

Geometric Report

51-54 Gracechurch Street

London, EC3V 0EA

Reference 22.05.2352

06 June 2022



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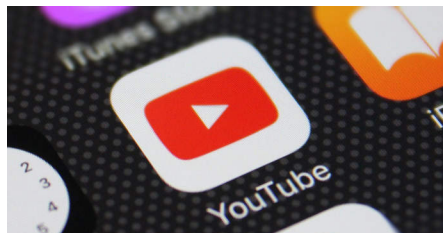
1. What we do



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.



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3. Report Objective

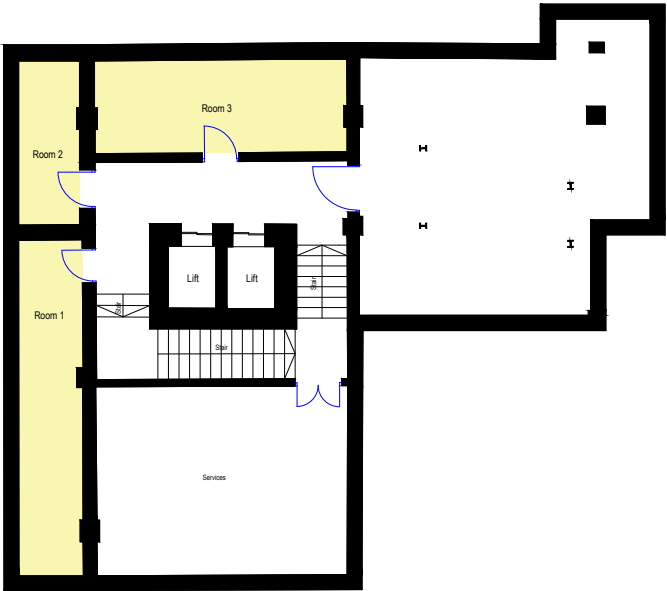
A measured survey took place at 51-54 Gracechurch Street, London, to prepare illustrated floor plans and a schedule of areas.

4. Site Conditions

The property comprises commercial office space and a retail unit over basement, ground level and seven upper floor levels. On the day of the survey, the property was partially occupied with few people in attendance providing satisfactory conditions for the survey.

5. Schedule of Areas

Net Internal Area (Office)	SQM	SQFT
Seventh Level West	118.6	1,277
Seventh Level East	89.0	958
Sixth Level West	193.5	2,083
Sixth Level East	160.9	1,732
Fifth Level West	215.5	2,320
Fifth Level East	177.6	1,912
Fourth Level West	221.5	2,384
Fourth Level East	186.4	2,006
Third Level West	221.9	2,389
Third Level East	197.3	2,124
Second Level West	220.0	2,368
Second Level East	206.9	2,227
First Level West	222.9	2,399
First Level East	208.0	2,239
Ground Level East	267.4	2,878
Total Office NIA	2,907.4	31,295
Gross Internal Area	SQM	SQFT
Seventh Level	259.3	2,791
Sixth Level	411.6	4,430
Fifth Level	477.2	5,137
Fourth Level	489.4	5,268
Third Level	501.5	5,398
Second Level	509.8	5,487
First Level	510.5	5,495
Ground Level	709.8	7,640
Basement	661.2	7,117
Sub Basement	171.3	1,844
Total Office GIA	4,701.6	50,608
Gross Internal Area (Retail)	SQM	SQFT
Ground Level	279.2	3,005
Lower Ground	172.8	1,860
Total Retail GIA	452.0	4,865
Storage Rooms	SQM	SQFT
Room 1	14.9	160
Room 2	6.9	74
Room 3	16.3	175
Room 12	21.1	227
Room 13	21.6	233
Room 14	5.0	54
Room 33	15.8	170



