

Lane & Frankham



AREA

UAL BUILDING

REFERENCING

GOLDEN LANE ESTATE

REPORT

LONDON

LF2341

EC1Y 0UU

Lane & Frankham Limited

London

3rd Floor, Baird House,
15-17 St Cross St,
London

EC1N 8UW

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Registered in England & Wales Company Registration Number: 08357709

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Ground _____

AREA REFERENCING REPORT - JOB REF: LF2341

Report Issue Status

ISSUE	DATE ISSUED	STATUS	CHANGE
A	October 2021	ORIGINAL	

Survey Report

1. INTRODUCTION

This net and gross Internal Area survey was undertaken by Lane & Frankham in October 2021, 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 office elements were also measured in accordance with The RICS Professional Statement: The RICS Property Measurement 2nd edition, Effective May 2018, incorporating the International Property Measurement Standard (IPMS).

IPMS 3-Office Definition

The floor area available on an exclusive basis to an occupier, but excluding standard facilities and shared circulation areas, and calculated on an occupier-by-occupier or floor-by-floor basis for each building.

Standard facilities are those parts of a building providing shared or common facilities that typically do not change over time, including for example stairs, escalators, lifts/elevators and motor rooms, toilets cleaners' cupboards, plant rooms, fire refuge areas and maintenance rooms.

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 / the measurer's appointment terms and conditions.

2. SCOPE OF WORKS

Internal area measurements were required for ground to third 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.

AREA REFERENCING REPORT - JOB REF: LF2341

Dimensions, using a steel tape and "Leica Disto" laser device, were taken between turning points around the walls. These were recorded manually on sketches or tablet computers, 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.

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

UAL Building, Golden Lane Estate, London, EC1Y 0UU

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		
Third/Roof	Office	73.8	794	Classroom	36.6	394	Stairs	23.6	254
				Stores	37.2	400			
Second Mezz.	Office	26.2	282				Stairs	35.3	380
Second	Office	413.2	4448				Stairs/Toilets	57.7	621
							Structure	16.8	181
First Mezz.	Office	26.3	283				Stairs	34.0	366
First	Office	412.9	4444				Stairs/Toilets	55.9	602
							Structure	16.8	181
Ground Mezz.	Office	26.2	282				Stairs	34.1	367
Ground	Office	526.5	5667				Stairs/Toilets	61.4	661
							Structure	27.9	300
TOTAL		1505.1	16200						

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
Third/Roof	Office	97.6	1051				
Second Mezz.	Office	61.5	662				
Second	Office	487.8	5251				
First Mezz.	Office	60.3	649				
First	Office	485.6	5227				
Ground Mezz.	Office	60.1	647				
Ground	Office	615.7	6627				
Basement	Plant	37.9	408				
TOTAL		1906.5	20522				

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AREA PLAN

UAL Building


Golden Lane Estate, London, EC1Y 0UU

Third Floor/Roof

Net Internal Area

	NIA	73.8 sq m	794 sq ft
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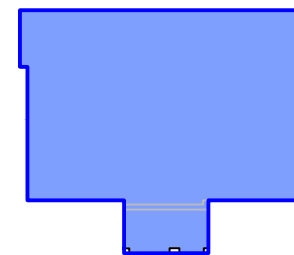
Gross Internal Area

	GIA	97.6 sq m	1051 sq ft
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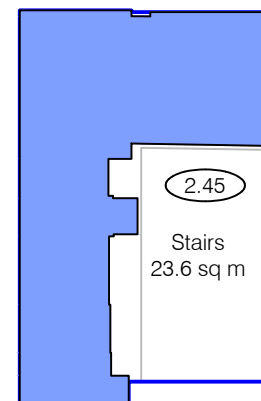
BALTIC STREET EAST

GOLDEN LANE

Classroom - NIA
36.6 sq m
394 sq ft



Stores
37.2 sq m
400 sq ft



2.45
Stairs
23.6 sq m

Third Floor/Roof - GIA
97.6 sq m
1051 sq ft

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

LF2341-AREA-03-A

Issue A

Oct 2021

Scaled for presentation - 1:200 @ A3

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AREA PLAN

UAL Building

Golden Lane Estate, London, EC1Y 0UU

Second Floor Mezzanine

Net Internal Area

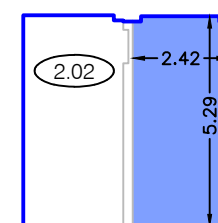
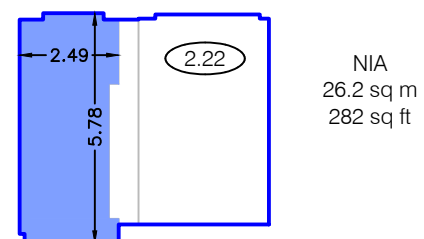
	NIA	26.2 sq m	282 sq ft
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Gross Internal Area

