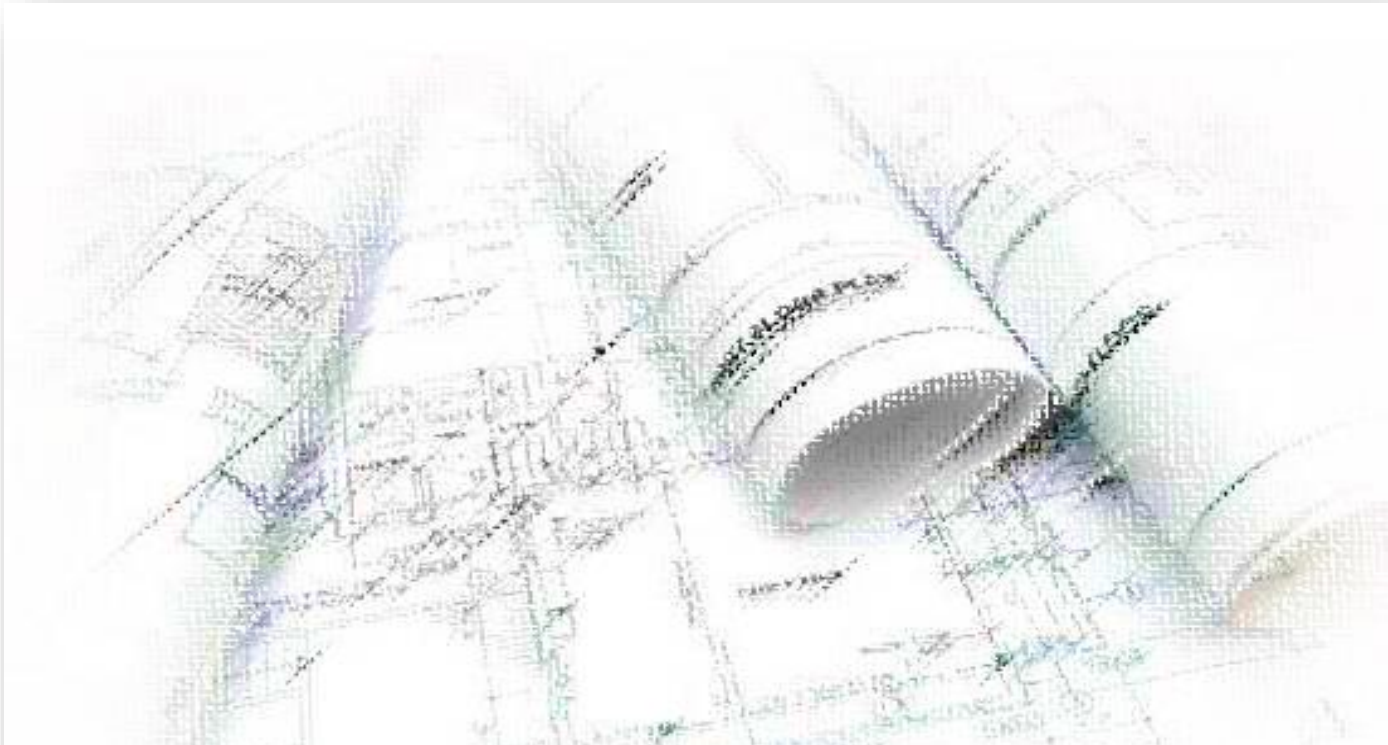




Lane & Frankham



AREA
REFERENCING
REPORT
LF4605

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NW1 7DJ

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Registered in England & Wales Company Registration Number: 08357709

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AREA REFERENCING REPORT - JOB REF: LF4605

Report Issue Status

ISSUE	DATE ISSUED	STATUS	CHANGE
A	December 2022	ORIGINAL	

DRAFT

Survey Report

1. INTRODUCTION

This Net and Gross Internal Area survey was undertaken by Lane & Frankham in December 2022 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.

2. SCOPE OF WORKS

Internal area measurements were required for all levels 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: LF4605

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.

