

# Lane & Frankham



AREA  
REFERENCING  
REPORT  
LF6342

THE OLD BREWERY  
22 Russell Street  
WINDSOR  
SL4

## Lane & Frankham Limited

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Registered in England & Wales Company Registration Number: 08357709

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Basement \_\_\_\_\_

# AREA REFERENCING REPORT - JOB REF: LF6342

## Report Issue Status

<b>ISSUE</b>	<b>DATE ISSUED</b>	<b>STATUS</b>	<b>CHANGE</b>
<b>A</b>	February 2025	ORIGINAL	

## Survey Report

### 1. INTRODUCTION

This Internal Area survey was undertaken by Lane & Frankham in January 2025, 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).

The floor area is 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 all floors of the building.

In preparing this measurement report Lane & Frankham have relied upon supplied information. 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: LF6342

A total station electronic theodolite with distance measuring facility was used to observe the geometrical framework of the floors. 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

## SUMMARY OF INTERNAL AREAS

THE OLD BREWERY, 22 Russell Street, WINDSOR, SL4.

### International Property Measurement Standard

FLOOR IPMS-3	USE	AREA sq m	AREA sq ft	INCLUDED COMPONENTS		LIMITED USE AREAS			
				sq m	sq ft	sq m	sq ft		
FIRST	Office	397.7	4281	External Terrace	2.3	25	Internal Dominant Face	5.6	60
							Structural Features	5.7	61
							Door Recess	0.7	8
							Terrace	2.3	25
GROUND	Office	332.9	3583				Internal Dominant Face	6.6	71
							Structural Features	5.0	54
							Restricted Headroom	1.7	18
							Unusable	0.6	6
BASEMENT	Office	173.2	1864				Structural Features	1.0	11
<b>OVERALL TOTAL</b>		<b>903.8</b>	<b>9728</b>	<b>Included Component Total</b>	<b>2.3</b>	<b>25</b>	<b>Limited Use Total</b>	<b>29.2</b>	<b>314</b>

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Regulated by RICS

## SUMMARY OF AREAS

THE OLD BREWERY, 22 Russell Street, WINDSOR, SL4.

### 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
FIRST	Office	383.4	4127			Door Recess	0.7 8
						Terrace	2.3 25
GROUND	Office	319.1	3434			R Headroom	1.7 18
						Unusable	0.6 6
BASEMENT	Office	172.2	1854				
<b>OVERALL TOTAL</b>		<b>874.7</b>	<b>9415</b>				

### GROSS INTERNAL AREAS (GIA)

FLOOR GIA	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
			sq m	sq ft	sq m	sq ft
FIRST	393.8	4239				
GROUND	372.2	4006				
BASEMENT	193.3	2081				
<b>OVERALL TOTAL</b>		<b>959.3</b>	<b>10326</b>			

R Headroom - Restricted Headroom less than 1.5 metres above finished floor level

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# AREA PLAN

## THE OLD BREWERY

22 Russell Street, WINDSOR, SL4.





### First Floor

#### IPMS3 Office Area Plan


	<b>IPMS 3</b>	<b>397.7 sq m</b>	<b>4281 sq ft</b>
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#### LIMITED USE AREAS

