



Lane & Frankham



AREA

REFERENCING

REPORT

LF4892

120 PALL MALL

LONDON

SW1

Lane & Frankham Limited

London

3rd Floor, Baird House,
15-17 St Cross St,
London
EC1N 8UW
020 8309 2662

www.laneandfrankham.com
info@laneandfrankham.com

Registered Office: Irene House Five Arches Business Park Sidcup Kent DA14 5AE
Registered in England & Wales Company Registration Number: 08357709

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AREA REFERENCING REPORT - JOB REF: LF4892

Report Issue Status

ISSUE	DATE ISSUED	STATUS	CHANGE
A	April 2023	ORIGINAL	

AREA REFERENCING REPORT - JOB REF: LF4892

Survey Report

1. INTRODUCTION

This Net and Gross Internal Area survey was undertaken by Lane & Frankham in April 2023, 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,

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

2. SCOPE OF WORKS

Internal area measurements were required for all named floors of the building.

The areas measured were as found on site, in accordance with the Measuring Code. Lease plans, with demise areas outlined, were unavailable.

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. Where these were not accessible, professional estimations may have been made based upon the location of these walls on adjacent floors and/or on information contained on supplied drawings.

A total station electronic theodolite with distance measuring facility was used to observe the geometrical framework of the building. The bearings and distances are automatically stored into linked data loggers and later downloaded directly to office computers.

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

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.

AREA REFERENCING REPORT - JOB REF: LF4892

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.

The drawings have been retained as digital CAD files comprising accurate data of area extents and configurations that could be used as a basis for future space management or architectural refurbishment purposes.

5. REPORT PRODUCTION

This report includes copies of:

- Schedules of Internal Areas
- Internal 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 the Lane & Frankham standard works procedures and in accordance with the Frankham Group Company (FCG) accreditation to BS EN ISO 9001:2000

SUMMARY OF INTERNAL AREAS
120 PALL MALL, St James's, LONDON, SW1Y

NET INTERNAL AREAS (NIA)

FLOOR NIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
FIFTH	Office	58.6	631			Heaters	0.6 6
FOURTH	Office	68.1	733			Heaters	1.2 13
THIRD	Office	144.5	1555				
SECOND	Office	171.8	1849				
FIRST	Office	183.5	1975				
GROUND MEZZANINE	Office	63.7	686			Heaters	1.8 19
GROUND	Office	146.0	1572			Heaters	3.5 38
LOWER GROUND	Office	201.9	2173				
BASEMENT	Office	111.9	1205			R Headroom	0.6 6
TOTAL		1150.0	12379				

GROSS INTERNAL AREAS (GIA)

FLOOR GIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
ROOF	Office	50.4	543				
FIFTH	Office	94.4	1016				
FOURTH	Office	106.0	1141				
THIRD	Office	196.2	2112				
SECOND	Office	226.4	2437				
FIRST	Office	241.8	2603				
GROUND MEZZANINE	Office	129.8	1397				
GROUND	Office	235.1	2531				
LOWER GROUND	Office	287.9	3099				
BASEMENT	Office	275.8	2969				
TOTAL		1843.8	19848				

International Property Measurement Standard

FLOOR IPMS-3	USE	AREA		INCLUDED COMPONENTS			LIMITED USE AREAS		
		sq m	sq ft	sq m	sq ft	sq m	sq ft		
FIFTH	Office	131.4	1414	Roof Terrace	70.5	759	Internal Dominant Face	0.9	10
							Structure	0.7	8
							Heaters	0.6	6
FOURTH	Office	71.5	770				Internal Dominant Face	1.3	14
							Structure	0.8	9
							Heaters	1.2	13
THIRD	Office	147.9	1592				Internal Dominant Face	3.1	33
							Structure	0.3	3
SECOND	Office	176.3	1898				Internal Dominant Face	3.6	39
							Structure	0.8	9
FIRST	Office	188.7	2031				Internal Dominant Face	4.6	50
							Structure	0.6	6
GROUND MEZZANINE	Office	67.2	723				Internal Dominant Face	0.5	5
							Structure	1.2	13
							Heaters	1.8	19
GROUND	Office	152.6	1643				Internal Dominant Face	1.9	20
							Heaters	3.5	38
							Structure	1.2	13
LOWER GROUND	Office	208.7	2246				Structure	6.8	73
BASEMENT	Office	113.0	1216				Structural Features	0.4	4
							R Headroom	0.6	6
OVERALL TOTAL		1257.3	13533	Included Component Total	70.5	759	Limited Use Total	36.4	391