	GIA	61.5 sq m	662 sq ft
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BALTIC STREET EAST

GOLDEN LANE



Second Floor Mezzanine - GIA
61.5 sq m
662 sq ft

Notes:

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

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Dwg **LF2341-AREA-02M-A**

Issue A

Oct 2021

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AREA PLAN

UAL Building

Golden Lane Estate, London, EC1Y 0UU

Second Floor

Net Internal Area

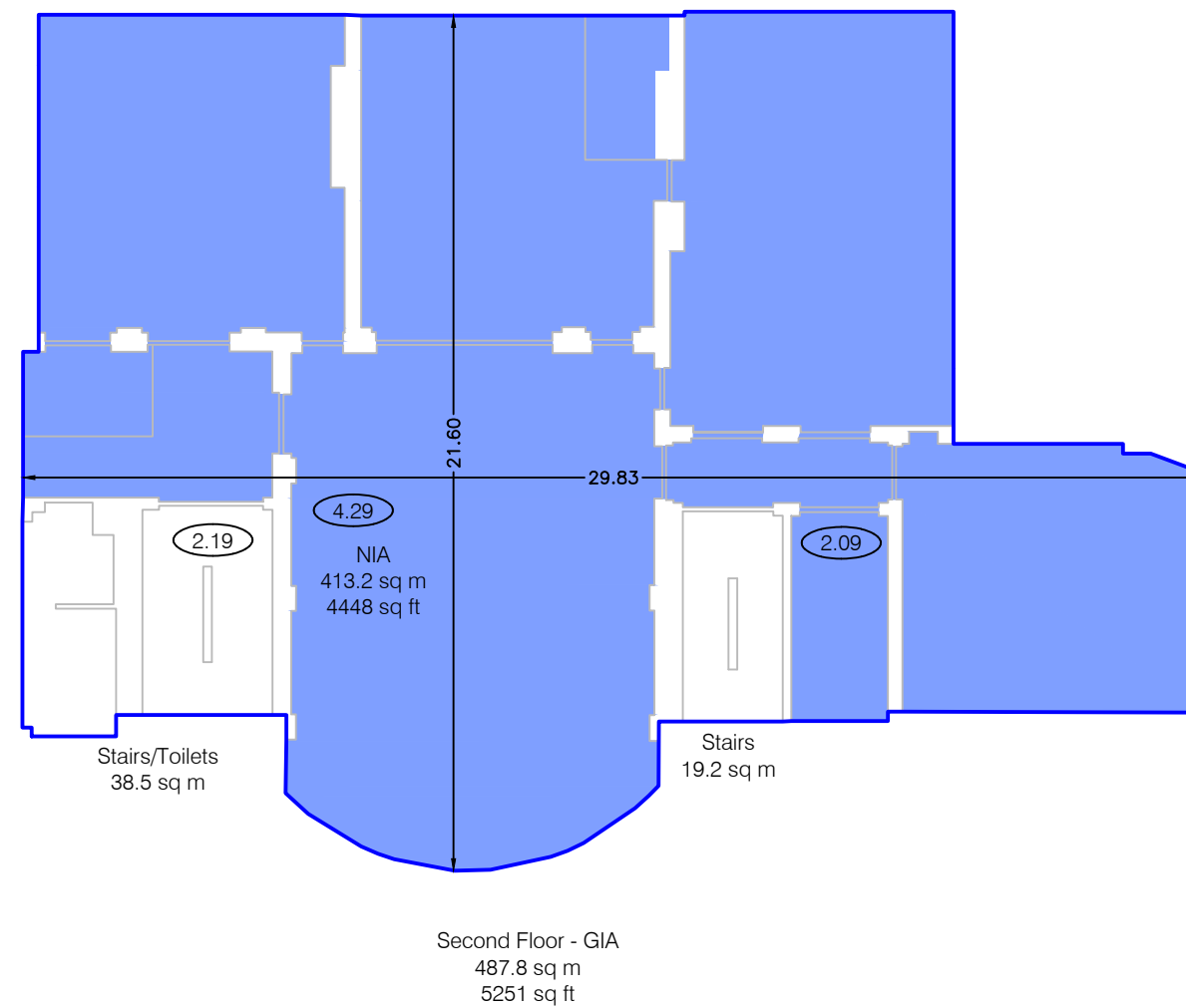
	NIA	413.2 sq m	4448 sq ft
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Gross Internal Area