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

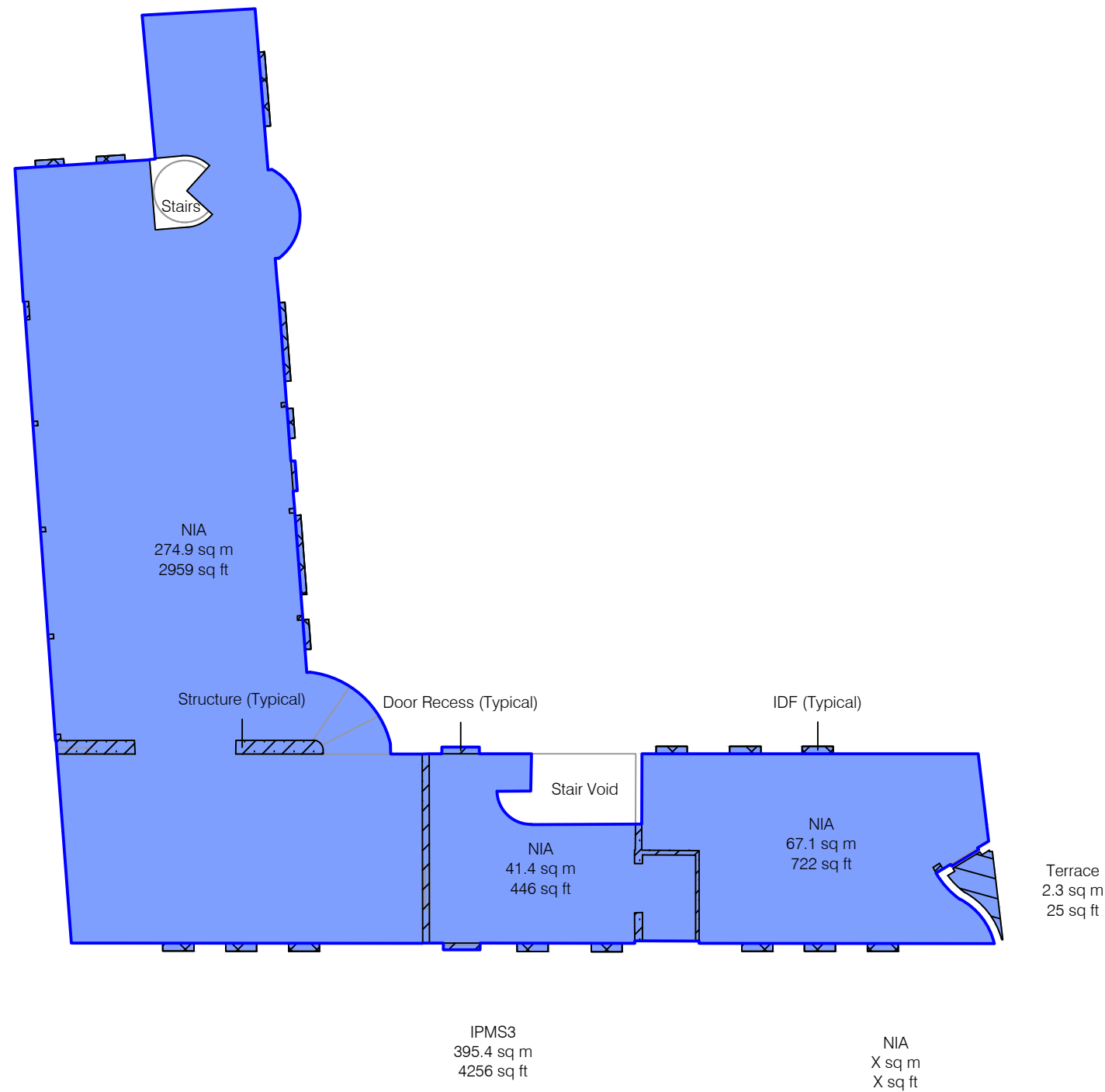
	Internal Dominant Face (IDF)	5.6 sq m	60 sq ft
	Structure	5.7 sq m	61 sq ft
	Door Recess	0.7 sq m	8 sq ft
	Terrace	2.3 sq m	25 sq ft

#### Net Internal Area

	<b>NIA</b>	<b>383.4 sq m</b>	<b>4127 sq ft</b>
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#### Gross Internal Area

	<b>GIA</b>	<b>393.8 sq m</b>	<b>4239 sq ft</b>
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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. LF6342-AREA-1**

Issue A February 2025

Scaled for presentation - 1:200 @ A3

**Lane & Frankham**




# AREA PLAN

**THE OLD BREWERY**  
22 Russell Street, WINDSOR, SL4.

## Ground Floor

### IPMS3 Office Area Plan

	<b>IPMS 3</b>	<b>332.9 sq m</b>	<b>3583 sq ft</b>
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#### LIMITED USE AREAS


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

	Internal Dominant Face (IDF)	6.6 sq m	71 sq ft
	Structure	5.0 sq m	54 sq ft
	Restricted Headroom	1.7 sq m	18 sq ft
	Unusable	0.6 sq m	6 sq ft

