

AREA MEASUREMENT REPORT (Net Internal Area)

5-7 Singer Street
London

June 2023



Daydon Griffiths & Surry

LU.105 The Lightbulb
1 Filament Walk
London
SW18 4GQ

post@dgsurry.com

Introduction

The survey was undertaken by Daydon Griffiths & Surry in June 2023. The survey was carried out in accordance with the guidelines as described in the Sixth Edition (May 2015) of the Code of Measuring Practice, published by the Royal Institution of Chartered Surveyors.

The measurement was initiated by DG&S's representatives as the date of survey, under site conditions at that time and in line with DG&S's standard conditions of contract. Area extents are as outlined by Merinwell Limited.

Area Measurement Report

5-7 Singer Street
London
EC2A 4BQ



Contents – 5-7 Singer Street

- Summary of Areas (NIA)
- Reference Plans

Summary of Areas (NIA)

5-7 Singer Street, London

FLOOR	USE	NET INTERNAL AREA	
		Sq m2	Sq ft2
Basement	Office	419.86	4519
Ground Floor	Reception	94.50	1017
	Office	281.72	3032
First Floor	Office	335.08	3607
	WC (Tennant Fit Out)	8.44	91
Second Floor	Office	337.38	3632
	WC (Tennant Fit Out)	8.01	86
Third Floor	Office	349.01	3757
	WC (Tennant Fit Out)	9.09	98
Fourth Floor	Office	237.11	2552
	WC (Tennant Fit Out)	7.21	78
TOTAL		2087.41	22469

N.B. Inclusions within the NIA Areas are as discussed, and agreed, with a representative of Merinwell Limited, and notes added to the plans.

Reference Plans.