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Registered Office: Irene House Five Arches Business Park Sidcup Kent DA14 5AE
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Part of the Frankham Consultancy Group

Headquarters
Irene House
Five Arches Business Park
Maidstone Road, Sidcup
Kent DA14 5AE
0208 309 7777



Regulated by RICS

AREA PLAN

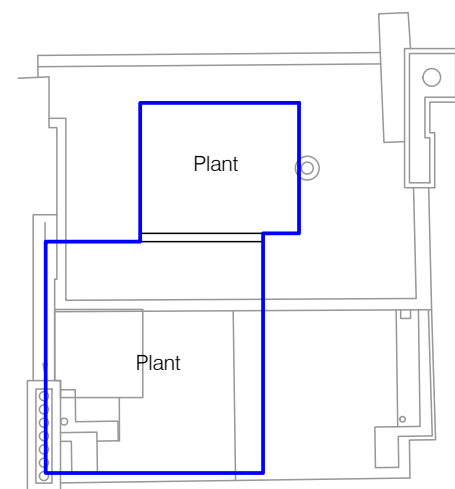
120 PALL MALL

St James's, LONDON, SW1Y

Roof

Gross Internal Area

	GIA	50.4 sq m	543 sq ft
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PALL MALL

Notes:

(X.XX) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing 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.

Dwg No. LF4892-AREA-R

Issue A April 2023

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AREA PLAN

120 PALL MALL

St James's, LONDON, SW1Y

Fifth Floor

IPMS3 Office Area Plan

	IPMS 3	131.4 sq m	1414 sq ft
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LIMITED USE AREAS


The following areas are 'Limited Use' Areas within the TOTAL Area:

	Internal Dominant Face (IDF)	0.9 sq m	10 sq ft
	Structure	0.7 sq m	8 sq ft
	Heaters	0.6 sq m	6 sq ft

The following are INCLUSIONS in the IPMS 3 - OFFICE TOTAL:

	Roof Terrace	70.5 sq m	759 sq ft
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Net Internal Area

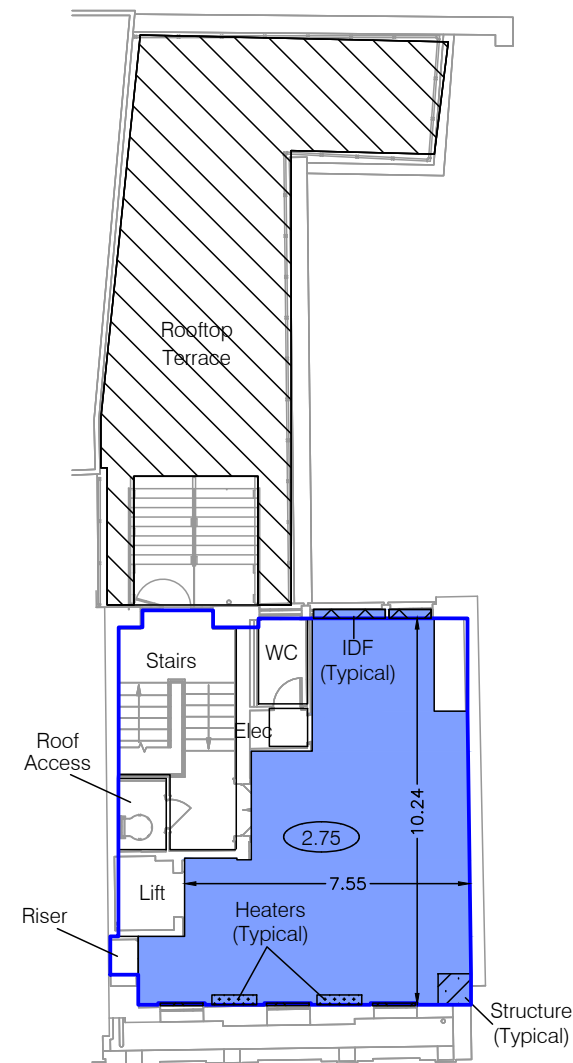
	NIA	58.6 sq m	631 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Heaters	0.6 sq m	6 sq ft
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Gross Internal Area