	GIA	487.8 sq m	5251 sq ft
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BALTIC STREET EAST

GOLDEN LANE



Notes:

X.XX - Floor to Ceiling Height (Metres)

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Dwg

LF2341-AREA-02-A

Issue A

Oct 2021

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AREA PLAN

UAL Building


Golden Lane Estate, London, EC1Y 0UU

First Floor Mezzanine

Net Internal Area

	NIA	26.3 sq m	283 sq ft
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Gross Internal Area

	GIA	60.3 sq m	649 sq ft
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BALTIC STREET EAST

GOLDEN LANE



NIA
26.3 sq m
283 sq ft

First Floor Mezzanine - GIA
60.3 sq m
649 sq ft

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 **LF2341-AREA-01M-A**

Issue A

Oct 2021

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AREA PLAN

UAL Building

Golden Lane Estate, London, EC1Y 0UU

First Floor

Net Internal Area

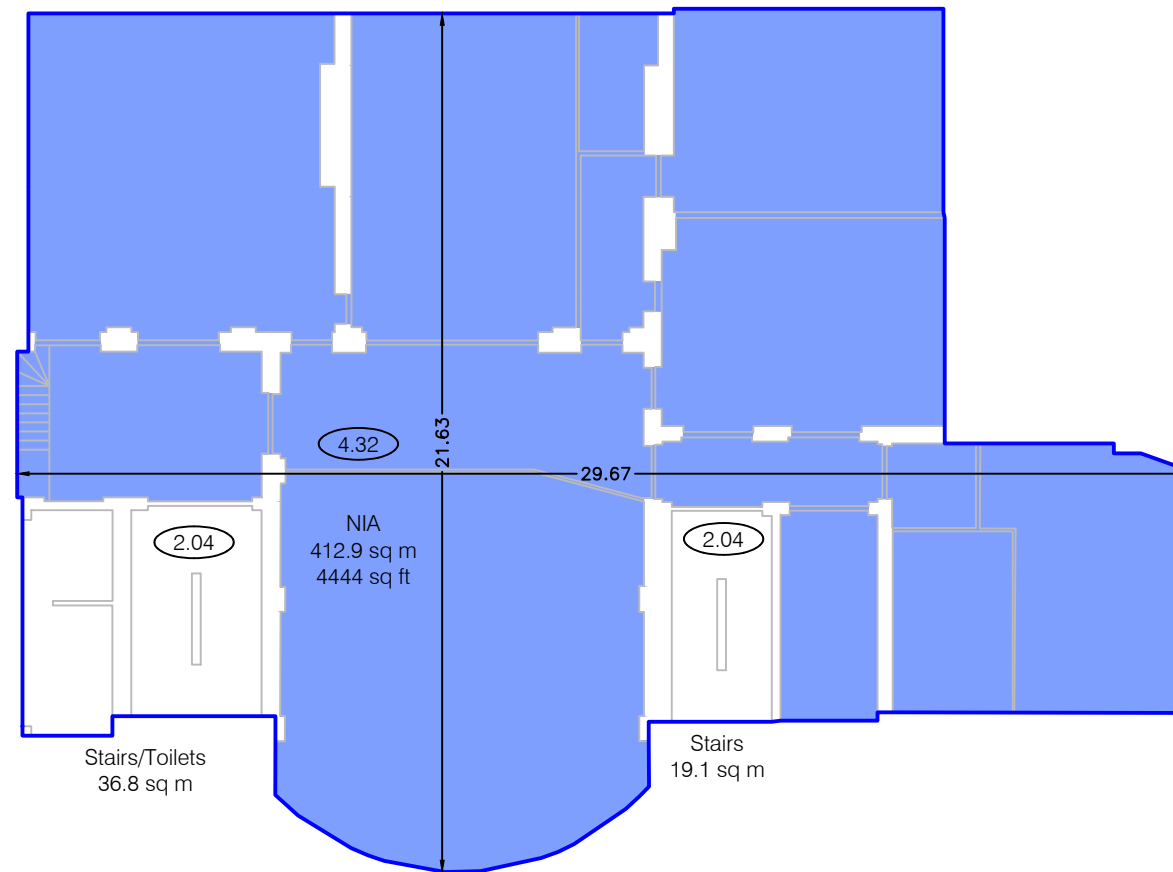
	NIA	412.9 sq m	4444 sq ft
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Gross Internal Area