Singer Street

Basement

Ground

1st Floor

2nd Floor

3rd Floor

4th Floor

Area Plans

Net Internal Area

Net Internal Area

Net Internal Area

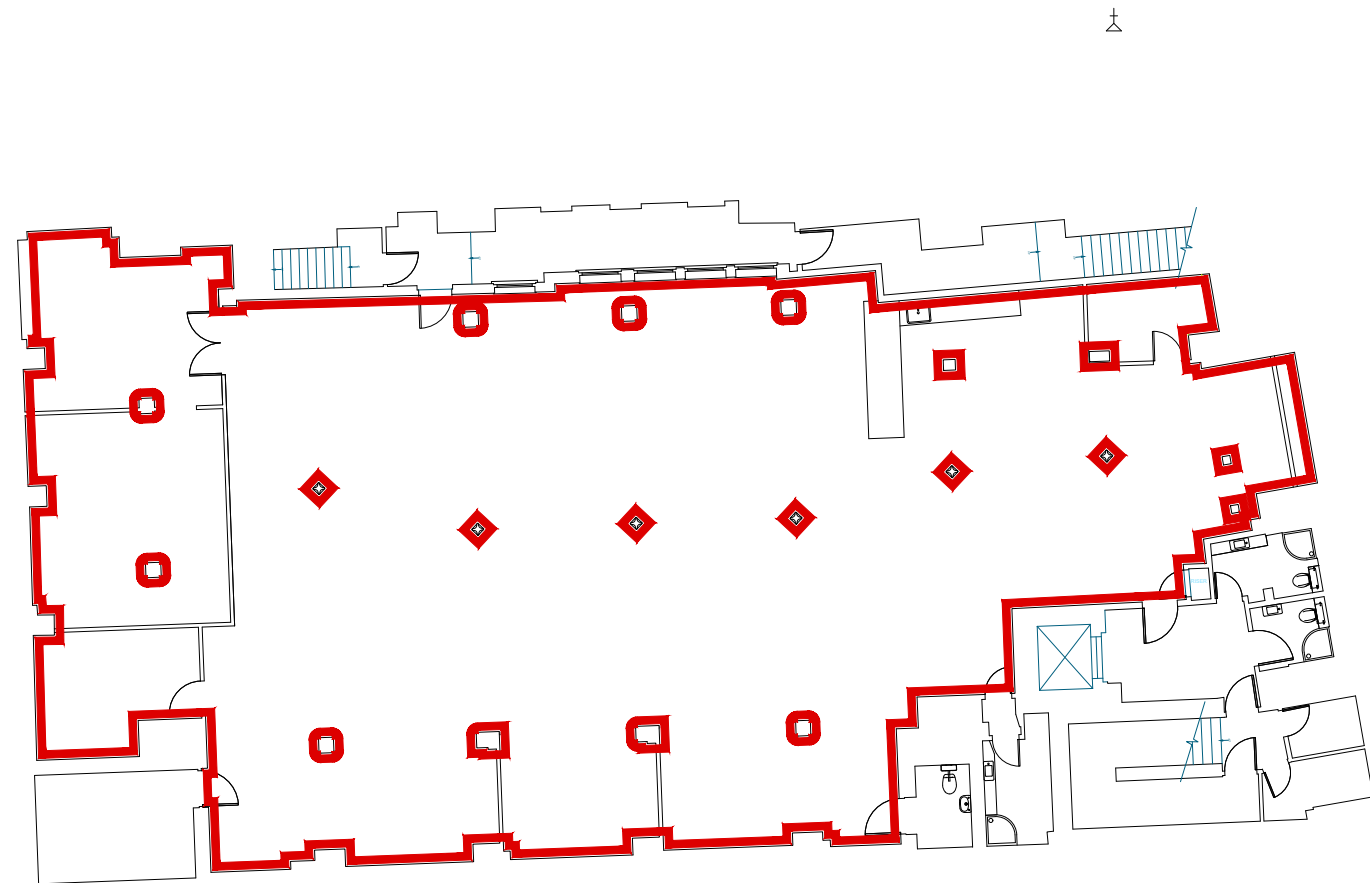
Net Internal Area

Net Internal Area

Net Internal Area

Drawing Appendix:

Drawing Name: *Singer Street (5-7) – Existing Survey (Master).dwg*
Source: *Daydon Griffiths & Surry*



BASEMENT FLOOR PLAN
Basement NIA Area = 419.86m² (4519ft²)



NOTES:

ALL INFORMATION CONTAINED IN THIS DRAWING
(INCLUDING DIGITAL DATA) SHOULD BE CHECKED & VERIFIED
PRIOR TO ANY FABRICATION OR CONSTRUCTION.

 BASEMENT
NIA AREA = 419.86m² (4519ft²)



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Drawing: NIA AREA

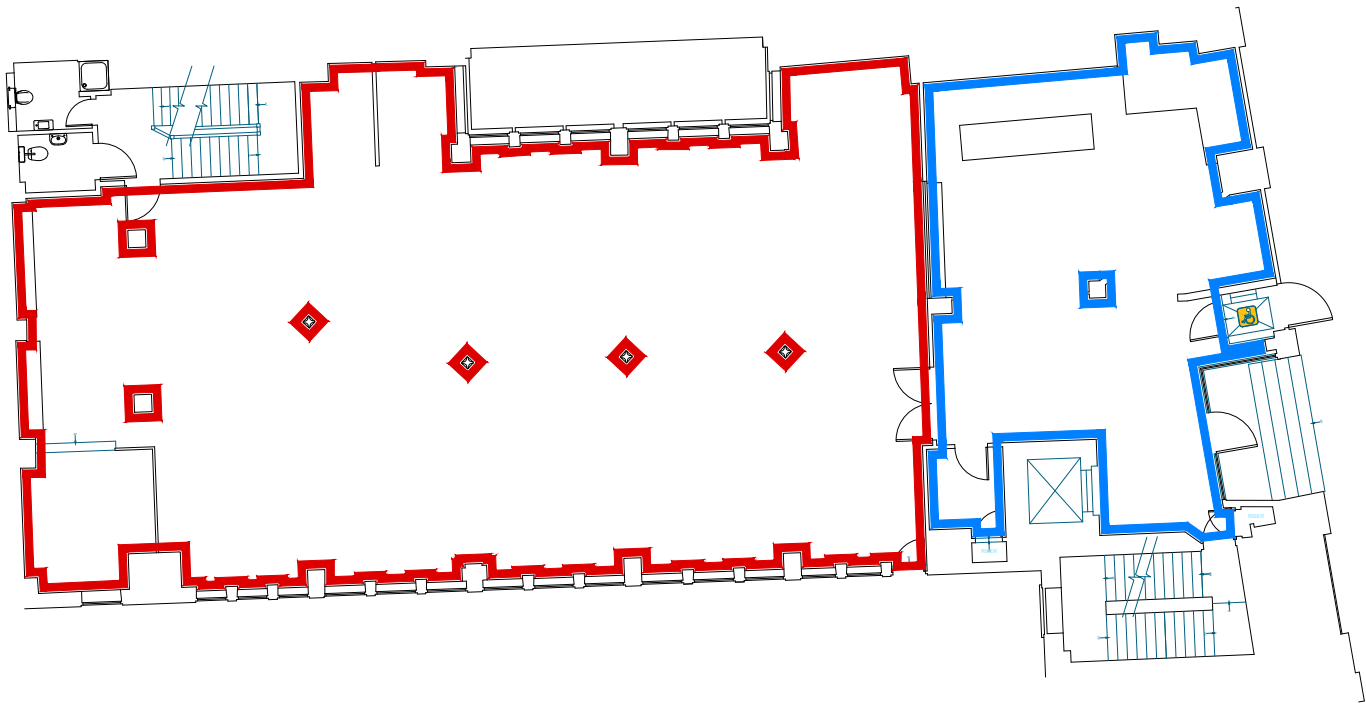
Client Name:
MERINWELL LIMITED C/O Maritime Capital Limited
The Dorcan Business Centre, Dorcan Complex, Faraday Road, Swindon, SN3 5HQ