Sub Basement Level

- General Notes
- West Offices Net Internal Area

East Offices Net Internal Area

Retail Unit Net Internal Area

Storage Units

1	Issue	06/06/22
No.	Revision/Issue	Date

Firm Name and Address

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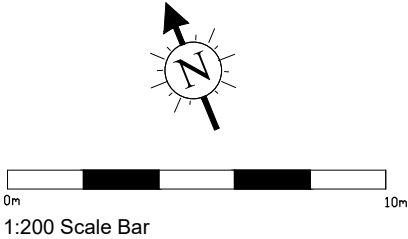
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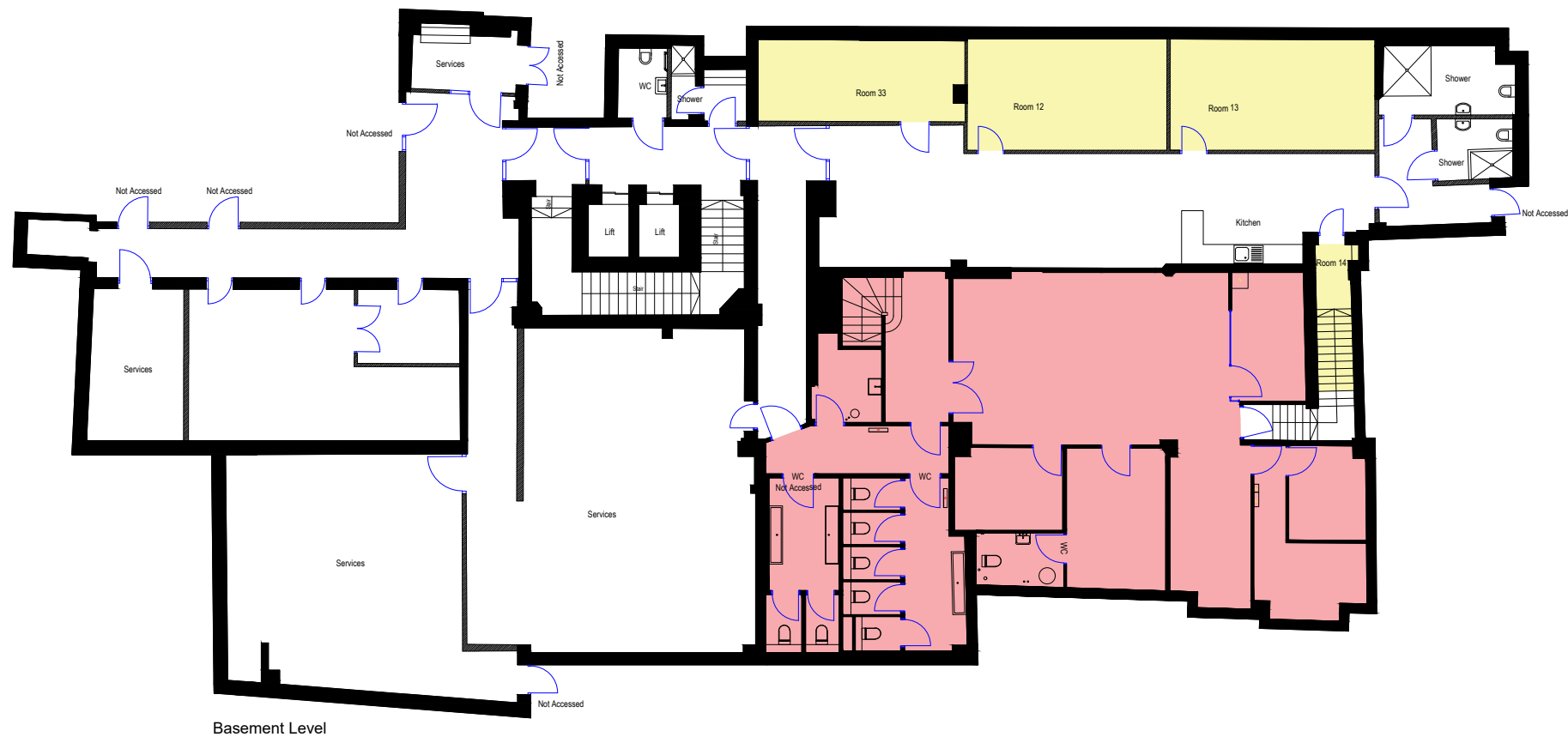
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Project 22.05.2352	Sheet
Date 06 June 2022	Sub Basement Level
Scale 1:200 @ A3	Floor Plan





General Notes

- West Offices Net Internal Area
- East Offices Net Internal Area
- Retail Unit Gross Internal Area
- Storage Units