	GIA	485.6 sq m	5227 sq ft
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BALTIC STREET EAST

GOLDEN LANE



First Floor - GIA
485.6 sq m
5227 sq ft

Notes:

X.XX - Floor to Ceiling Height (Metres)

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

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Dwg

LF2341-AREA-01-A

Issue A

Oct 2021

Scaled for presentation - 1:200 @ A3

Lane &
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AREA PLAN

UAL Building


Golden Lane Estate, London, EC1Y 0UU

Ground Floor Mezzanine

Net Internal Area

	NIA	26.2 sq m	282 sq ft
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Gross Internal Area

	GIA	60.1 sq m	647 sq ft
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BALTIC STREET EAST

GOLDEN LANE



NIA
26.2 sq m
282 sq ft

Stairs
14.8 sq m

First Floor Mezzanine - GIA
60.1 sq m
647 sq ft

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 **LF2341-AREA-00M-A**

Issue A

Oct 2021

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AREA PLAN

UAL Building


Golden Lane Estate, London, EC1Y 0UU

Ground Floor

Net Internal Area

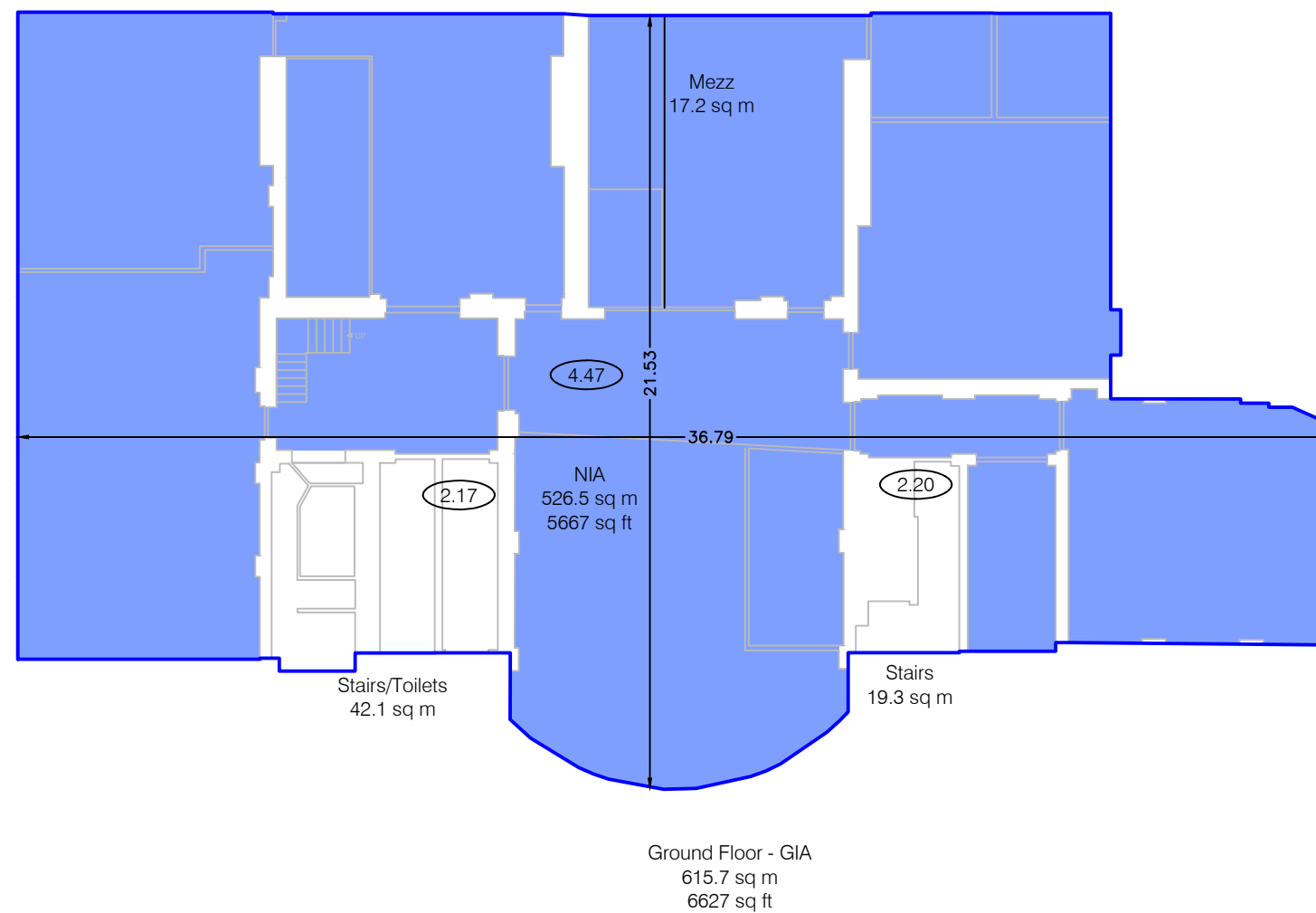
	NIA	526.5 sq m	5667 sq ft
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Gross Internal Area