Project:
5-7 Singer Street
London
EC2A 4AP

Title:
BASEMENT NIA AREA

DWG REF: Singer Street (5-7) - Existing Survey

DWG NO:	-001	REVISION NO:	.
SCALE:	1:200 @ A3	DATE CREATED:	JUNE 2023
DRAWN BY:	D G & S	CHECKED BY:	D G & S



GROUND FLOOR PLAN
Ground Floor NIA Area = 281.72m² (3032ft²)
Ground Floor Reception Area = 94.50m² (1017ft²)



NOTES:

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GROUND FLOOR
NIA AREA = 281.72m² (3032ft²)



GROUND FLOOR RECEPTION
AREA = 94.50m² (1017ft²)

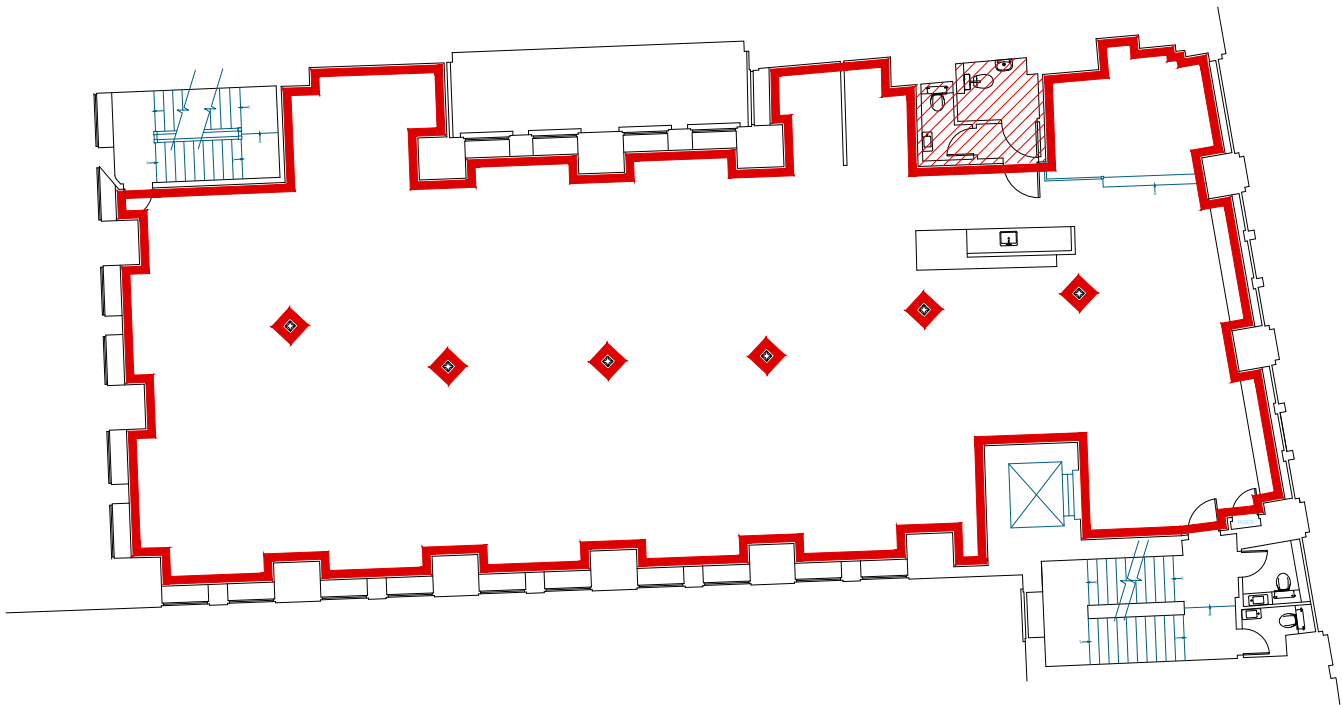




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Drawing: NIA AREA			
Client Name: MERINWELL LIMITED C/O Maritime Capital Limited The Dorcan Business Centre, Dorcan Complex, Faraday Road, Swindon, SN3 5HQ			
Project: 5-7 Singer Street London EC2A 4AP			
Title: GROUND FLOOR NIA AREA			
DWG REF: Singer Street (5-7) - Existing Survey			
DWG NO:	000	REVISION NO:	.
SCALE:	1:200 @ A3	DATE CREATED:	JUNE 2023
DRAWN BY:	D G & S	CHECKED BY:	D G & S



1ST FLOOR PLAN
1st Floor NIA Area = 335.08m² (3607ft²)
1st Floor Tennant Wc Fit Out Area = 8.44m² (91ft²)



NOTES:

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1ST FLOOR
NIA AREA = 335.08m² (3607ft²)

1ST FLOOR TENNANT WC
FIT OUT AREA = 8.44m² (91ft²)



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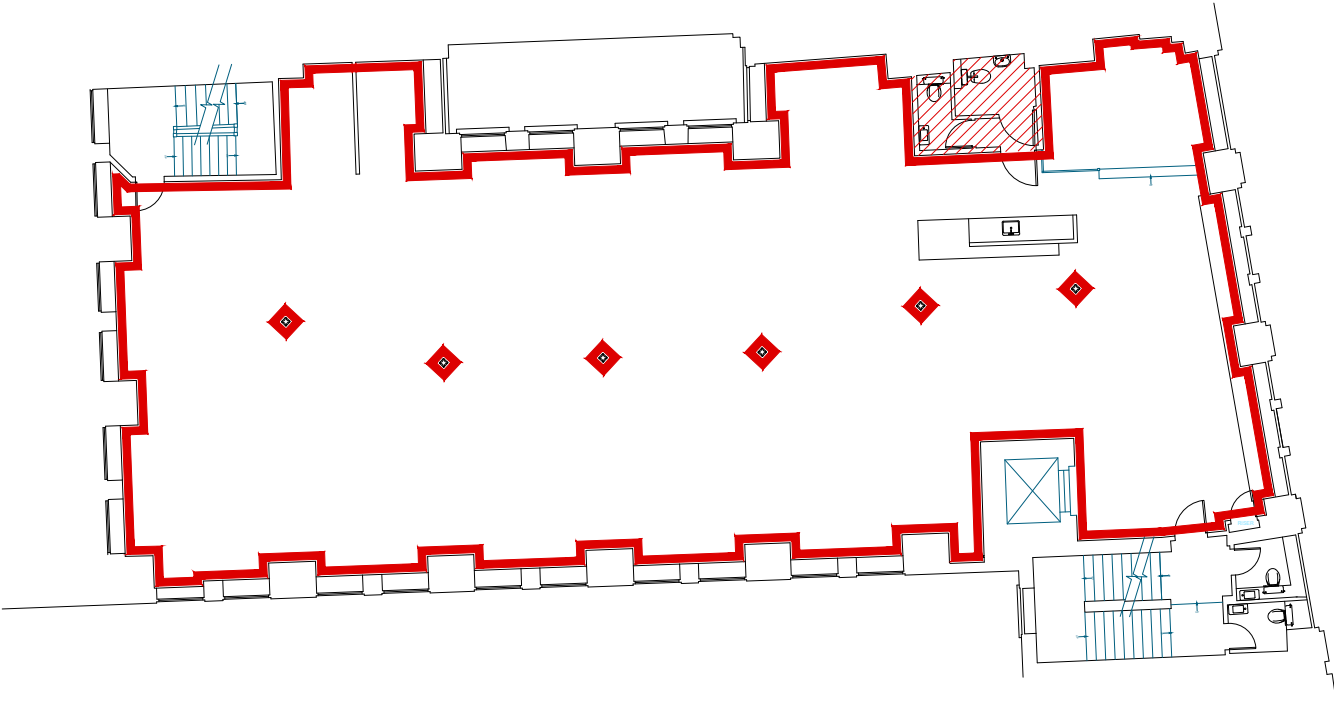
Drawing: NIA AREA