1	Issue	06/06/22
No.	Revision/Issue	Date

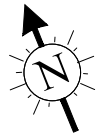
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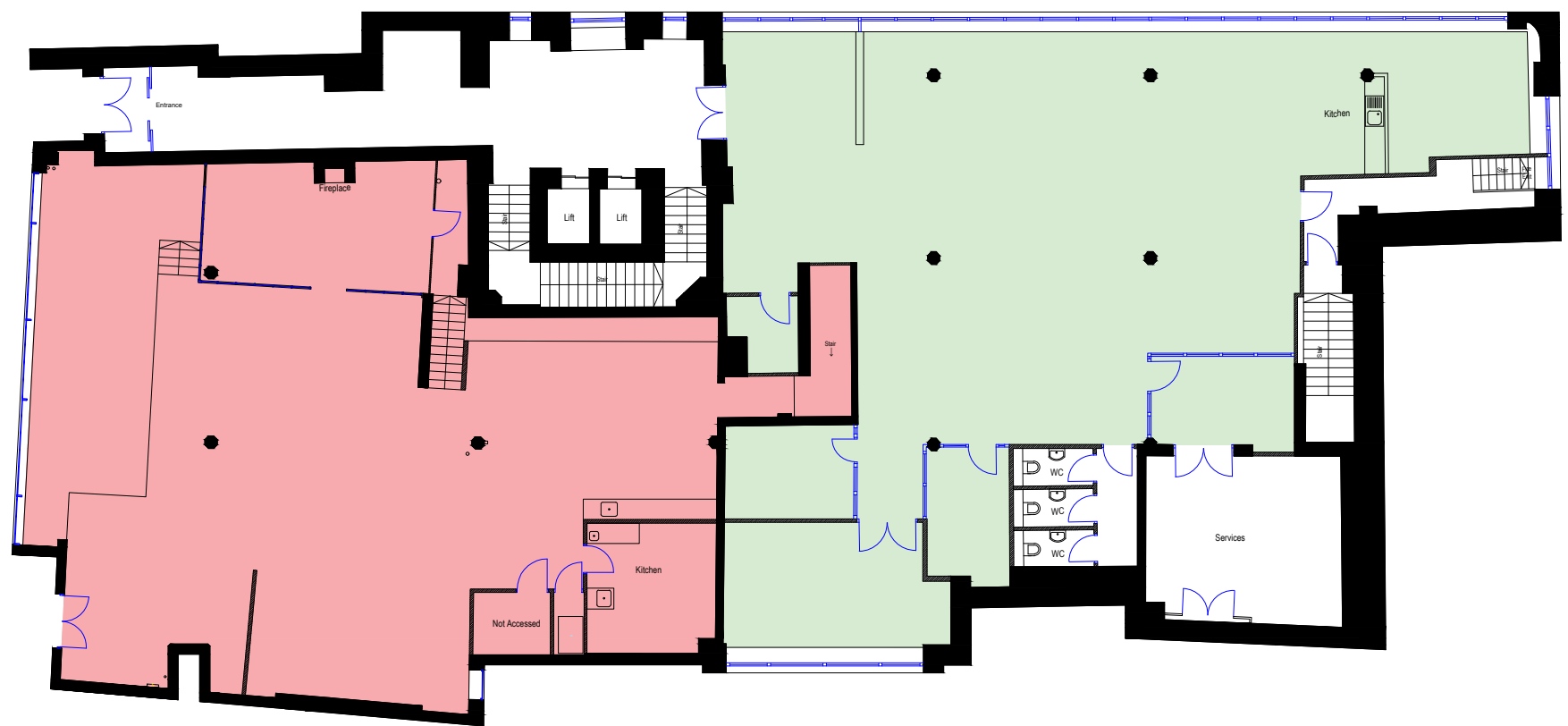
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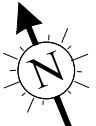
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Project 22.05.2352	Sheet
Date 06 June 2022	Basement Level
Scale 1:200 @ A3	Floor Plan