	GIA	94.4 sq m	1016 sq ft
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PALL MALL

Notes:

(X.XX) - Floor to Ceiling Height (Metres)

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Dwg No. LF4892-AREA-05

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AREA PLAN

120 PALL MALL

St James's, LONDON, SW1Y




Fourth Floor

IPMS3 Office Area Plan

	IPMS 3	71.5 sq m	770 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

	Internal Dominant Face (IDF)	1.3 sq m	14 sq ft
	Structure	0.8 sq m	9 sq ft
	Heaters	1.2 sq m	13 sq ft


Net Internal Area

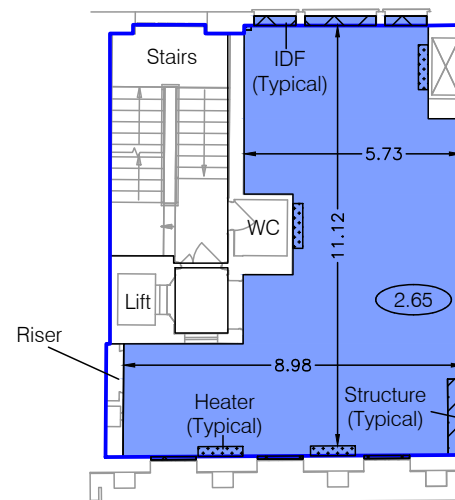
	NIA	68.1 sq m	733 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Heaters	1.2 sq m	13 sq ft
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Gross Internal Area

	GIA	106.0 sq m	1141 sq ft
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PALL MALL

Notes:

(X.XX) - Floor to Ceiling Height (Metres)

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Dwg No. LF4892-AREA-04

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AREA PLAN

120 PALL MALL

St James's, LONDON, SW1Y



Third Floor

IPMS3 Office Area Plan


	IPMS 3	147.9 sq m	1592 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

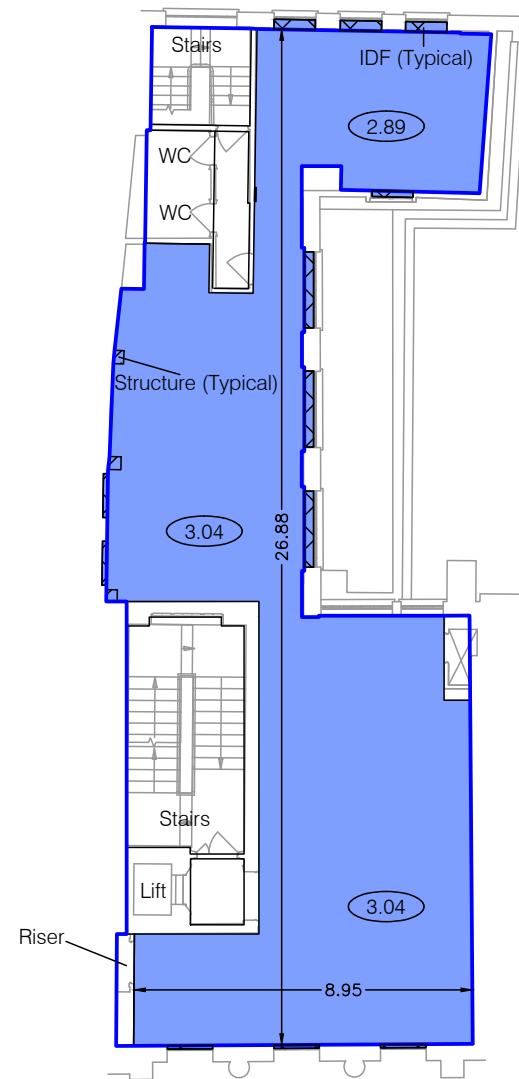
	Internal Dominant Face (IDF)	3.1 sq m	33 sq ft
	Structure	0.3 sq m	3 sq ft

Net Internal Area

	NIA	144.5 sq m	1555 sq ft
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Gross Internal Area

	GIA	196.2 sq m	2112 sq ft
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PALL MALL

Notes:

(X.XX) - Floor to Ceiling Height (Metres)

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Dwg No. LF4892-AREA-03

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AREA PLAN

120 PALL MALL

St James's, LONDON, SW1Y


Second Floor

IPMS3 Office Area Plan

	IPMS 3	176.3 sq m	1898 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

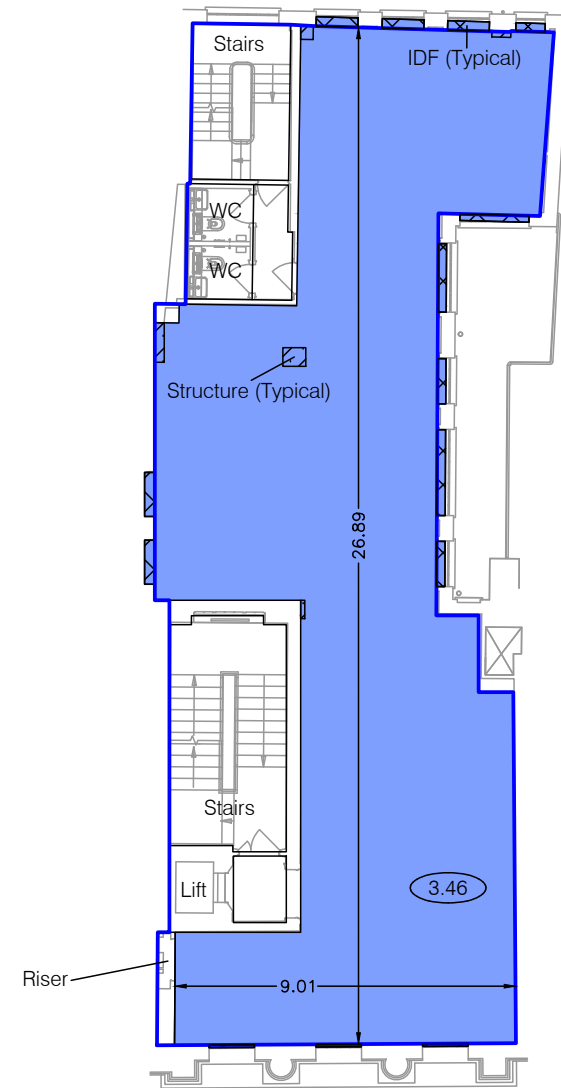
	Internal Dominant Face (IDF)	3.6 sq m	39 sq ft
	Structure	0.8 sq m	9 sq ft

Net Internal Area

	NIA	171.8 sq m	1849 sq ft
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Gross Internal Area

	GIA	226.4 sq m	2437 sq ft
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PALL MALL

Notes:

(X.XX) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

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Dwg No. LF4892-AREA-02

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AREA PLAN

120 PALL MALL

St James's, LONDON, SW1Y

First Floor

IPMS3 Office Area Plan

	IPMS 3	188.7 sq m	2031 sq ft
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LIMITED USE AREAS


The following areas are 'Limited Use' Areas within the TOTAL Area:

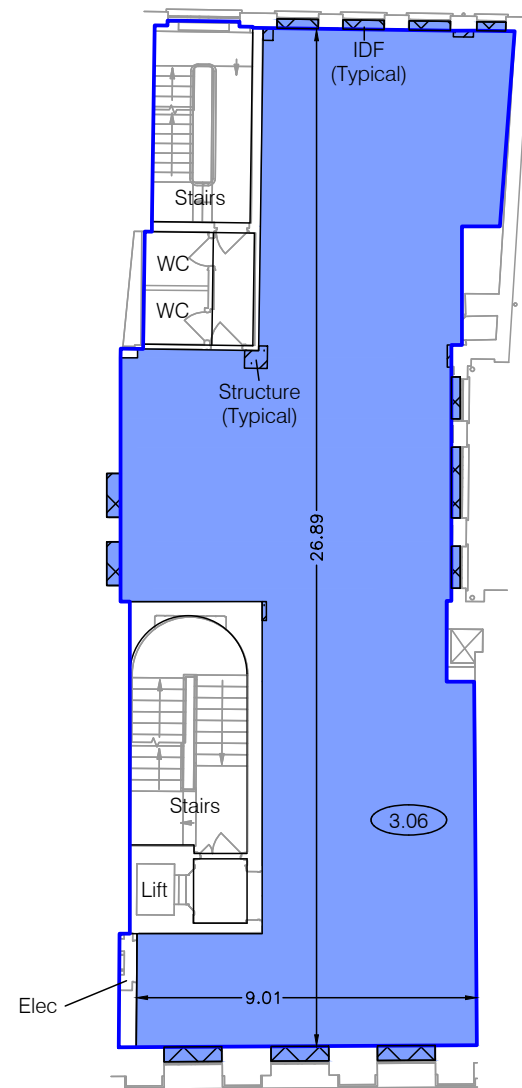
	Internal Dominant Face (IDF)	4.6 sq m	50 sq ft
	Structure	0.6 sq m	6 sq ft