Client Name: MERINWELL LIMITED C/O Maritime Capital Limited
The Dorcan Business Centre, Dorcan Complex, Faraday Road, Swindon, SN3 5HQ

Project: 5-7 Singer Street
London
EC2A 4AP

Title: 1ST FLOOR NIA AREA

DWG REF: Singer Street (5-7) - Existing Survey			
DWG NO:	001	REVISION NO:	.
SCALE:	1:200 @ A3	DATE CREATED:	JUNE 2023
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2ND FLOOR PLAN
2nd Floor NIA Area = 337.38m² (3632ft²)
2nd Floor Tennant Wc Fit Out Area = 8.01m² (86ft²)



NOTES:

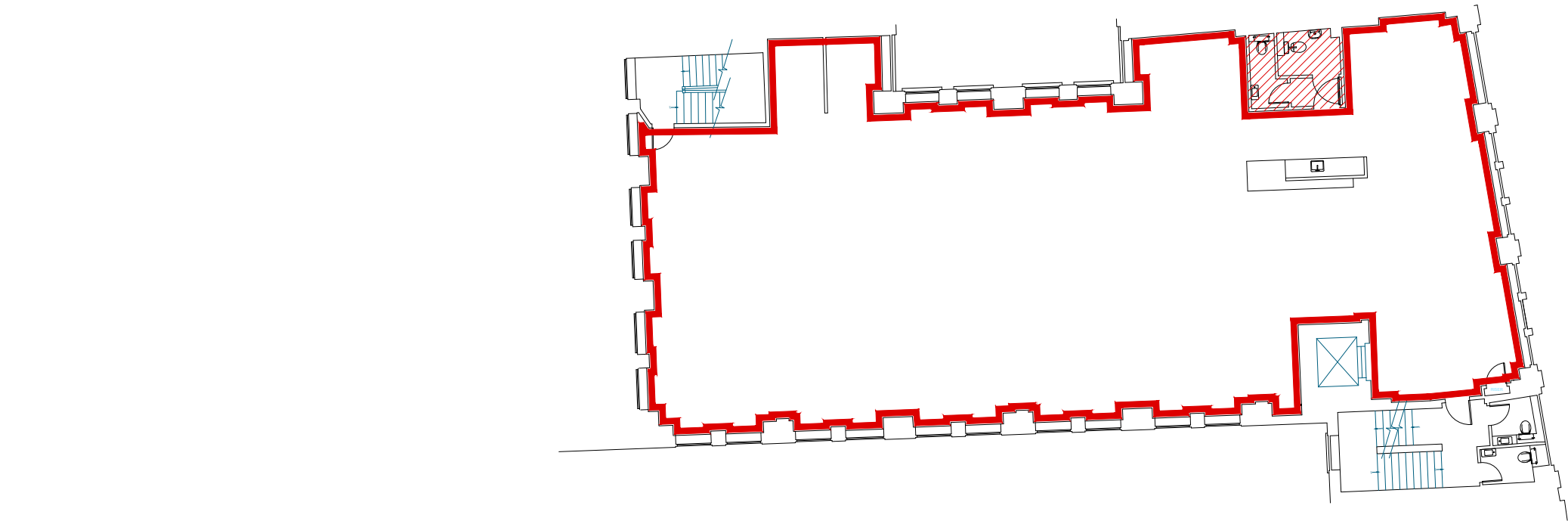
ALL INFORMATION CONTAINED IN THIS DRAWING (INCLUDING DIGITAL DATA) SHOULD BE CHECKED & VERIFIED PRIOR TO ANY FABRICATION OR CONSTRUCTION.

