

sterlingtemple

Geometric Report

12-13 Essex Street, London, WC1R 3AA

Reference 21.02.1960

23 February 2021



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1. What we do



We are a surveying company specializing in preparing property drawings and area calculations using 3D laser scanning technology. Our most common projects include area measurement reports, planning drawings and lease plans.

2. Further services

We also prepare MATTERPORT virtual tours and VIDEO tours of the properties we survey.



3. Report Objective

A measured survey took place of 12-13 Essex Street, London, to prepare a set of illustrated floor plans and a schedule of areas.

4. Site Conditions

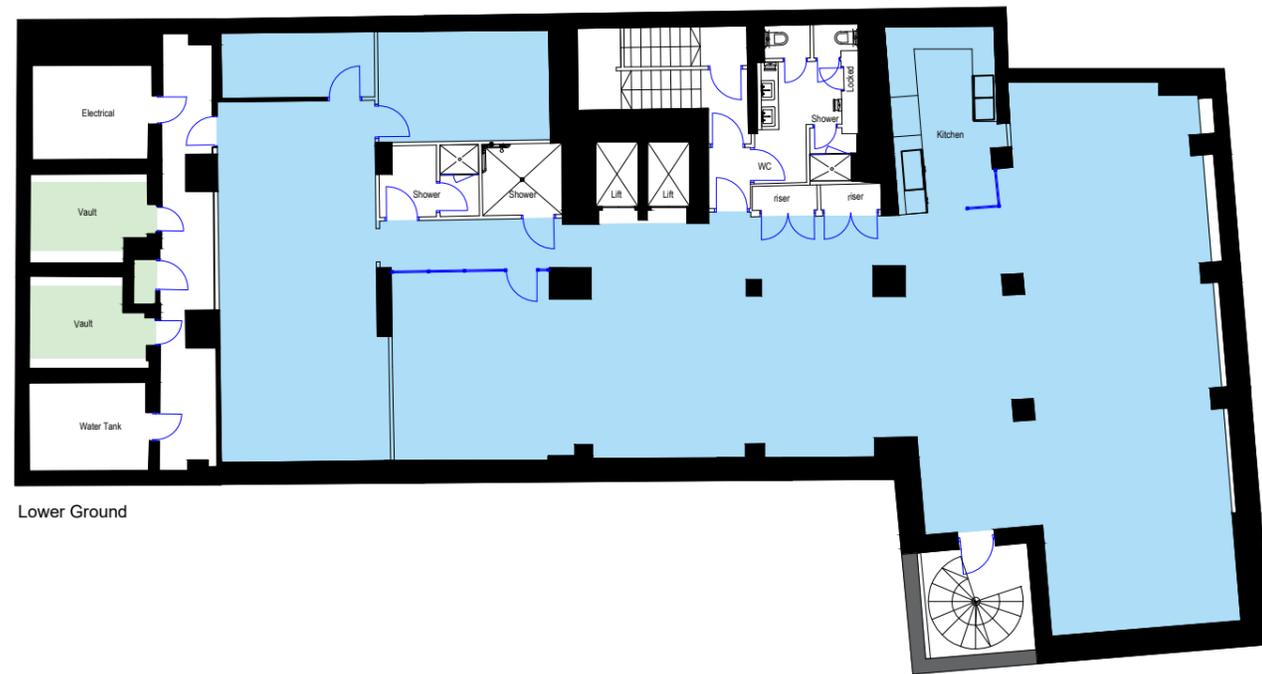
The property consists of seven floors of commercial office space. On the day of the surveyed the building was furnished and no one else was present. The survey was unobstructed and the conditions were ideal.

5. Schedule of Areas

<u>Net Internal Area</u>	SQM	SQFT
Fifth Level	271.6	2,924
Fourth Level	300.0	3,229
Third Level	329.8	3,550
Second Level	329.4	3,546
First Level	330.0	3,552
Ground Level	184.4	1,985
Ground Reception	66.3	714
Lower Ground	296.0	3,186
Lower Ground Vaults	13.5	145
Total NIA	2,121.0	22,830
<u>Gross Internal Area</u>		
Fifth Level	326.4	3,513
Fourth Level	355.3	3,824
Third Level	385.9	4,154
Second Level	386.2	4,157
First Level	386.5	4,160
Ground Level	364.9	3,928
Lower Ground	425.8	4,583
Total GIA	2,631.0	28,320