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

NET INTERNAL AREAS (NIA)

FLOOR NIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS sq m sq ft	EXCLUDED AREAS sq m sq ft
Sixth	Office	553.0	5952		
Fifth	Office	586.6	6314		
Fourth	Office	581.6	6260		
Third	Office	581.2	6256		
Second	Office	574.2	6181		
First	Office	588.7	6337		
Ground	Office	506.6	5453		Reception 52.7 567
Basement	Office	674.8	7263		
TOTAL		4646.7	50016		

GROSS INTERNAL AREAS (GIA)

FLOOR GIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS sq m sq ft	EXCLUDED AREAS sq m sq ft
Sixth	Office	674.4	7259		
Fifth	Office	705.1	7590		
Fourth	Office	700.9	7544		
Third	Office	700.1	7536		
Second	Office	696.2	7494		
First	Office	704.1	7579		
Ground	Office	744.8	8017		
Basement	Office	1073.9	11559		
TOTAL		5999.5	64578		

International Property Measurement Standard

FLOOR IPMS-3	USE	AREA sq m	AREA sq ft	INCLUDED COMPONENTS sq m sq ft	LIMITED USE AREAS sq m sq ft
Sixth	Office	589.4	6344		Internal Dominant Face 12.0 129 Structural Features 7.7 83 Terrace 16.7 180
Fifth	Office	608.5	6550		Internal Dominant Face 12.4 133 Structural Features 9.5 102
Fourth	Office	603.5	6496		Internal Dominant Face 12.6 136 Structural Features 9.3 100
Third	Office	602.8	6488		Internal Dominant Face 12.2 131 Structural Features 9.4 101
Second	Office	594.7	6401		Internal Dominant Face 12.7 137 Structural Features 7.8 84
First	Office	610.3	6569		Internal Dominant Face 13.6 146 Structural Features 8.0 86
Ground	Office	521.2	5610		Internal Dominant Face 8.2 88 Structural Features 6.4 69
Basement	Office	681.7	7338		Internal Dominant Face 0.0 0 Structural Features 6.9 74
OVERALL TOTAL		4812.1	51796	Component Total 0.0 0	Limited Use Total 165.4 1779

AREA PLAN
ACADEMIC HOUSE
24-28 Oval Road, London NW1

SIXTH FLOOR

IPMS3 Office Area Plan

	IPMS 3	589.4 sq m	6344 sq ft
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LIMITED USE AREAS

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

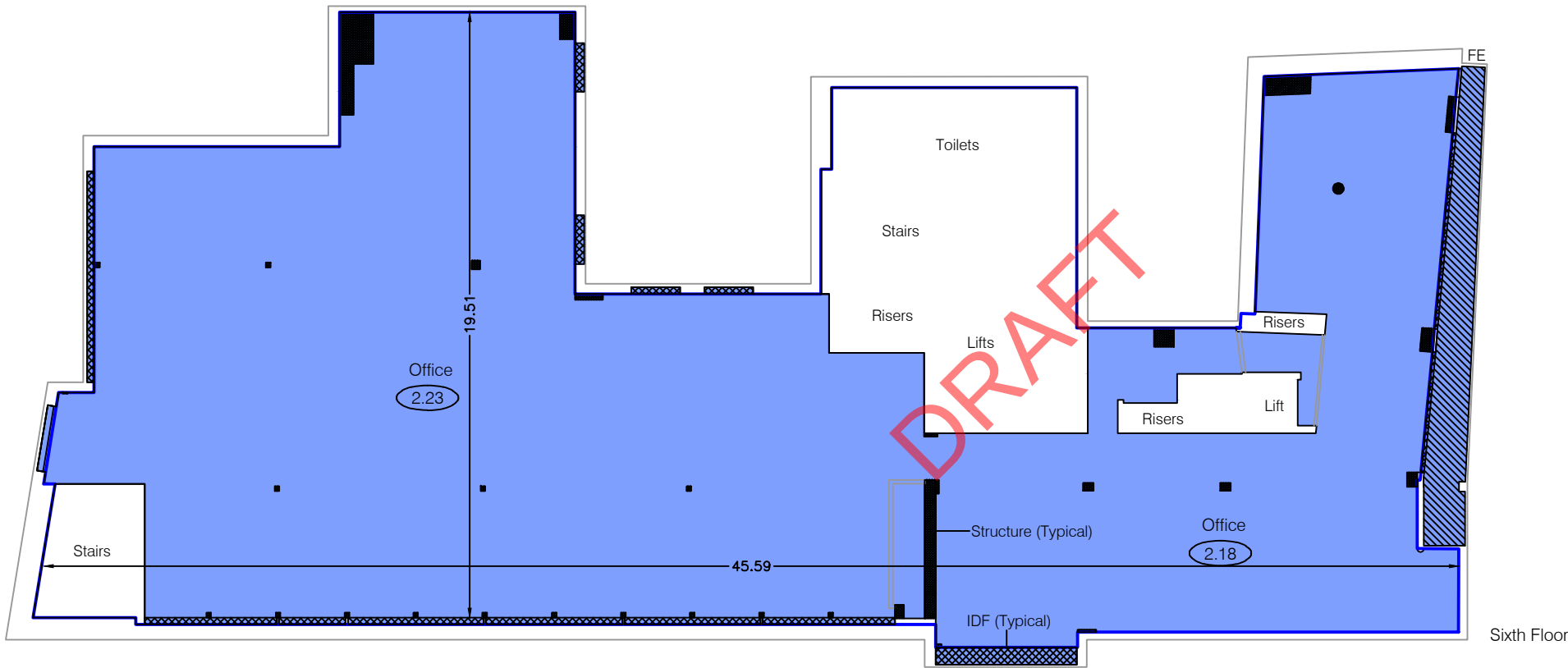
	Internal Dominant Face (IDF)	12.0 sq m	129 sq ft
	Structure	7.7 sq m	83 sq ft
	Terraces	16.7 sq m	180 sq ft