Net Internal Area

	NIA	183.5 sq m	1975 sq ft
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Gross Internal Area

	GIA	241.8 sq m	2603 sq ft
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PALL MALL

Notes:

(X.XX) - Floor to Ceiling Height (Metres)

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Dwg No. LF4892-AREA-01

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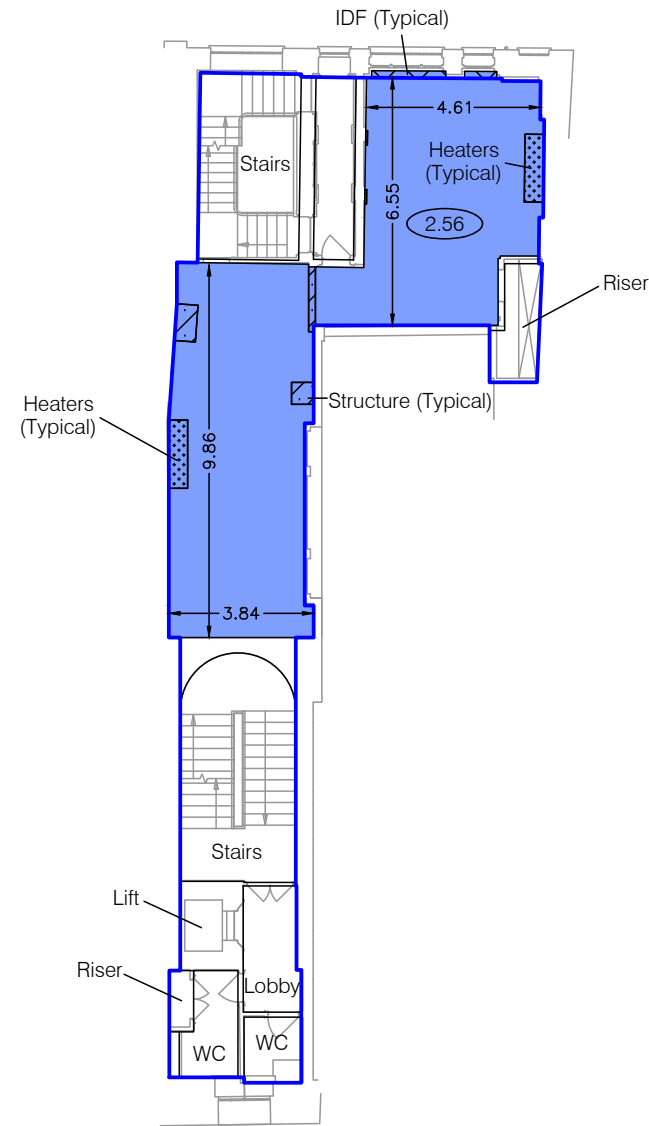
AREA PLAN

120 PALL MALL

St James's, LONDON, SW1Y

Ground Mezzanine Floor

IPMS3 Office Area Plan



PALL MALL

	IPMS 3	67.2 sq m	723 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

	Internal Dominant Face (IDF)	0.5 sq m	5 sq ft
	Structure	1.2 sq m	13 sq ft
	Heaters	1.8 sq m	19 sq ft

Net Internal Area

	NIA	63.7 sq m	686 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Heaters	1.8 sq m	19 sq ft
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Gross Internal Area

	GIA	129.8 sq m	1397 sq ft
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Notes:

(X.XX) - Floor to Ceiling Height (Metres)