#### Net Internal Area

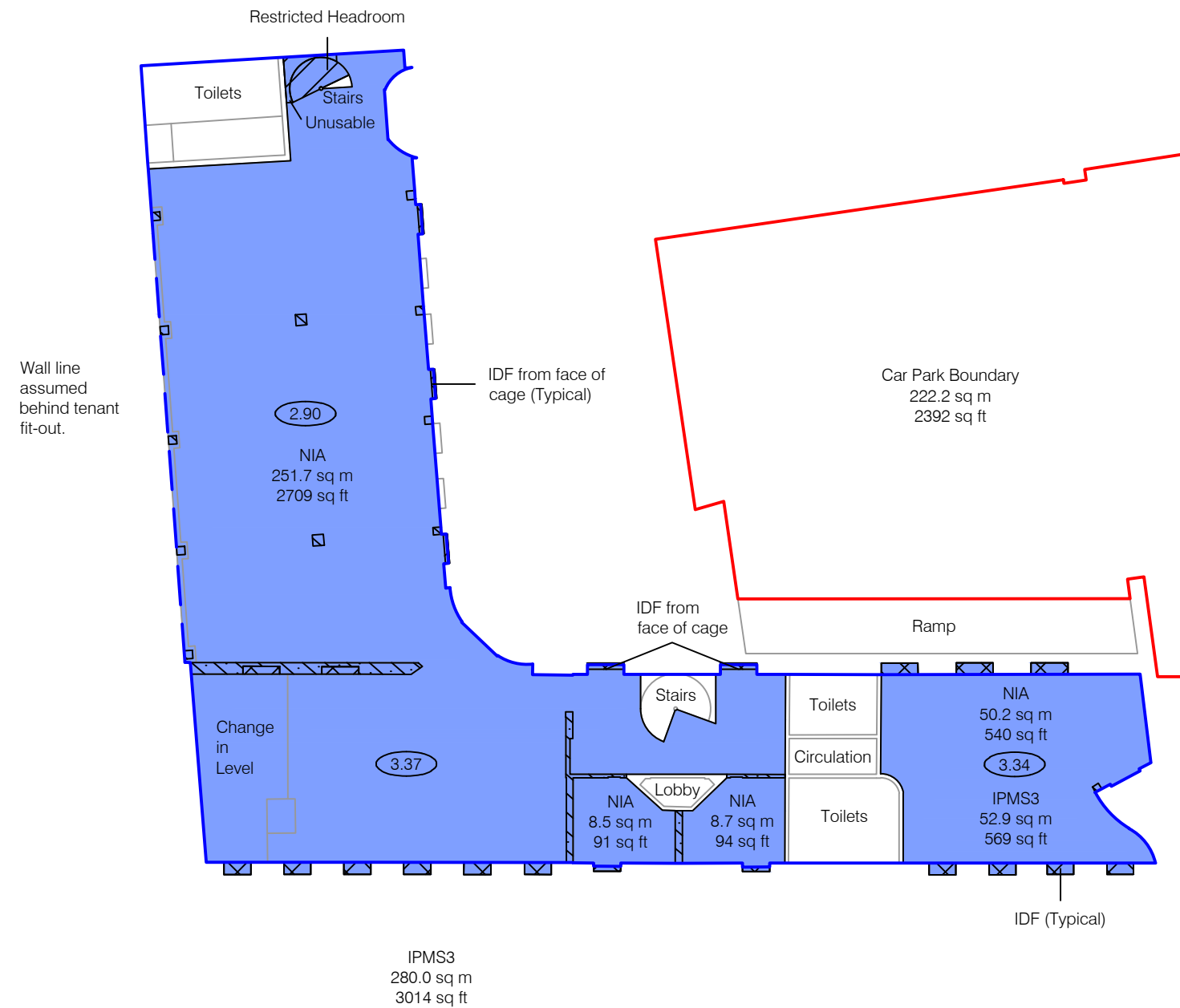
	<b>NIA</b>	<b>319.1 sq m</b>	<b>3434 sq ft</b>
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#### Gross Internal Area

	<b>GIA</b>	<b>372.2 sq m</b>	<b>4006 sq ft</b>
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#### EXTERNAL BOUNDARY

	<b>CAR PARK</b>	<b>222.2 sq m</b>	<b>2392 sq ft</b>
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#### Notes:

(X.XX) - Floor to Ceiling Height (Metres)  
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**Dwg No. LF6342-AREA-G**

Issue B February 2025

Scaled for presentation - 1:200 @ A3

**Lane & Frankham**




# AREA PLAN

## THE OLD BREWERY

22 Russell Street, WINDSOR, SL4.

### Basement

#### IPMS3 Office Area Plan

	IPMS 3	173.2 sq m	1864 sq ft
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#### LIMITED USE AREAS

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

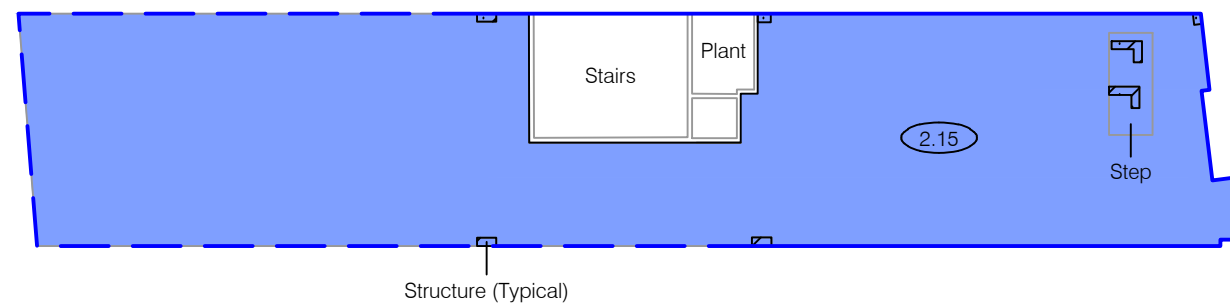
	Structure	1.0 sq m	11 sq ft
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#### Net Internal Area

	NIA	172.2 sq m	1854 sq ft
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#### Gross Internal Area

	GIA	193.3 sq m	2081 sq ft
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RUSSELL STREET

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.** LF6342-AREA-B

Issue A February 2025

Scaled for presentation - 1:200 @ A3

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