	GIA	615.7 sq m	6627 sq ft
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BALTIC STREET EAST

GOLDEN LANE



Notes:

X.XX - Floor to Ceiling Height (Metres)

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Dwg

LF2341-AREA-00-A

Issue A

Oct 2021

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AREA PLAN

UAL Building

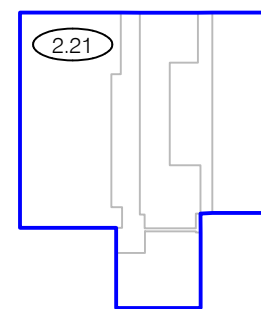
Golden Lane Estate, London, EC1Y 0UU

Basement

Gross Internal Area

	GIA	37.9 sq m	408 sq ft
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BALTIC STREET EAST



GOLDEN LANE

Basement - GIA
37.9 sq m
408 sq ft

Notes:

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

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Dwg

LF2341-AREA-B-A

Issue A

Oct 2021

Scaled for presentation - 1:200 @ A3

Lane &
Frankham



SUMMARY OF INTERNAL AREAS

School House, 113 Golden Lane Estate, London, EC1Y 0UU

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		
Second	Office	44.6	480	Area	44.6	480	Stairs/Toilets Structure	6.4 1.5	69 16
First	Office	41.9	451	Area	41.9	451	Stairs/Toilets Structure Toilets	7.7 1.4 5.4	83 15 58
Ground	Classroom	48.7	524	Area	48.7	524	Stairs/Toilets Structure	7.0 2.3	75 25
TOTAL		135.2	1455						

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
Second	Office	52.5	565				
First Mezz.	Office	7.6	82				
First	Office	56.4	607				
Ground	Classroom	58.0	624				
TOTAL		174.5	1878				


AREA PLAN

School House


113 Golden Lane Estate, London, EC1Y 0UU

Second Floor

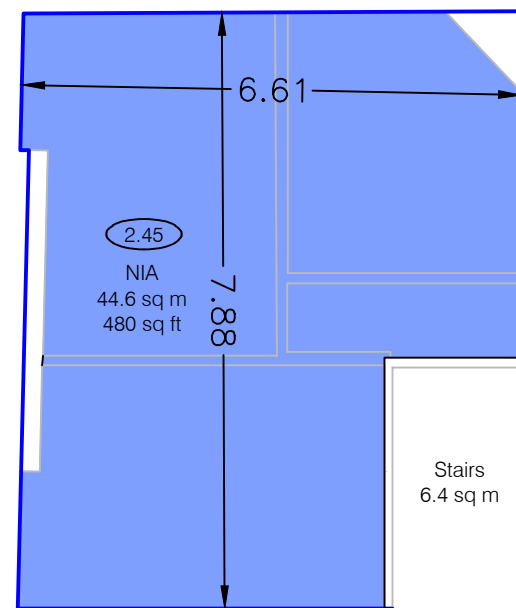
Net Internal Area

	NIA	44.6 sq m	480 sq ft
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Gross Internal Area

	GIA	52.5 sq m	565 sq ft
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BALTIC STREET EAST



Second Floor - GIA
52.5 sq m
565 sq ft

Notes:

X.XX - Floor to Ceiling Height (Metres)
A dashed line denotes assumed - inaccessible due to fit out.
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Dwg LF2341-01-AREA-02-A

Issue A February 2022

Scaled for presentation - 1:100 @ A3

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AREA PLAN

School House

113 Golden Lane Estate, London, EC1Y 0UU

First Floor - Mezzanine

Gross Internal Area



GIA

7.6 sq m

82 sq ft

BALTIC STREET EAST



First Floor Mezzanine - GIA
7.6 sq m
82 sq ft

Notes:

X.XX - Floor to Ceiling Height (Metres)

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

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Dwg **LF2341-01-AREA-01M-A**

Issue A

February 2022

Scaled for presentation - 1:100 @ A3

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AREA PLAN

School House

113 Golden Lane Estate, London, EC1Y 0UU

First Floor

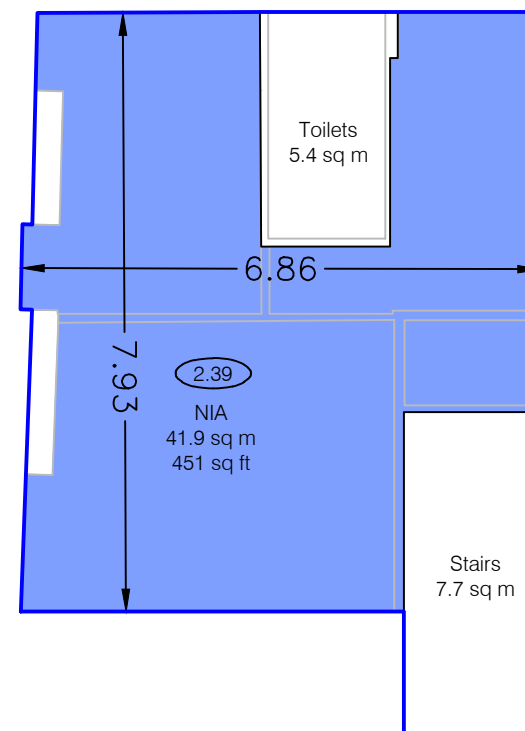
Net Internal Area

	NIA	41.9 sq m	451 sq ft
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Gross Internal Area

	GIA	56.4 sq m	607 sq ft
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BALTIC STREET EAST



First Floor - GIA
56.4 sq m
607 sq ft

Notes:

X.XX - Floor to Ceiling Height (Metres)
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Dwg LF2341-01-AREA-01-A

Issue A February 2022

Scaled for presentation - 1:100 @ A3

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AREA PLAN

School House

113 Golden Lane Estate, London, EC1Y 0UU

Ground Floor

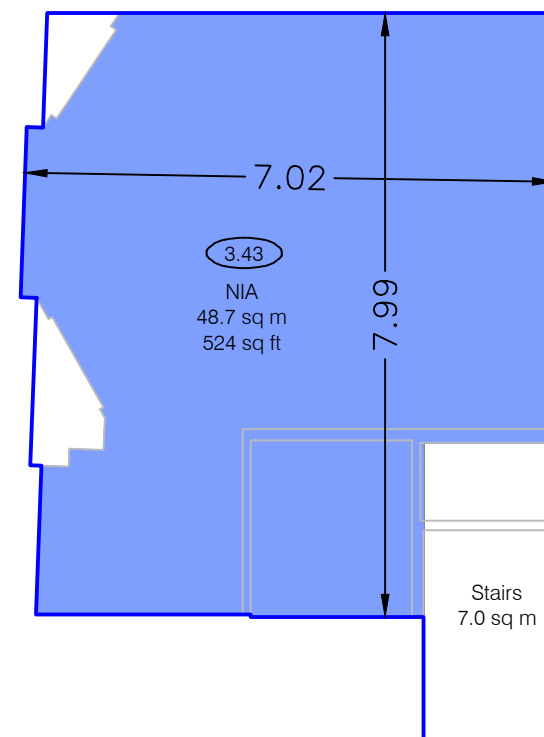
Net Internal Area

	NIA	48.7 sq m	524 sq ft
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Gross Internal Area

	GIA	58.0 sq m	624 sq ft
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BALTIC STREET EAST



Ground Floor - GIA
58.0 sq m
624 sq ft

Notes:

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Dwg LF2341-01-AREA-00-A

Issue A February 2022

Scaled for presentation - 1:100 @ A3

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