Ground Level



1:200 Scale Bar

General Notes

West Offices Net Internal Area

East Offices Net Internal Area

Retail Unit Gross Internal Area

Storage Units

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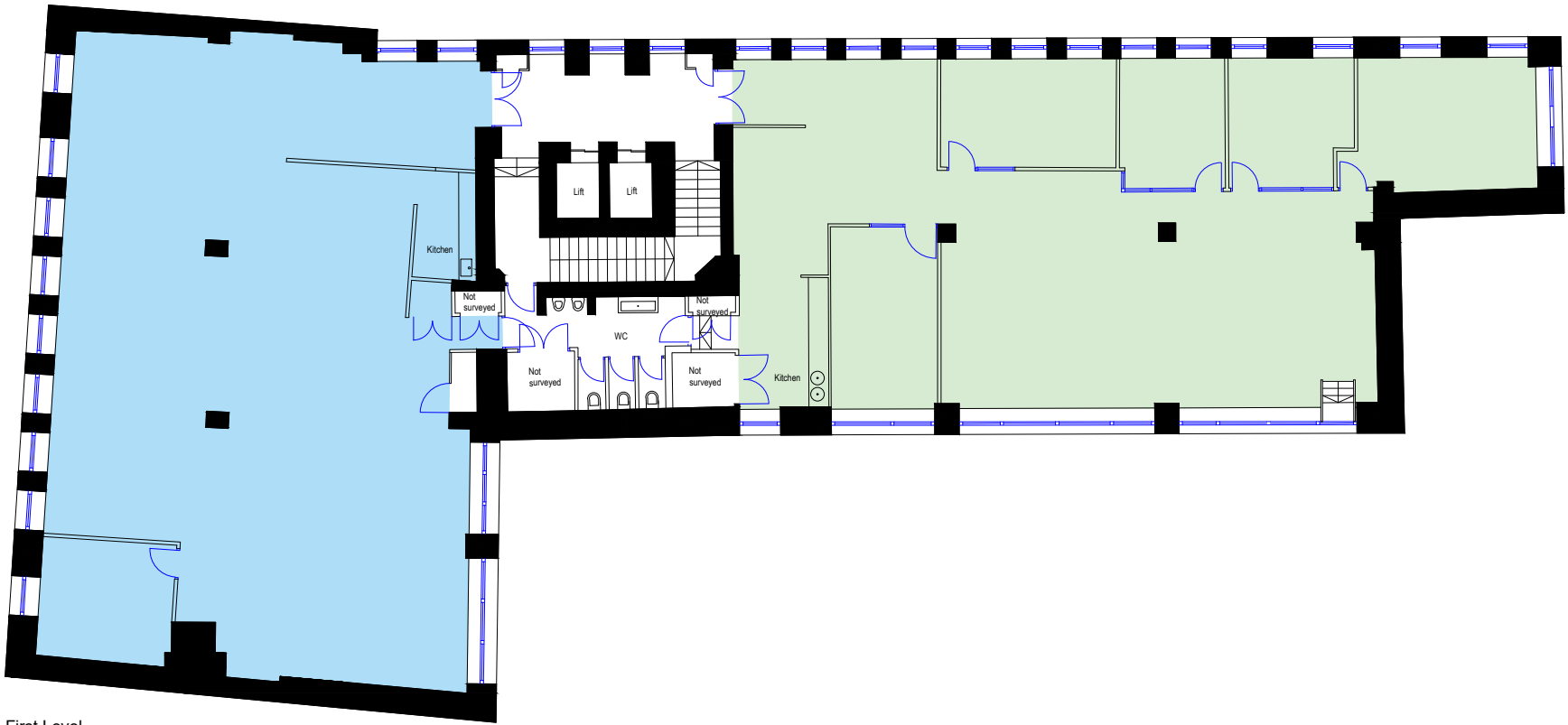
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Project	Sheet
22.05.2352	Ground Level
Date	Floor Plan
06 June 2022	
Scale	
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First Level

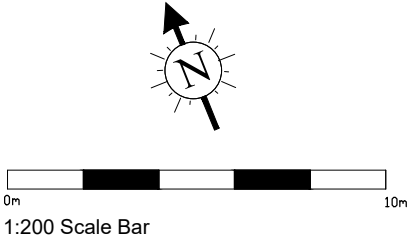
General Notes	
	West Offices Net Internal Area
	East Offices Net Internal Area
	Retail Unit Gross Internal Area
	Storage Units