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Lower Ground

General Notes

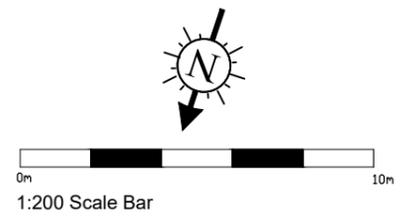
- Net Internal Area
- Vaults

No.	Revision/Issue	Date
1	Issue	23/02/21

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Project Name and Address
12-13 Essex Street
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Project 21.02.1960	Sheet Lower Ground Floor Plan
Date 23 February 2021	
Scale 1:200 @ A3	





Ground Level

General Notes

- Net Internal Area
- Reception

1	Issue	23/02/21
No.	Revision/Issue	Date

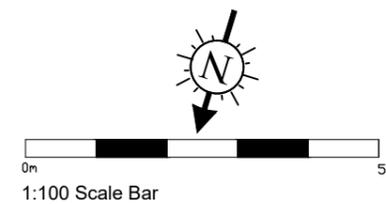
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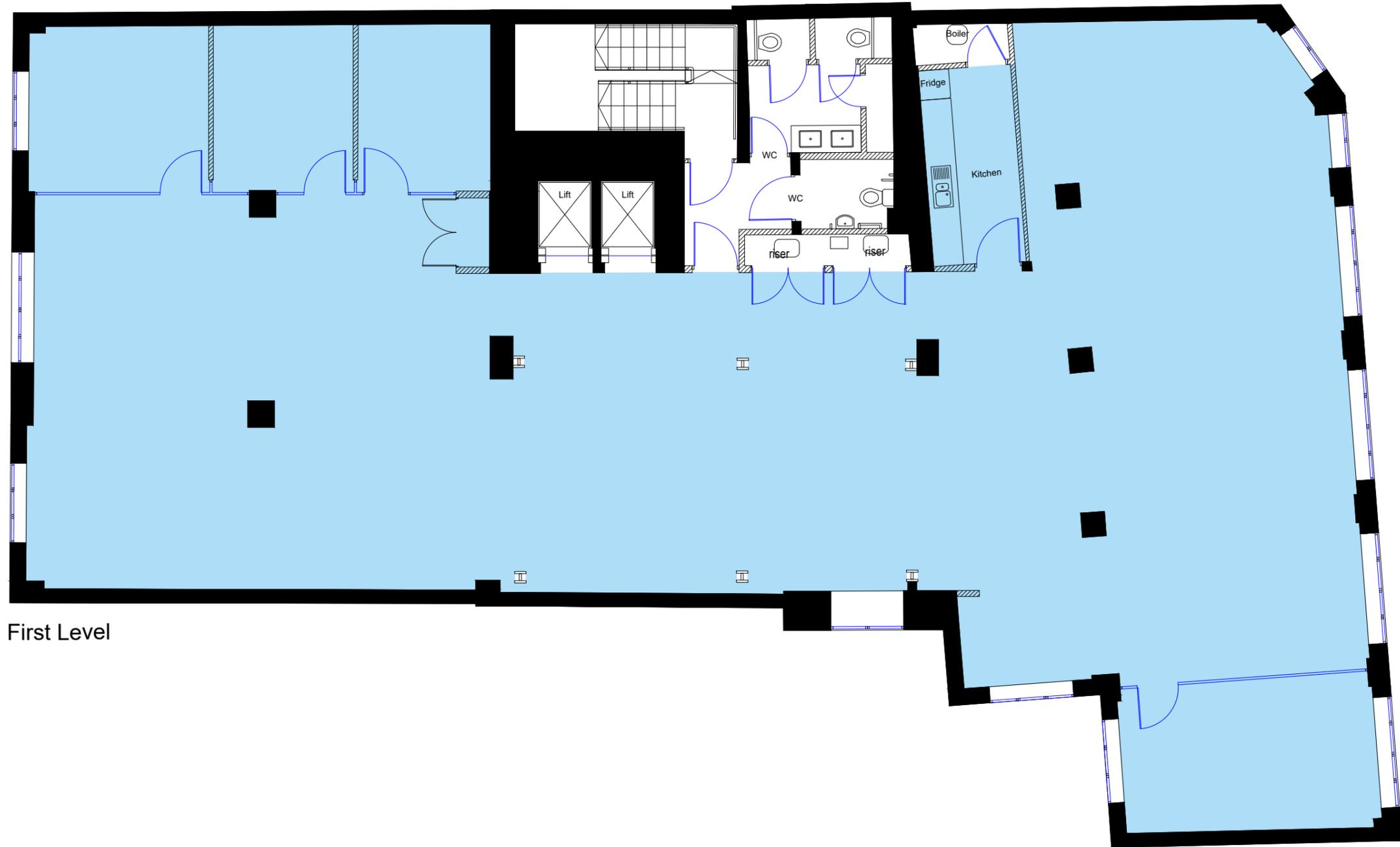
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Project 21.02.1960	Sheet Ground Level Floor Plan
Date 23 February 2021	
Scale 1:100 @ A3	





