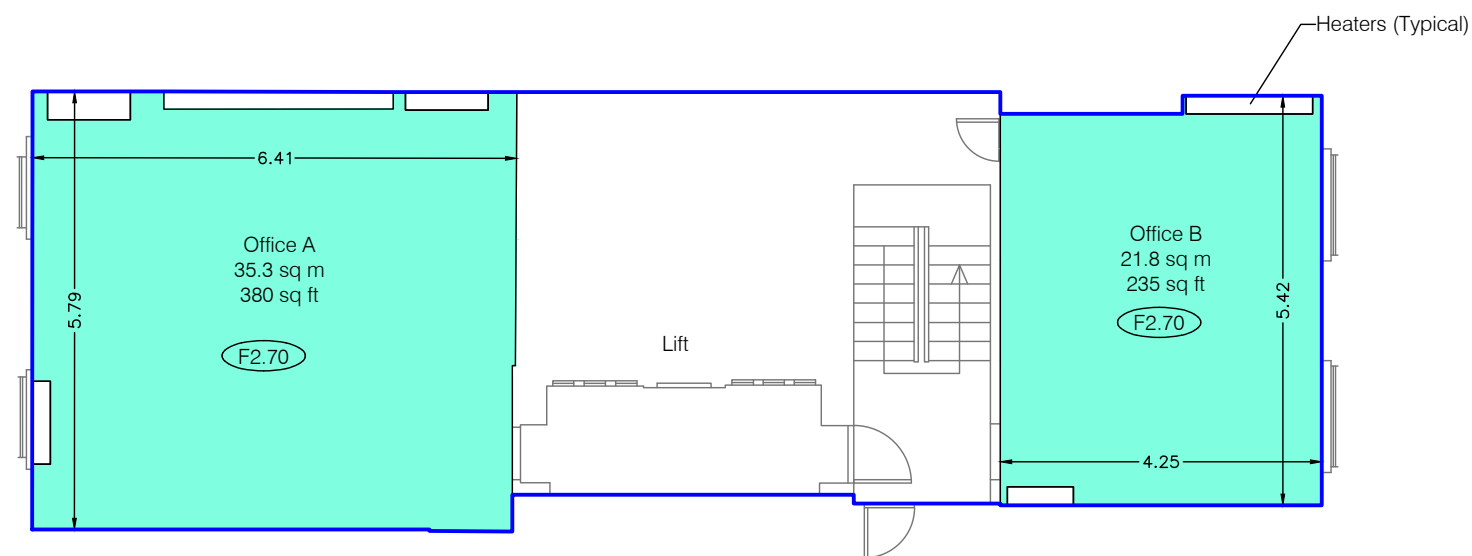
The following have been EXCLUDED from the TOTAL NIA:

Heaters	1.6 sq m	17 sq ft
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Gross Internal Area

GIA	93.9 sq m	1011 sq ft
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CURZON STREET



LEGEND

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

Dwg No. 45723-A3

Issue A September 2020

Scaled for presentation purposes

Plowman Craven

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Condition of Site:

Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:

This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It 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 (September 2020)


AREA PLAN

31 CURZON STREET

LONDON, W1J

Second Floor

Net Internal Area


	OFFICE	54.9 sq m	591 sq ft
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TOTAL NIA: 54.9 sq m 591 sq ft