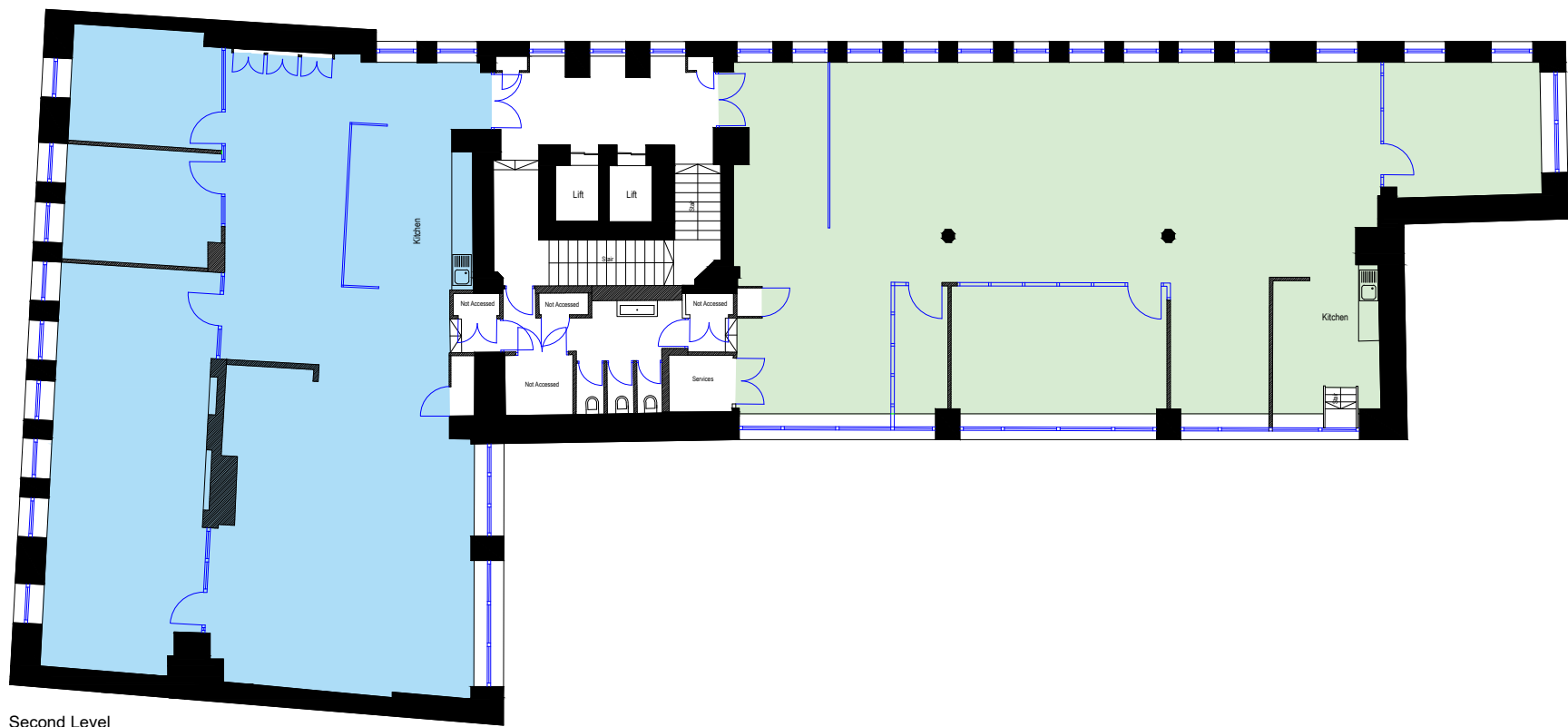
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Project	Sheet
22.05.2352	First Level Floor Plan
Date	
06 June 2022	
Scale	
1:200 @ A3	





Second Level

General Notes

- West Offices Net Internal Area
- East Offices Net Internal Area
- Retail Unit Gross Internal Area
- Storage Units

1	Issue	06/06/22
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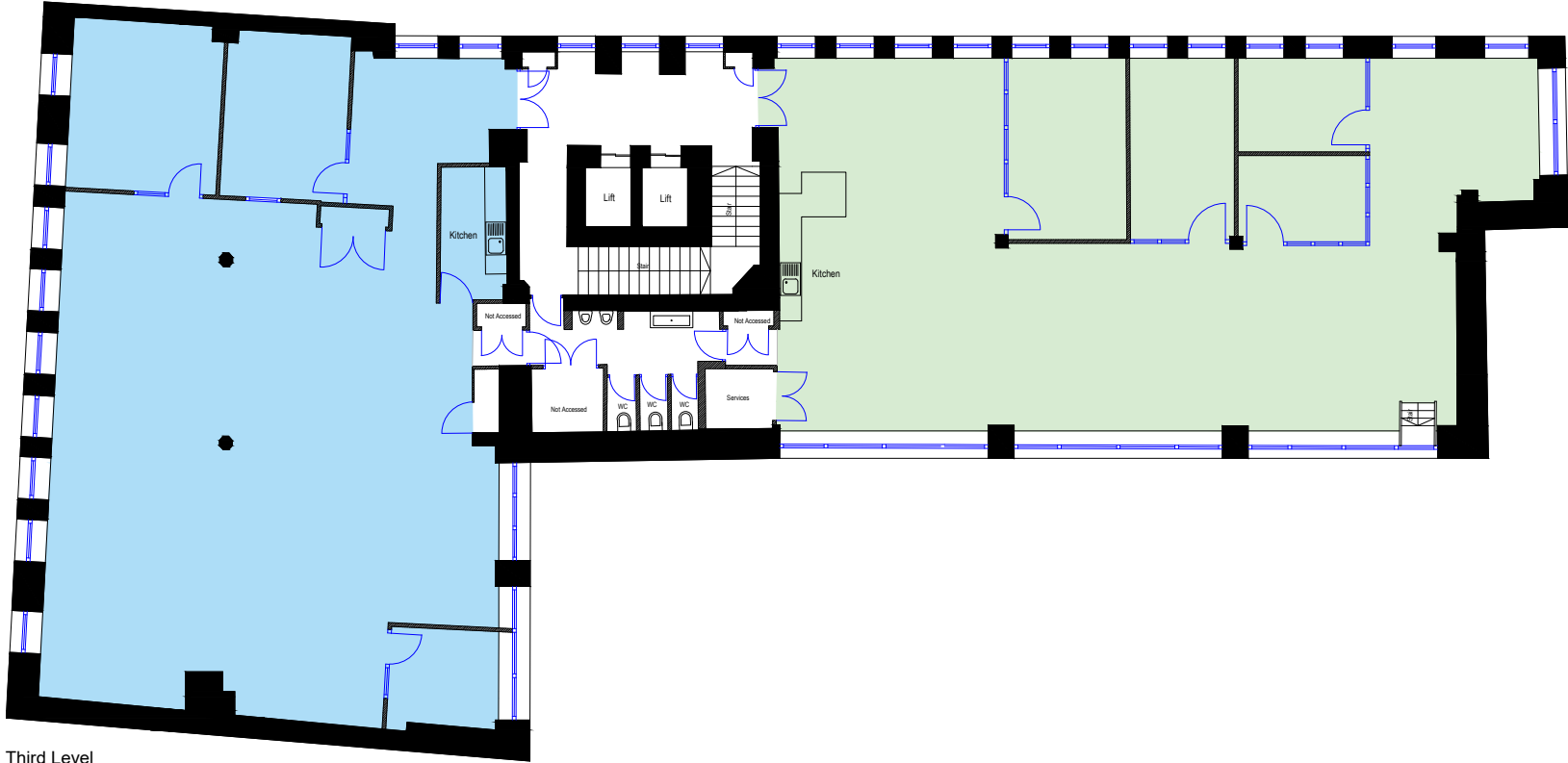
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Project 22.05.2352	Sheet Second Level Floor Plan
Date 06 June 2022	
Scale 1:200 @ A3	