First Level

General Notes

Net Internal Area

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1	Issue	23/02/21

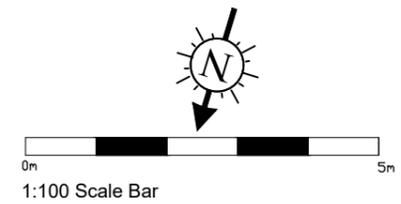
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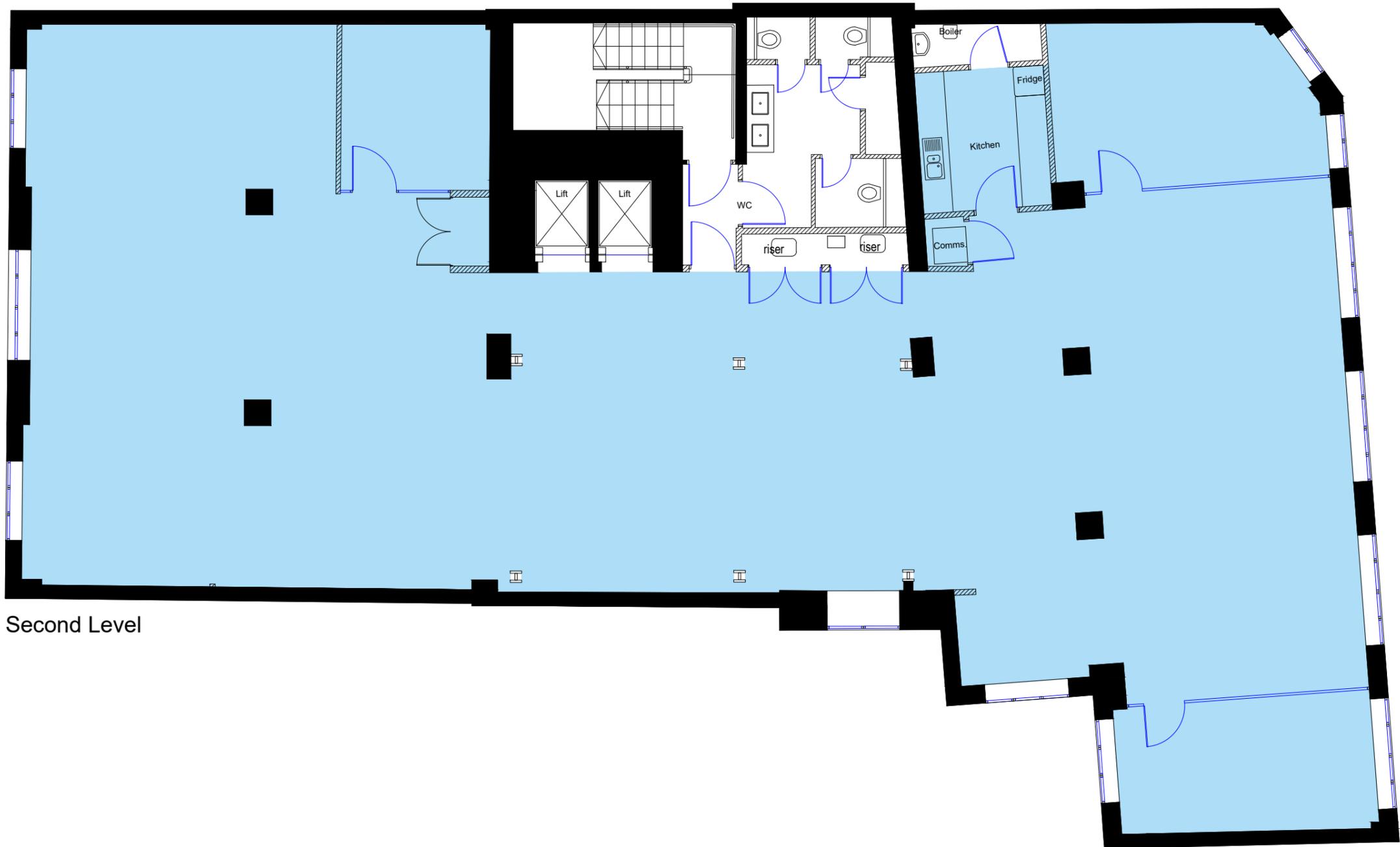
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Scale 1:100 @ A3	