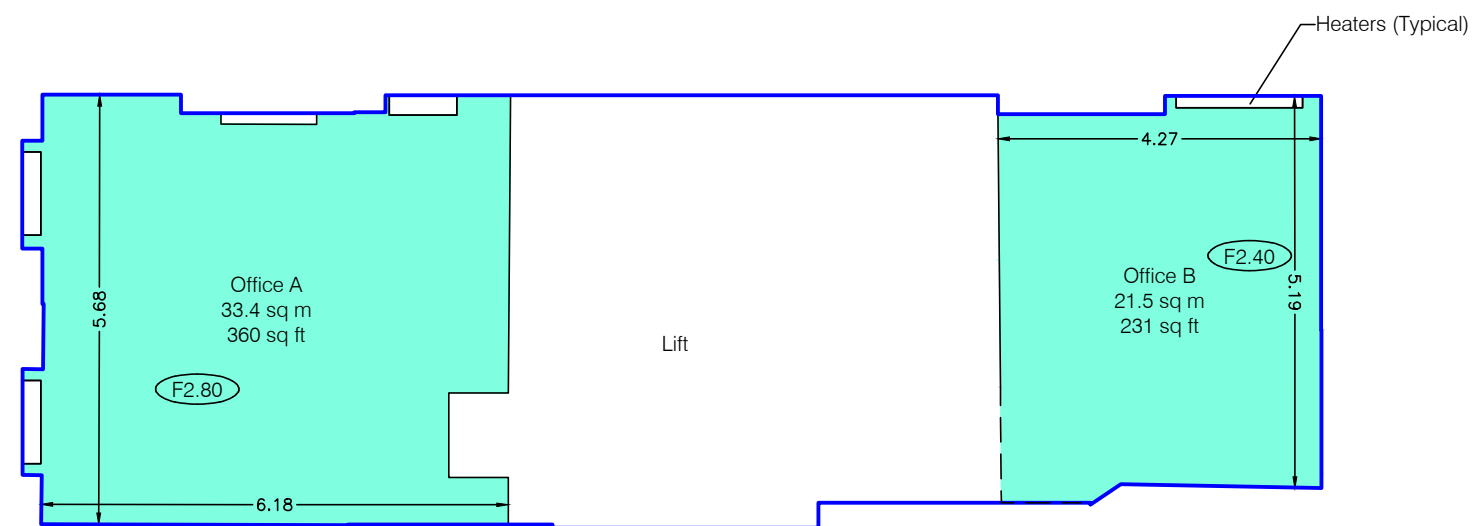
The following have been EXCLUDED from the TOTAL NIA:

Heaters	1.0 sq m	11 sq ft
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Gross Internal Area

	GIA	93.2 sq m	1003 sq ft
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CURZON STREET



LEGEND

 FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No.

45723-A2

Issue B

September 2020

Scaled for presentation purposes

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Condition of Site:

Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:

This drawing complies with RICS Property Measurement, 2nd edition (January 2018) and indicates the extent of the areas measured, produced to an accuracy commensurate with the standard. It is held in a scaled digital CAD format.

Dashed line denotes a wall line not in situ at time of survey.

Revisions:

A - Original Issue (September 2020)
B - Client Amendments (September 2020)

AREA PLAN

31 CURZON STREET

LONDON, W1J

First Floor

Net Internal Area


	OFFICE	61.8 sq m	665 sq ft
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TOTAL NIA: 61.8 sq m 665 sq ft

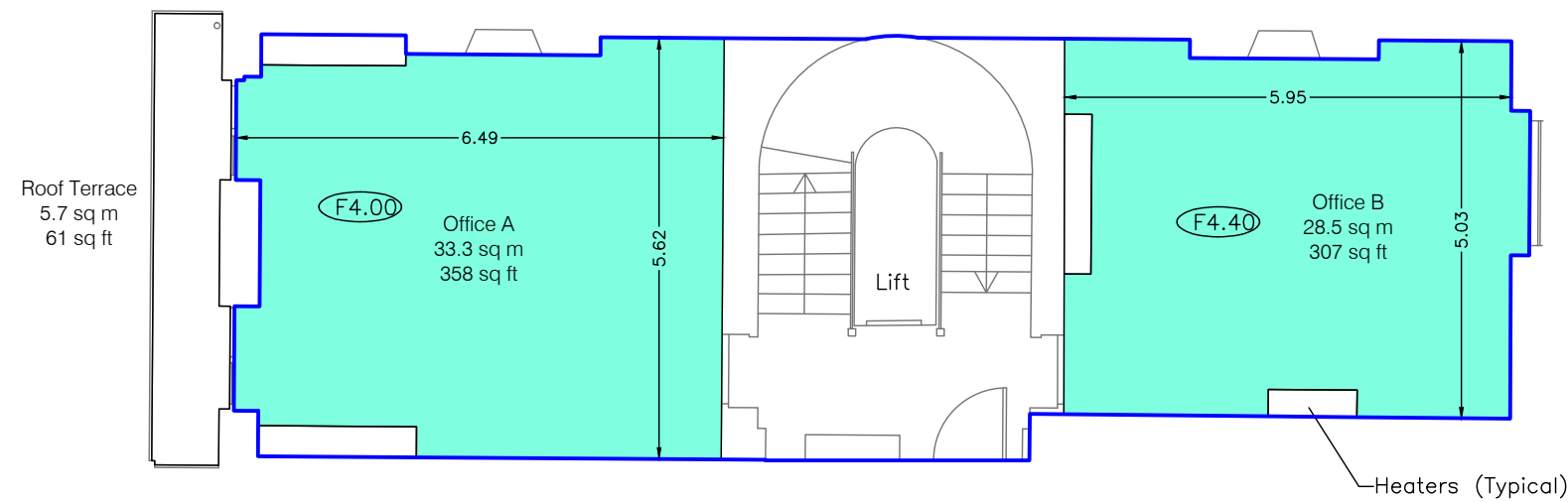
The following have been EXCLUDED from the TOTAL NIA:

Heaters	2.8 sq m	30 sq ft
Roof Terrace	5.7 sq m	61 sq ft


Gross Internal Area

	GIA	90.0 sq m	969 sq ft
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CURZON STREET



LEGEND

 FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No.

45723-A1

Issue A

September 2020

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Condition of Site:

Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:

This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It 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 (September 2020)

AREA PLAN

31 CURZON STREET

LONDON, W1J

Ground Floor

Net Internal Area

■	OFFICE	28.8 sq m	310 sq ft
■	STORAGE	0.5 sq m	5 sq ft
■	RECEPTION	32.9 sq m	354 sq ft

TOTAL NIA: 62.2 sq m 669 sq ft

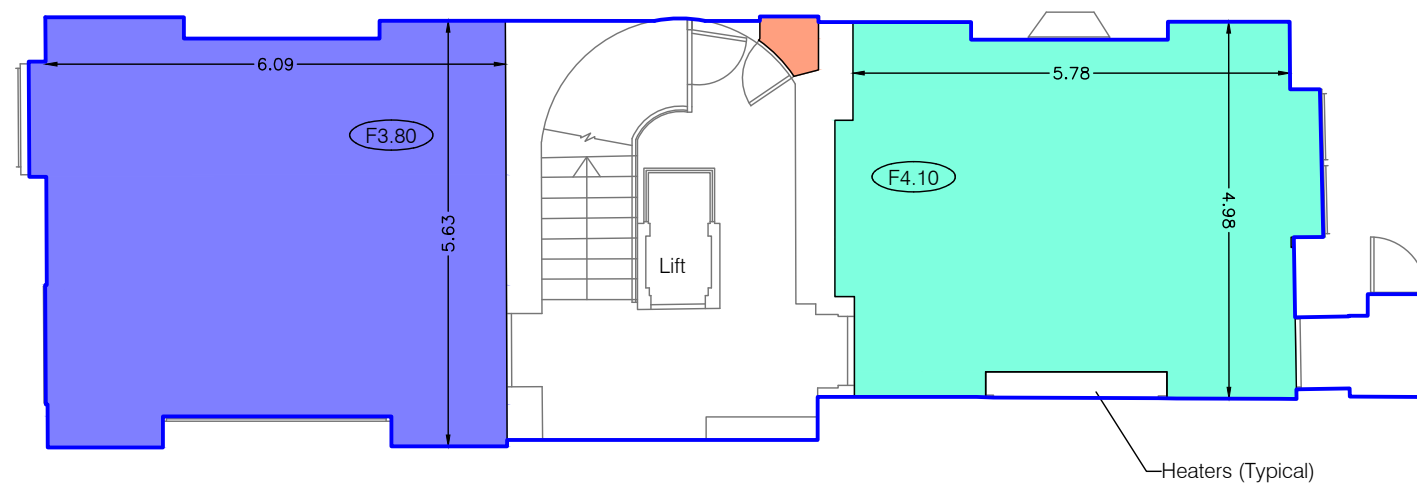
The following have been EXCLUDED from the TOTAL NIA:

Heater	0.8 sq m	9 sq ft
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Gross Internal Area

□	GIA	89.4 sq m	962 sq ft
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CURZON STREET



LEGEND

F0.00 FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No. 45723-AG

Issue A September 2020

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Condition of Site:

Occupied
 Vacant
 Under Construction
Heavy Fit-Out
 Cat A Fit-Out
 Shell & Core

Notes:

This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It 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 (September 2020)

AREA PLAN

31 CURZON STREET

LONDON, W1J

Basement

Net Internal Area

■	OFFICE	41.1 sq m	443 sq ft
■	STORAGE	3.9 sq m	42 sq ft

TOTAL NIA: 45.0 sq m 485 sq ft

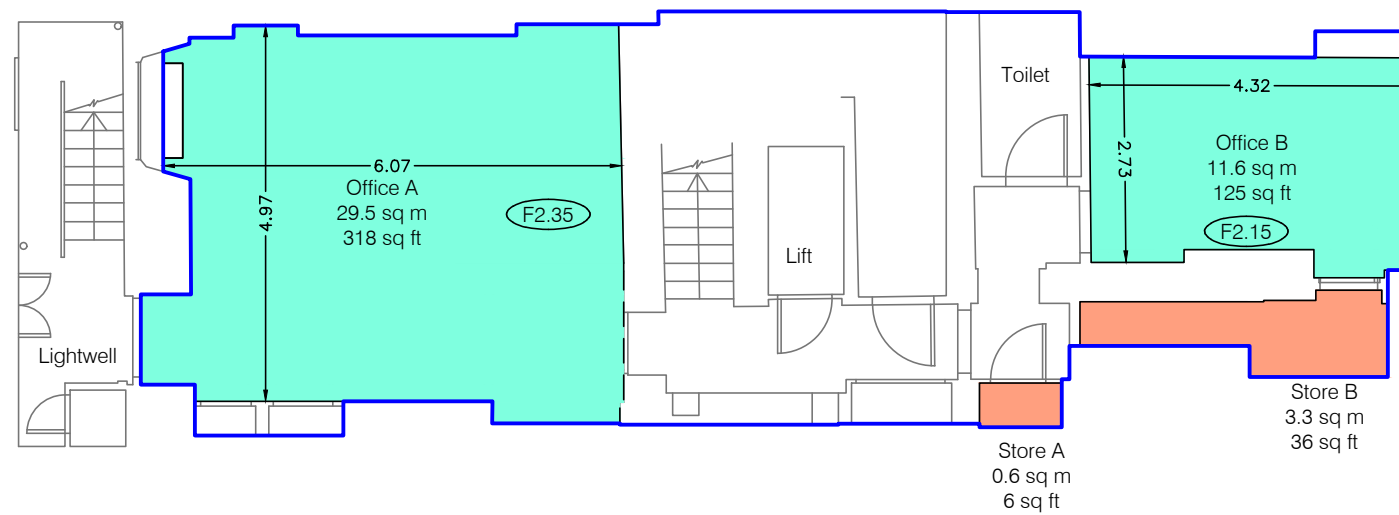
The following have been EXCLUDED from the TOTAL NIA:

Heater	0.3 sq m	3 sq ft
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Gross Internal Area

□	GIA	81.3 sq m	875 sq ft
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CURZON STREET



LEGEND

F0.00 FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No.

45723-AB

Issue B

September 2020

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Condition of Site:

Occupied
 Vacant
 Under Construction
Heavy Fit-Out
 Cat A Fit-Out
 Shell & Core

Notes:

This drawing complies with RICS Property Measurement, 2nd edition (January 2018) and indicates the extent of the areas measured, produced to an accuracy commensurate with the standard. It is held in a scaled digital CAD format.

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Revisions:

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