Net Internal Area

	NIA	553.0 sq m	5952 sq ft
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Gross Internal Area

	GIA	674.4 sq m	7259 sq ft
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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. LF4605-AREA-06
Issue A December 2022
Scaled for presentation - 1:200 @ A3



AREA PLAN
ACADEMIC HOUSE
24-28 Oval Road, London NW1
FIFTH FLOOR
IPMS3 Office Area Plan

	IPMS 3	608.5 sq m	6550 sq ft
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LIMITED USE AREAS

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

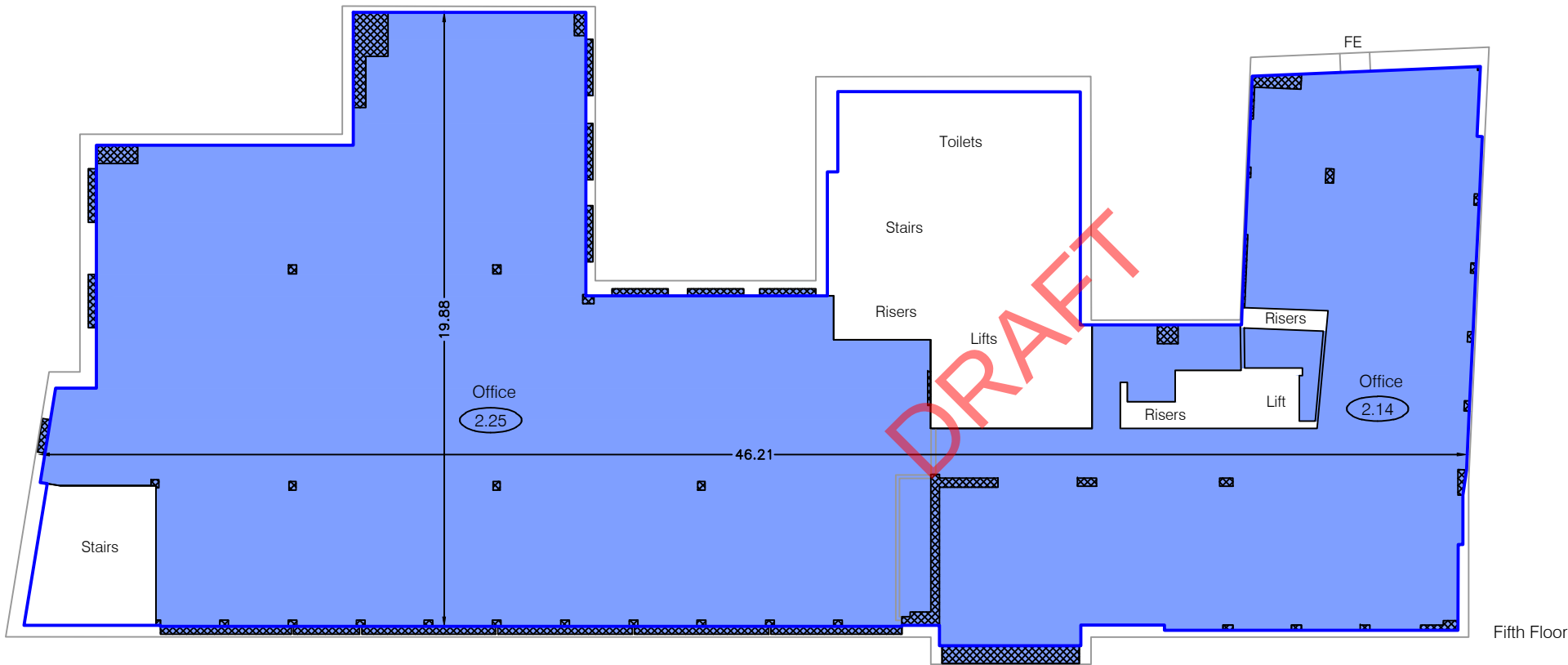
	Internal Dominant Face (IDF)	12.4 sq m	133 sq ft
	Structure	9.5 sq m	102 sq ft