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Dwg No. LF4892-AREA-GM

Issue A April 2023

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AREA PLAN

120 PALL MALL

St James's, LONDON, SW1Y




Ground Floor

IPMS3 Office Area Plan

	IPMS 3	152.6 sq m	1643 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

	Internal Dominant Face (IDF)	1.9 sq m	20 sq ft
	Structure	1.2 sq m	13 sq ft
	Heaters	3.5 sq m	38 sq ft


Net Internal Area

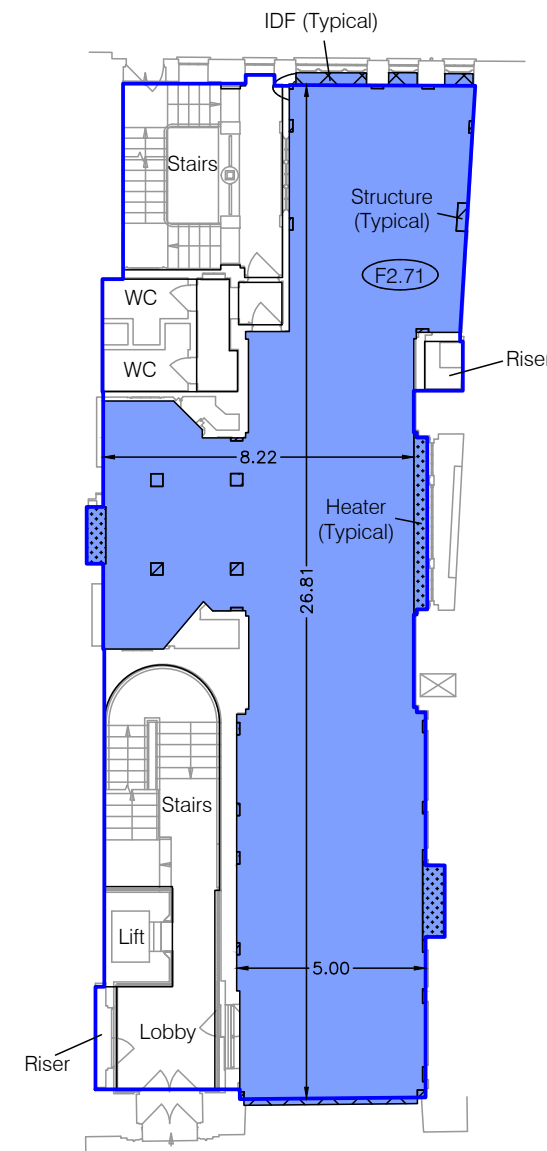
	NIA	146.0 sq m	1572 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Heaters	3.5 sq m	38 sq ft
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Gross Internal Area

	GIA	235.1 sq m	2531 sq ft
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PALL MALL

Notes:

(X.XX) - Floor to Ceiling Height (Metres)

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Dwg No. LF4892-AREA-G

Issue A April 2023

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AREA PLAN

120 PALL MALL

St James's, LONDON, SW1Y

Lower Ground Floor

IPMS3 Office Area Plan


	IPMS 3	208.7 sq m	2246 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

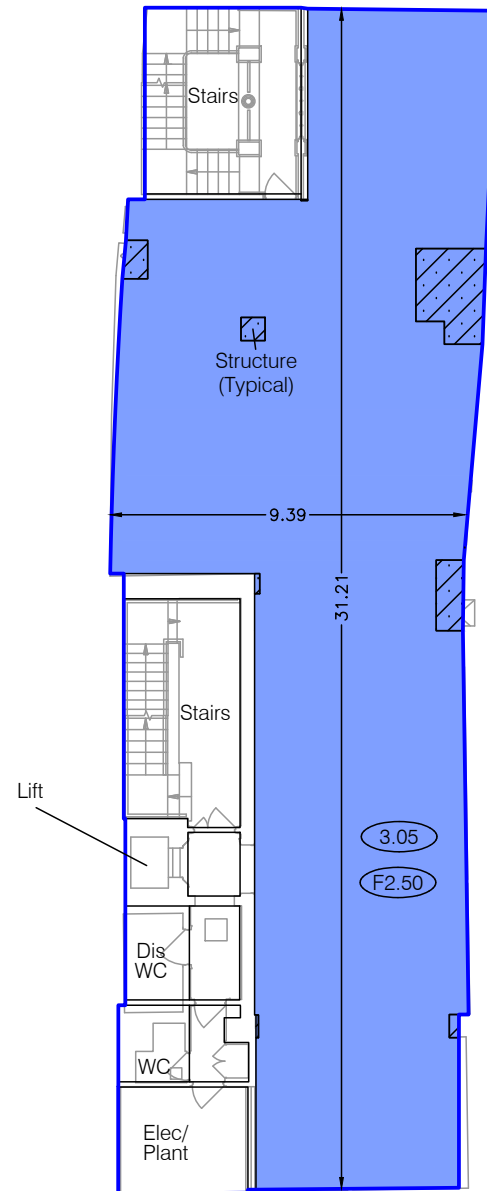
	Structure	6.8 sq m	73 sq ft
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Net Internal Area