Second Level

General Notes

Net Internal Area

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1	Issue	23/02/21

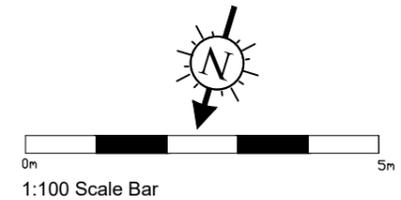
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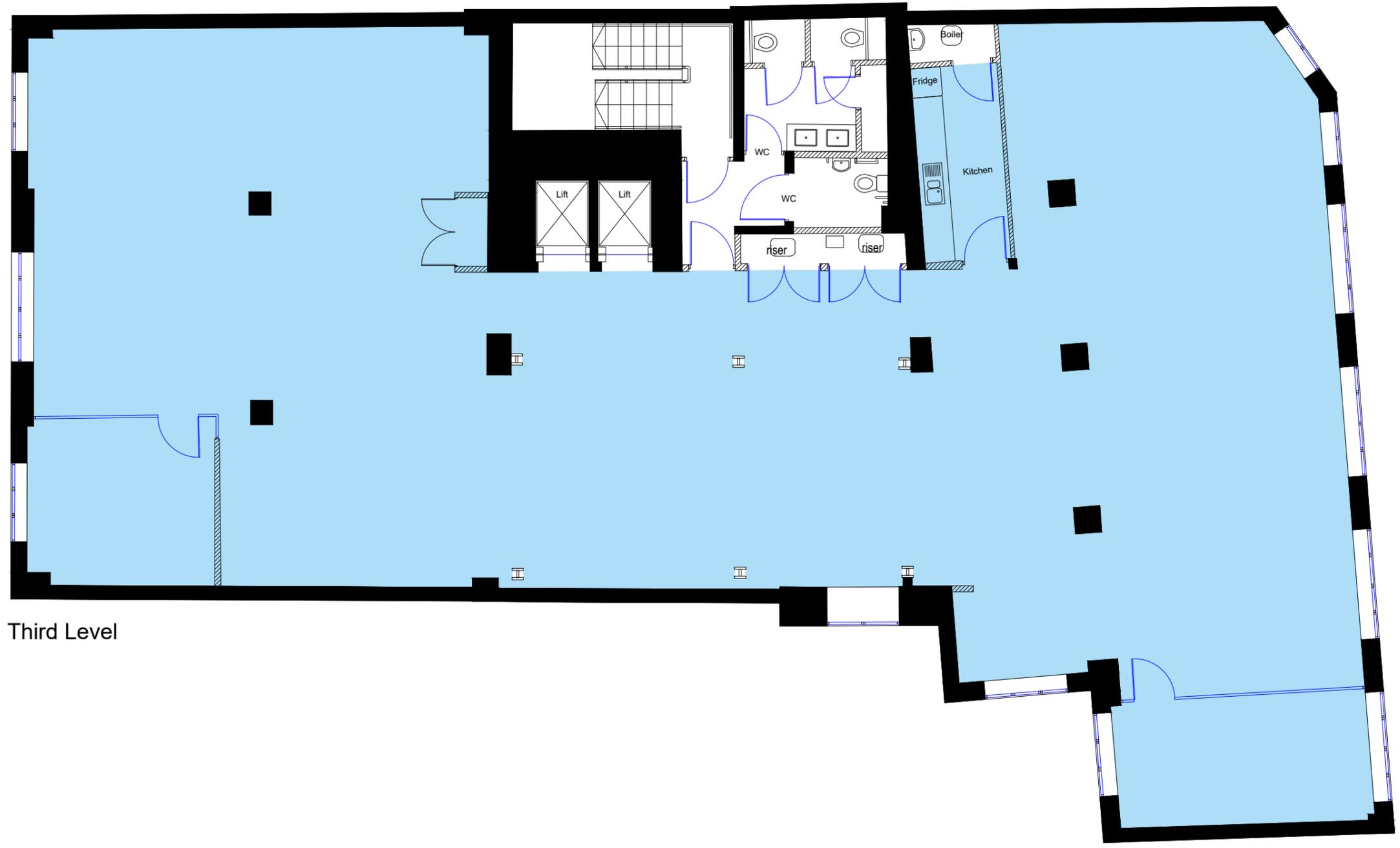
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Project 21.02.1960	Sheet Second Level Floor Plan
Date 23 February 2021	
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General Notes