Net Internal Area

	NIA	586.6 sq m	6314 sq ft
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Gross Internal Area

	GIA	705.1 sq m	7590 sq ft
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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. LF4605-AREA-05
Issue A December 2022
Scaled for presentation - 1:200 @ A3



AREA PLAN

ACADEMIC HOUSE

24-28 Oval Road, London NW1

FOURTH FLOOR

IPMS3 Office Area Plan

	IPMS 3	603.5 sq m	6496 sq ft
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LIMITED USE AREAS

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

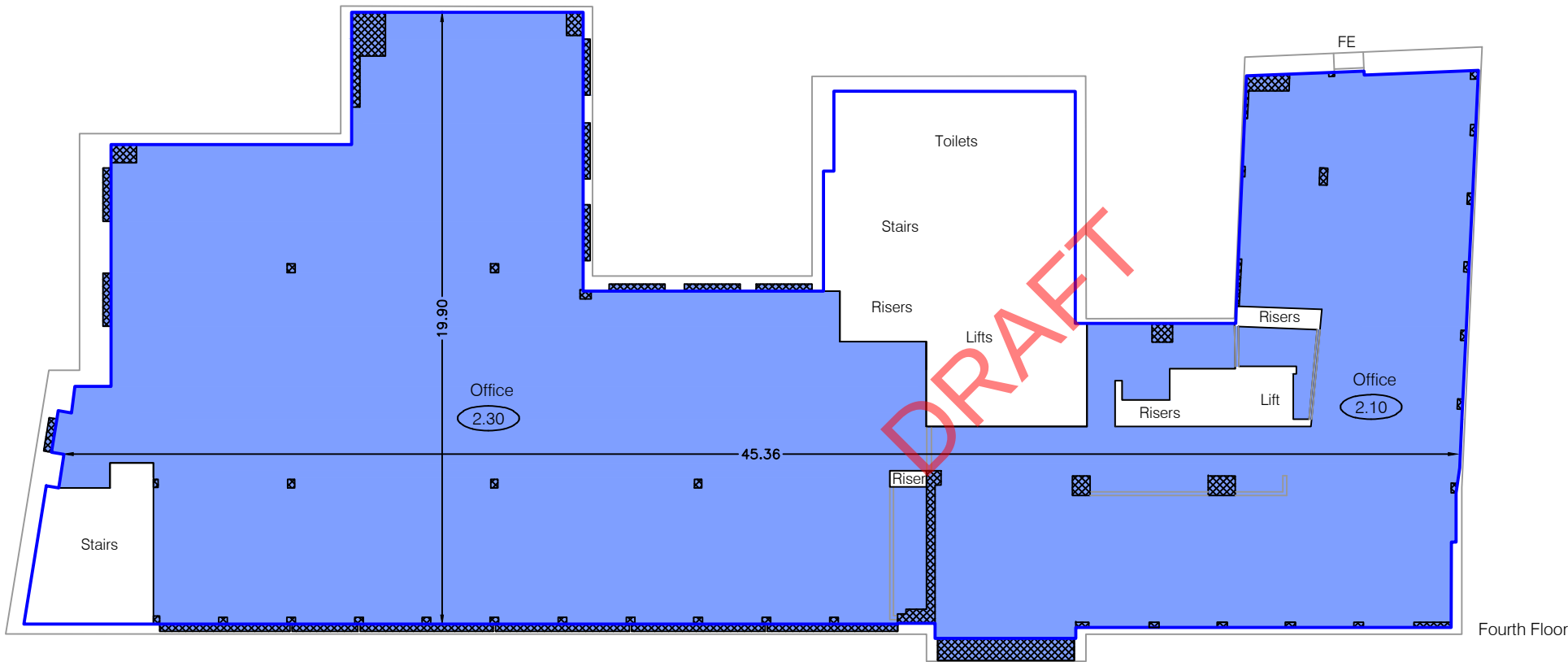
	Internal Dominant Face (IDF)	12.6 sq m	136 sq ft
	Structure	9.3 sq m	100 sq ft