-  2ND FLOOR
NIA AREA = 337.38m² (3632ft²)
-  2ND FLOOR TENNANT WC
FIT OUT AREA = 8.01m² (86ft²)



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Project: 5-7 Singer Street London EC2A 4AP			
Title: 2ND FLOOR NIA AREA			
DWG REF: Singer Street (5-7) - Existing Survey			
DWG NO:	002	REVISION NO:	.
SCALE:	1:200 @ A3	DATE CREATED:	JUNE 2023
DRAWN BY:	D G & S	CHECKED BY:	D G & S



3RD FLOOR PLAN
3rd Floor NIA Area = 349.01m² (3757ft²)
3rd Floor Tennant Wc Fit Out Area = 9.09m² (98ft²)



NOTES:

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3RD FLOOR
NIA AREA = 349.01m² (3757ft²)



3RD FLOOR TENNANT WC
FIT OUT AREA = 9.09m² (98ft²)

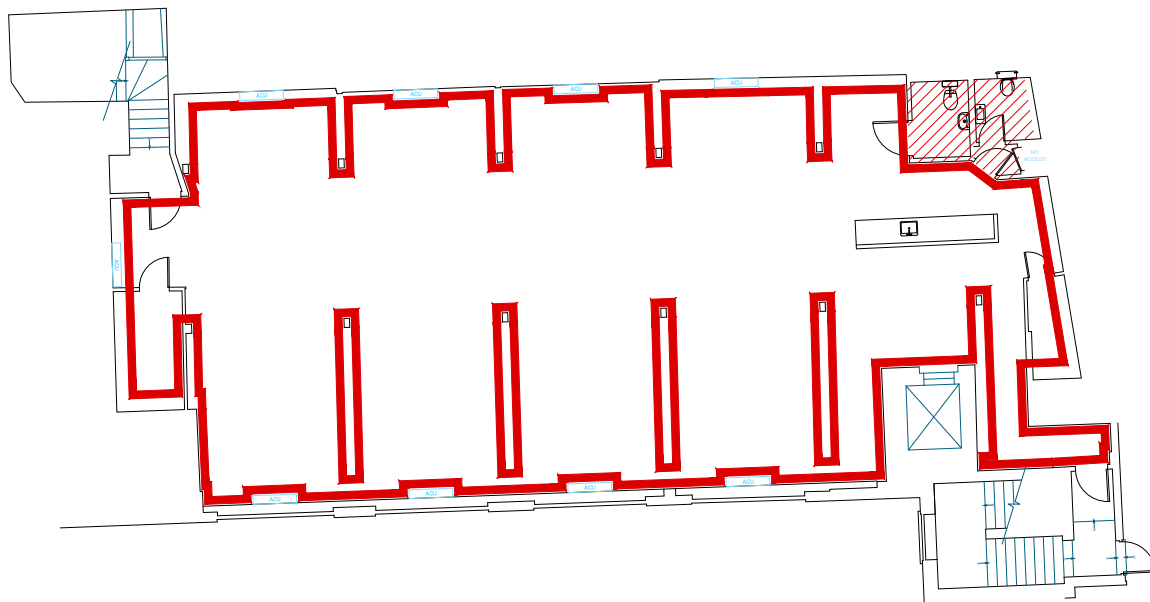




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Project: 5-7 Singer Street London EC2A 4AP			
Title: 3RD FLOOR NIA AREA			
DWG REF: Singer Street (5-7) - Existing Survey			
DWG NO:	003	REVISION NO:	.
SCALE:	1:200 @ A3	DATE CREATED:	JUNE 2023
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4TH FLOOR PLAN
4th Floor NIA Area = 237.11m² (2552ft²)
4th Floor Tennant Wc Fit Out Area = 7.21m² (78ft²)



NOTES:

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4TH FLOOR
NIA AREA = 237.11m² (2552ft²)

4TH FLOOR TENNANT WC
FIT OUT AREA = 7.21m² (78ft²)





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Project: 5-7 Singer Street London EC2A 4AP			
Title: 4TH FLOOR NIA AREA			
DWG REF: Singer Street (5-7) - Existing Survey			
DWG NO:	004	REVISION NO:	.
SCALE:	1:200 @ A3	DATE CREATED:	JUNE 2023
DRAWN BY:	D G & S	CHECKED BY:	D G & S