Net Internal Area



Third Level

No.	Revision/Issue	Date
1	Issue	23/02/21

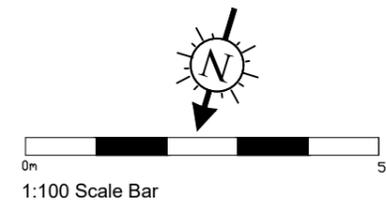
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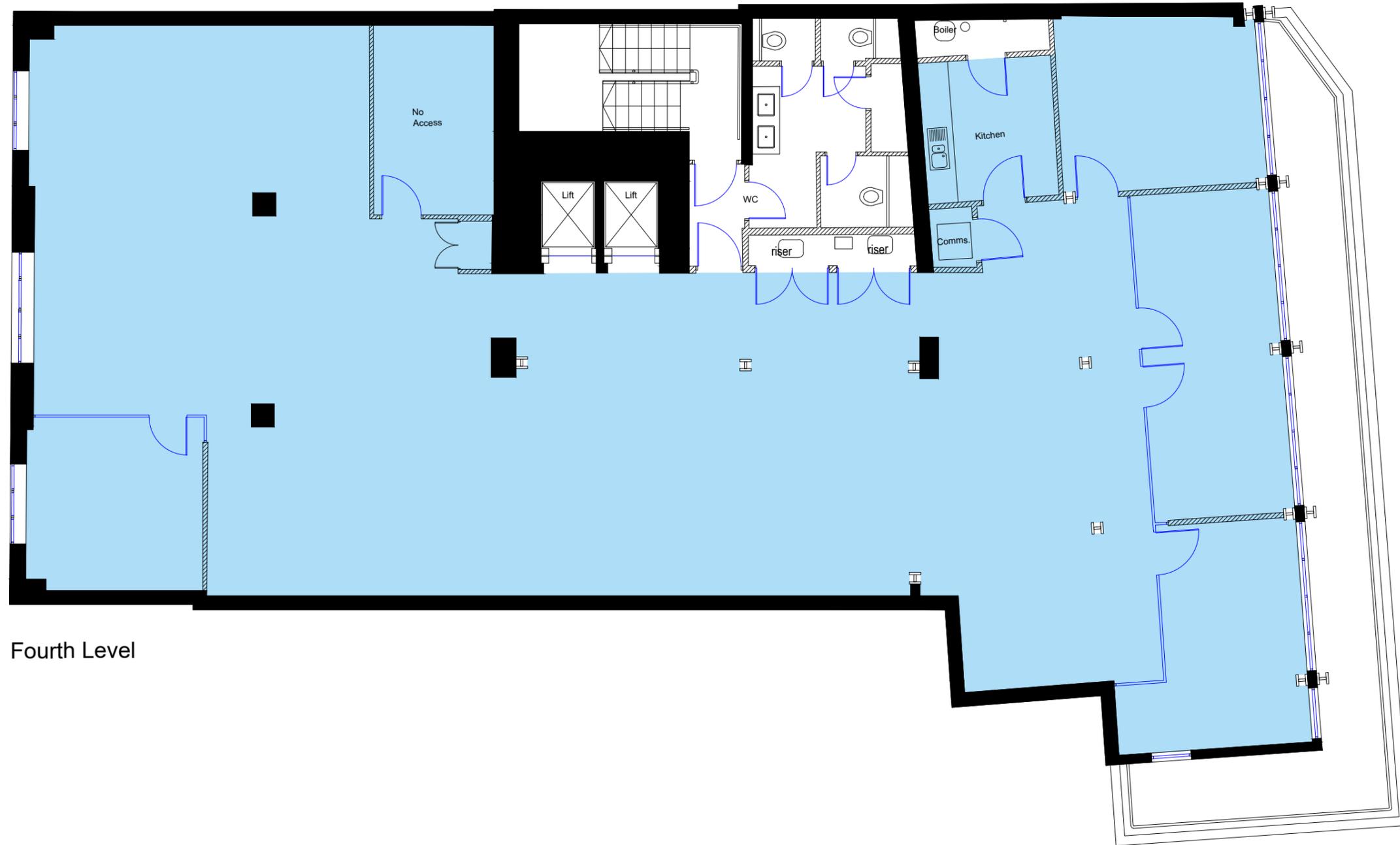
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Date 23 February 2021	
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Fourth Level

General Notes

Net Internal Area

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1	Issue	23/02/21

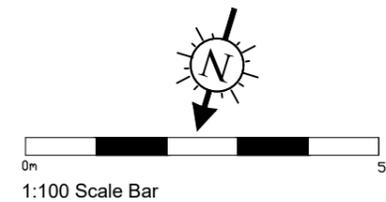
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Fifth Level

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Net Internal Area

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