Net Internal Area

	NIA	581.6 sq m	6260 sq ft
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Gross Internal Area

	GIA	700.9 sq m	7544 sq ft
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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. LF4605-AREA-04
Issue A December 2022
Scaled for presentation - 1:200 @ A3



AREA PLAN
ACADEMIC HOUSE
24-28 Oval Road, London NW1

THIRD FLOOR
IPMS3 Office Area Plan

	IPMS 3	602.8 sq m	6488 sq ft
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LIMITED USE AREAS

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

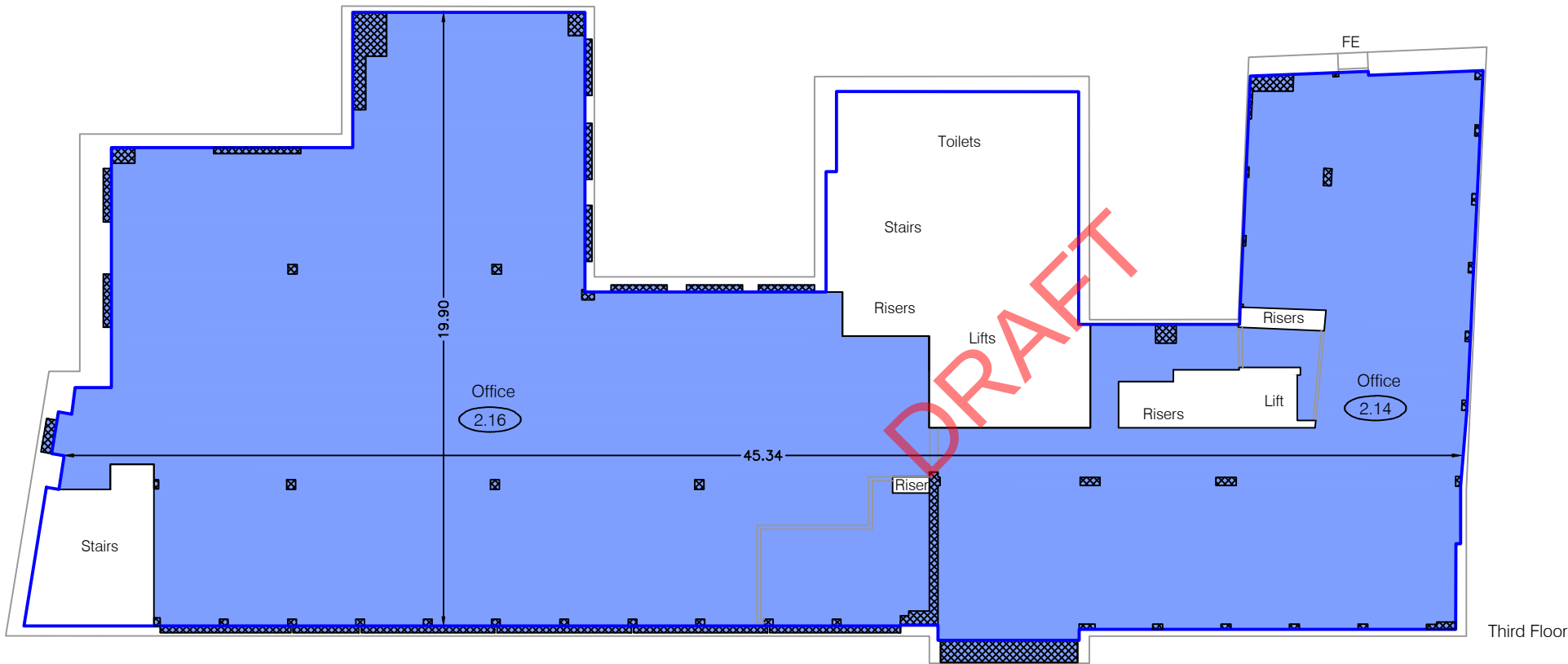
	Internal Dominant Face (IDF)	12.2 sq m	131 sq ft
	Structure	9.4 sq m	101 sq ft