1:200 Scale Bar



Third Level

General Notes

- West Offices Net Internal Area
- East Offices Net Internal Area
- Retail Unit Gross Internal Area
- Storage Units

1	Issue	06/06/22
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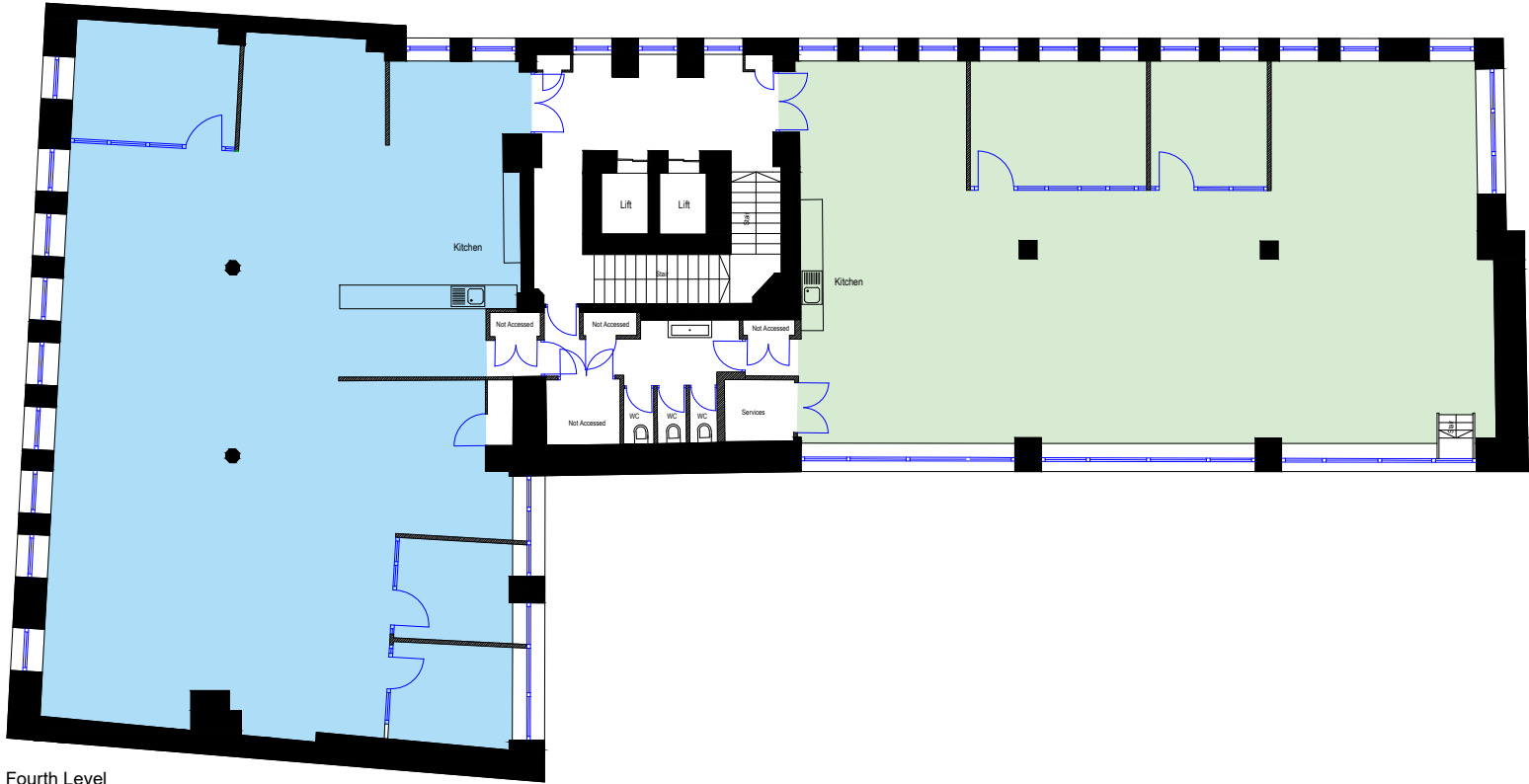
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Project	Sheet
22.05.2352	Third Level Floor Plan
Date	
06 June 2022	
Scale	
1:200 @ A3	