	NIA	201.9 sq m	2173 sq ft
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Gross Internal Area

	GIA	287.9 sq m	3099 sq ft
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PALL MALL

Notes:

(X.XX) - Floor to Ceiling Height (Metres)

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Dwg No. LF4892-AREA-LG

Issue A April 2023

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AREA PLAN

120 PALL MALL

St James's, LONDON, SW1Y

Basement

IPMS3 Office Area Plan


	IPMS 3	113.0 sq m	1216 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

	Structure	0.4 sq m	4 sq ft
	R Headroom	0.6 sq m	6 sq ft

Net Internal Area

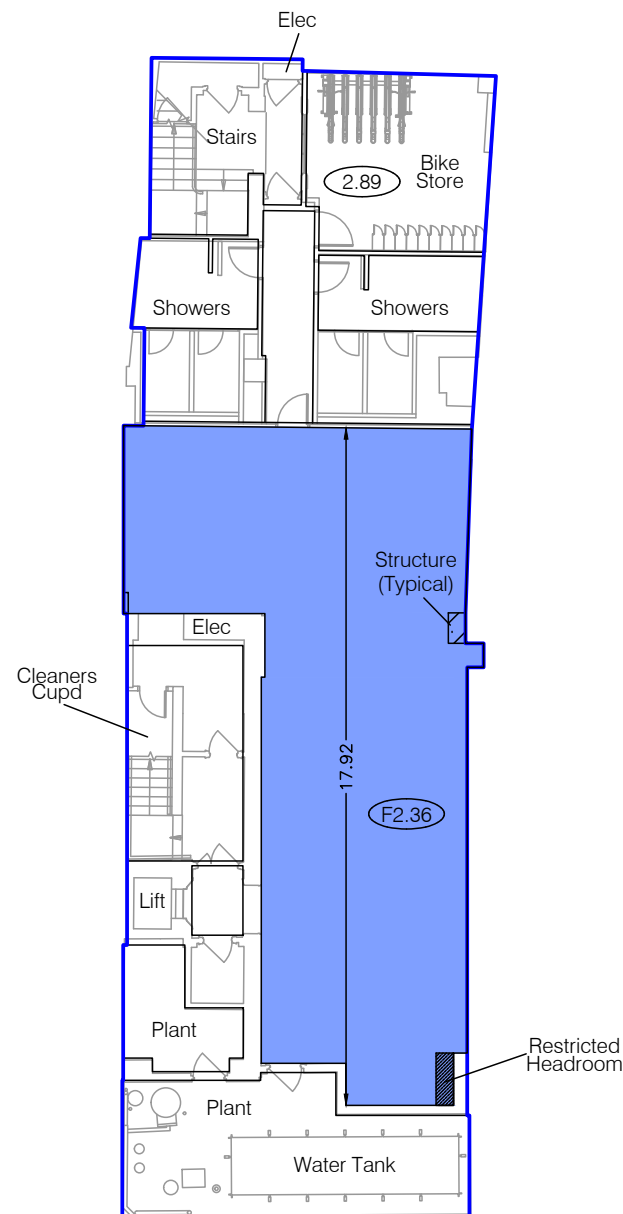
	NIA	111.9 sq m	1205 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

R Headroom	0.6 sq m	6 sq ft
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Gross Internal Area

	GIA	275.8 sq m	2969 sq ft
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PALL MALL

Notes:

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Dwg No. LF4892-AREA-B

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