Net Internal Area

	NIA	581.2 sq m	6256 sq ft
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Gross Internal Area

	GIA	700.1 sq m	7536 sq ft
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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. LF4605-AREA-03
Issue A December 2022
Scaled for presentation - 1:200 @ A3



AREA PLAN
ACADEMIC HOUSE
24-28 Oval Road, London NW1

SECOND FLOOR
IPMS3 Office Area Plan

	IPMS 3	594.7 sq m	6401 sq ft
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LIMITED USE AREAS

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

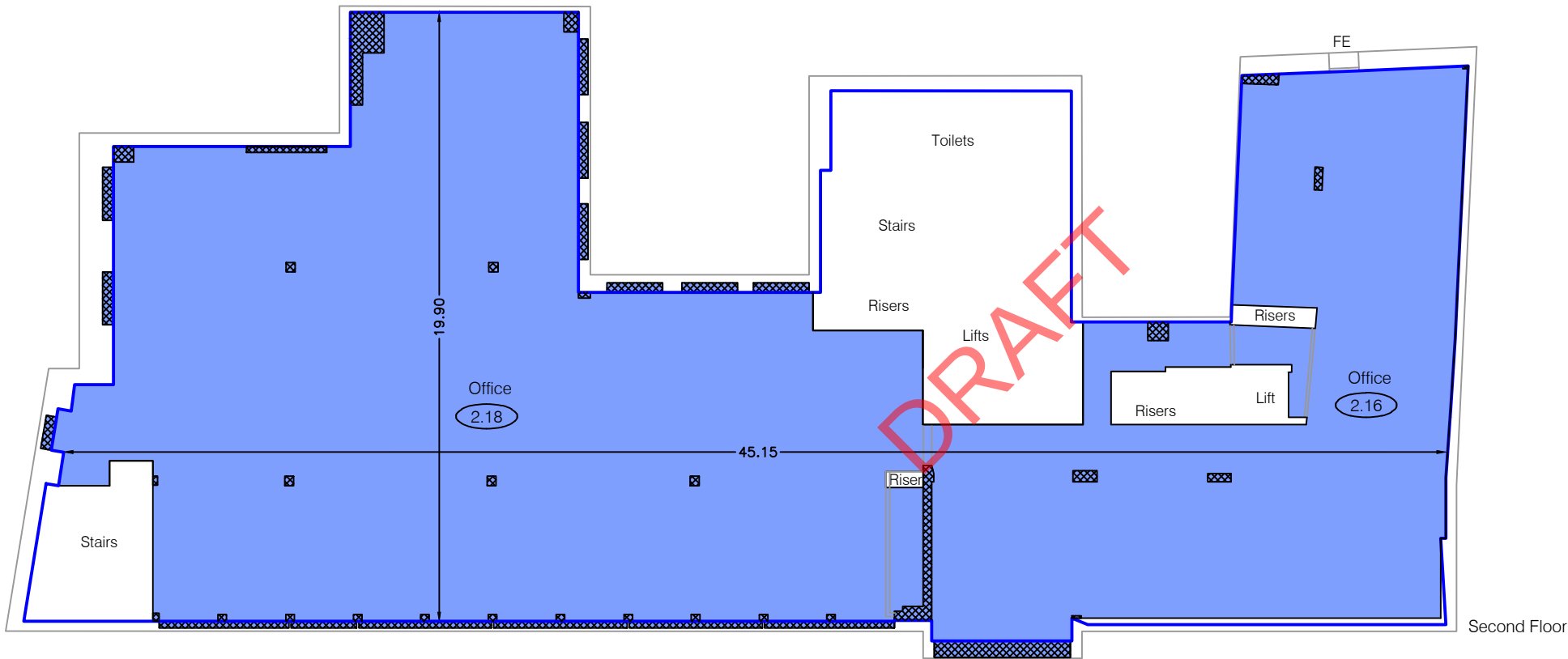
	Internal Dominant Face (IDF)	12.7 sq m	137 sq ft
	Structure	7.8 sq m	84 sq ft

Net Internal Area

	NIA	574.2 sq m	6181 sq ft
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Gross Internal Area