1:200 Scale Bar



Fourth Level



1:200 Scale Bar

General Notes

West Offices Net Internal Area

East Offices Net Internal Area

Retail Unit Gross Internal Area

Storage Units

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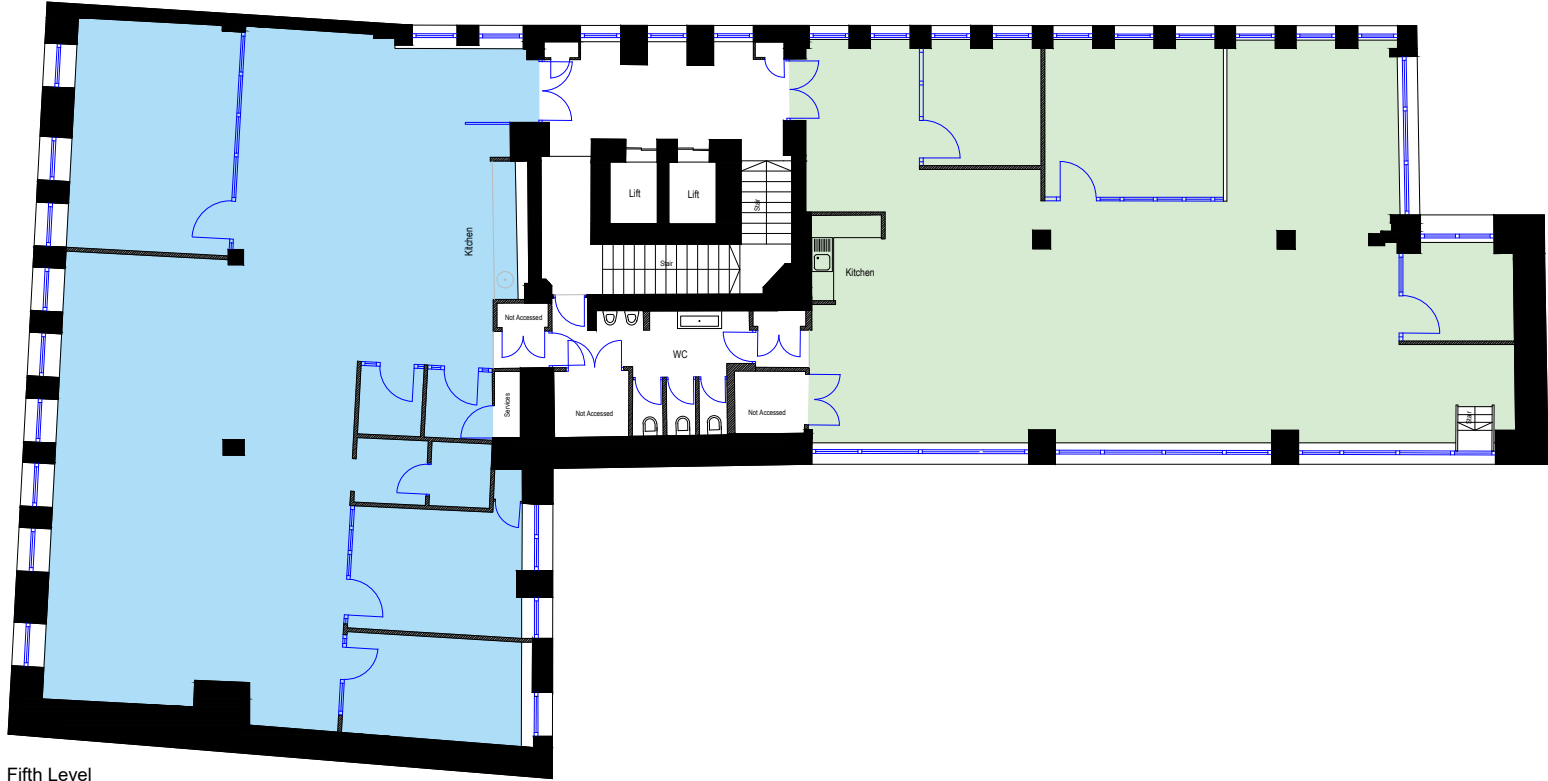
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Project	Sheet
22.05.2352	Fourth Level
Date	Floor Plan
06 June 2022	
Scale	
1:200 @ A3	