	GIA	696.2 sq m	7494 sq ft
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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. LF4605-AREA-02
Issue A December 2022
Scaled for presentation - 1:200 @ A3



AREA PLAN

ACADEMIC HOUSE

24-28 Oval Road, London NW1

FIRST FLOOR

IPMS3 Office Area Plan

	IPMS 3	610.3 sq m	6569 sq ft
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LIMITED USE AREAS

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

	Internal Dominant Face (IDF)	13.6 sq m	146 sq ft
	Structure	8.0 sq m	86 sq ft

Net Internal Area

	NIA	588.7 sq m	6337 sq ft
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Gross Internal Area

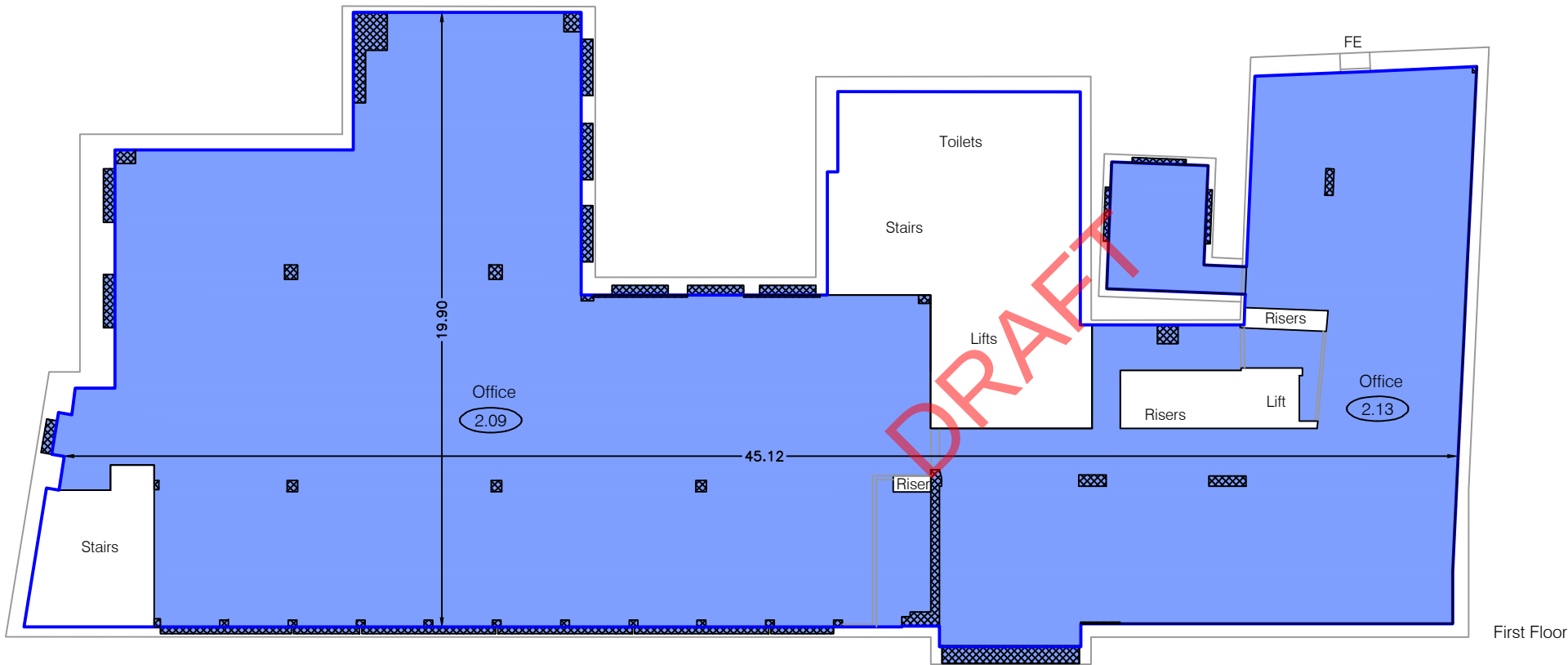
	GIA	704.1 sq m	7579 sq ft
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Notes:
(X.XX)- Floor to Ceiling Height (Metres)
A dashed line denotes assumed - inaccessible due to fit out.
This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF4605-AREA-01
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JAMESTOWN ROAD

OVAL ROAD

AREA PLAN
ACADEMIC HOUSE
24-28 Oval Road, London NW1

GROUND FLOOR
IPMS3 Office Area Plan

	IPMS 3	521.2 sq m	5610 sq ft
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LIMITED USE AREAS

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

	Internal Dominant Face (IDF)	8.2 sq m	88 sq ft
	Structure	6.4 sq m	69 sq ft

Net Internal Area

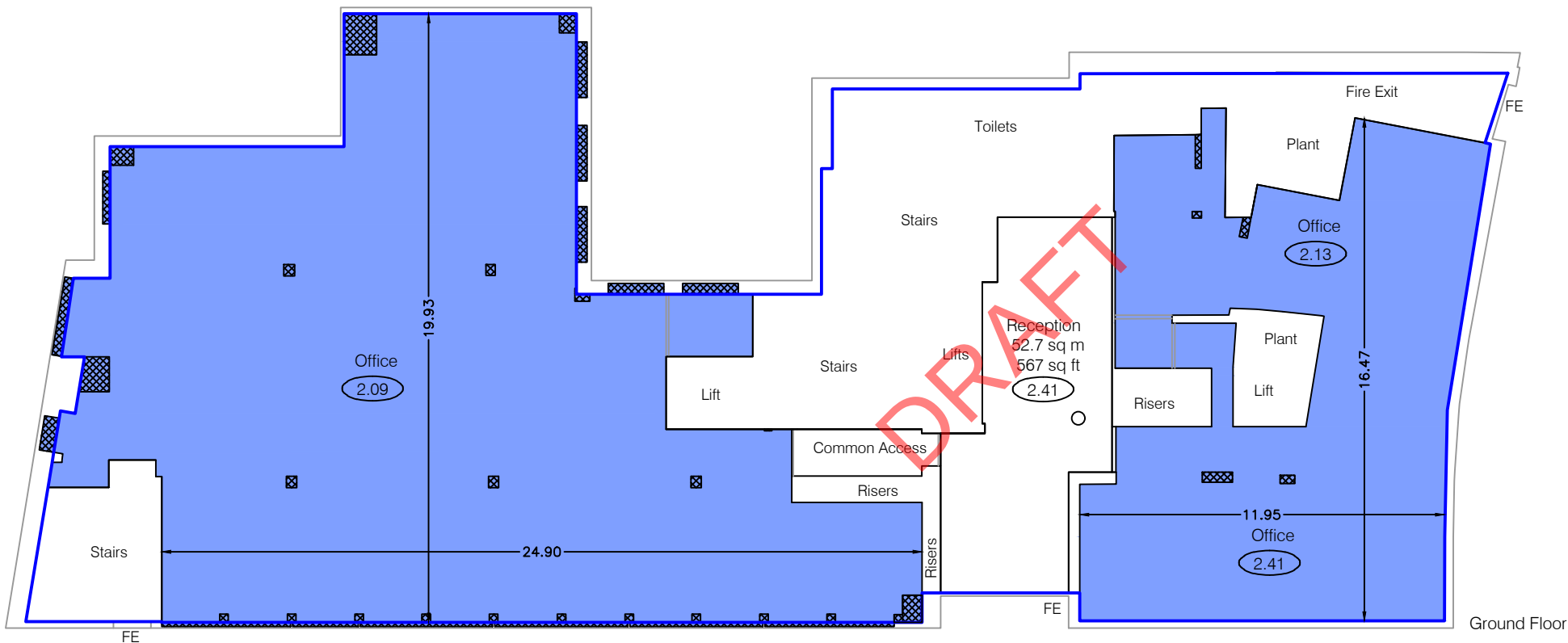
	NIA	506.6 sq m	5453 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Reception	52.7 sq m	567 sq ft
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Gross Internal Area

	GIA	744.8 sq m	8017 sq ft
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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. LF4605-AREA-G
Issue A December 2022
Scaled for presentation - 1:200 @ A3

AREA PLAN

ACADEMIC HOUSE

24-28 Oval Road, London NW1

BASEMENT

IPMS3 Office Area Plan

	IPMS 3	681.7 sq m	7338 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 sq m	0 sq ft
	Structure	6.9 sq m	74 sq ft

Net Internal Area

	NIA	674.8 sq m	7263 sq ft
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Gross Internal Area

	GIA	1073.9 sq m	11559 sq ft
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Notes:
(X.XX)- Floor to Ceiling Height (Metres)
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Dwg No. LF4605-AREA-B
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