Fifth Level



1:200 Scale Bar

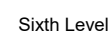
General Notes	
■	West Offices Net Internal Area
■	East Offices Net Internal Area
■	Retail Unit Gross Internal Area
■	Storage Units

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Project	Sheet
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Date	Floor Plan
06 June 2022	
Scale	
1:200 @ A3	



0m 10m
1:200 Scale Bar

- West Offices Net Internal Area
- East Offices Net Internal Area
- Retail Unit Gross Internal Area
- Storage Units

Firm Name and Address

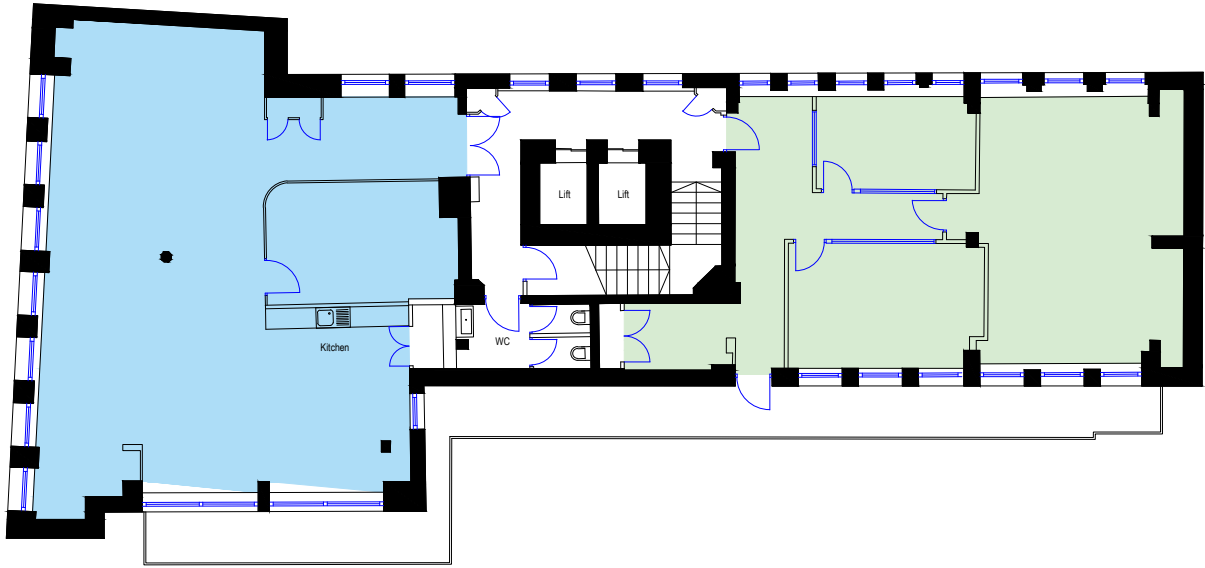
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Date 06 June 2022	
Scale 1:200 @ A3	



Seventh Level

General Notes

- West Offices Net Internal Area
- East Offices Net Internal Area
- Retail Unit Gross Internal Area
- Storage Units

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Project 22.05.2352	Sheet Seventh Level Floor Plan
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