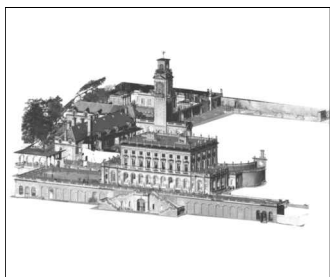
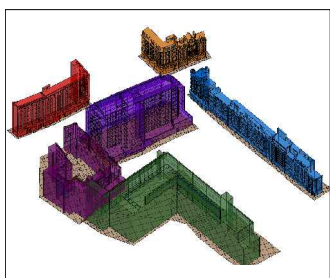




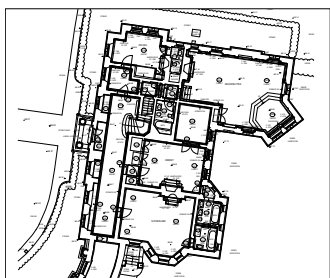
**BIM**



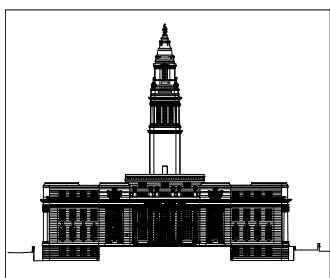
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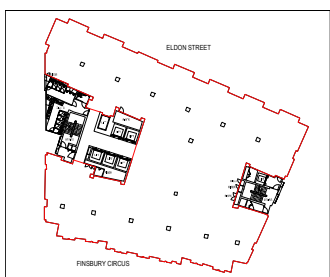
**Floor Plans**



**Elevations**



**Sections**



**Lease Plans**

# Measurement Report

GIA & IPMS 3 Offices Area

81-83 WESTON STREET

London SE1 3RS

May 8, 2017

8660-12B



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## **Contents of Measurement Report**

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Method Statement
Duty of Care Statement
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Schedule of Areas
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**81-83 WESTON STREET**

LONDON SE1 3RS

**Document Number 8660-12B/May-17**

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# Practice Profile

Michael Gallie & Partners were formed during the early 1960's, developing from an existing architectural practice. Although we provide the full range of services in land & measured building survey, our origin in architecture has given us a singular understanding of architectural, as-built and measured building survey.

Our clients include leading Architects, Developers, Institutions and Contractors, and we work throughout the U.K., with occasional overseas projects. Survey projects range from simple area measurement to complex 3D modelling which are provided in all major digital formats.

Reliable and informative data is an essential requirement for planning with existing buildings. As the only professional survey practice specialising in measured building surveys for over 50 years it should be recognised that our knowledge and expertise in this area is unique.

Building Area Calculations are completed using the latest methods and technologies combined with years of expertise, resulting in independent and accurate information that can be used by all parties.

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# Method Statement

Michael Gallie & Partners completed the IPMS-3 Offices & Gross Internal Area measurements in the week commencing **24th April 2017** in accordance with the guidelines described in the current edition of the **Royal Institute of Chartered Surveyors (RICS) Property Measurement (1st Edition - May 2015) incorporating RICS COMPS (Sixth Edition)**.

The building was measured to enable the calculation of the floor areas for the building. The measurements were carried out using a combination of laser measuring devices. All measurements were recorded and the resulting geometrical data was plotted directly into AutoCAD.

The areas were calculated by plotting, within the CAD system, a contained polyline defining each area in accordance with the **Royal Institute of Chartered Surveyors (RICS) Property Measurement (1st Edition - May 2015) incorporating RICS COMPS (Sixth Edition)**.

The CAD database is then interrogated for the calculated area. The attached Reference Plan is directly produced from the CAD system providing visual verification of all defined areas.

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**81-83 WESTON STREET**

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# Duty of Care Statement

We confirm that as Chartered Geomatic Surveyors, instructed in this matter to act as Measurement Surveyors, by the parties to measure the internal area of Level Ground to Level 06 on the site of [81 - 83 Weston Street, London SE1](#).

We have used all reasonable endeavours to exercise and indeed will continue to exercise all reasonable skill, care and diligence in the performance of our duties in relation to the above premises, contained in this measurement report.

We also confirm that in all respects we have acted in accordance with the Royal Institute of Chartered Surveyors (RICS) Property Measurement (1st Edition - May 2015).

Furthermore, we have endeavoured to carry out our instructions in a totally objective and impartial manner and indeed, will continue to discharge any further instructions we may have in relation to this matter in the same way.

This duty of care is intended for [Freshshire Ltd](#). The duty of care has the potential for two number further named clients on this report.

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**81-83 WESTON STREET**

LONDON SE1 3RS

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## General Notes

For clarification of the defined areas please refer to the following pages, which contain diagrams of Level Ground to Level 06 of the site of [81 - 83 Weston Street, LONDON SE1](#), showing the Internal Areas.

The diagrams are not produced to scale and should not be used for any other purpose.

## Revisions

## Date

A - Level 04 amended  
B - Level Ground amended

08/05/2017  
23/05/2017

**81-83 WESTON STREET**

LONDON SE1 3RS

Document Number 8660-12B/May-17

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**81-83 WESTON STREET**

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IPMS 3 OFFICES AREA FLOOR SUMMARY									
OVERALL FLOOR AREAS				INCLUDED AREAS			EXCLUDED AREAS		
FLOOR IPMS 3 AREA	USE	AREA		USE	AREA		USE	AREA	
		sq m	sq ft		sq m	sq ft		sq m	sq ft
Level Ground	Office	436.9	4,703						
OVERALL TOTAL		436.9	4,703						

© Headroom - Restricted Headroom area of less than 1.5 metres above finished floor level

Table to be read in conjunction with associated floor area diagrams

**81-83 WESTON STREET**

LONDON SE1 3RS

Document Number 8660-12B/May-17

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GROSS INTERNAL AREA FLOOR SUMMARY - COMP 6TH EDITION									
OVERALL FLOOR AREAS				INCLUDED AREAS			EXCLUDED AREAS		
FLAT NO	FLOOR GIA	AREA		USE	AREA		USE	AREA	
		sq m	sq ft		sq m	sq ft		sq m	sq ft
FLAT 1	LEVEL 01	55.0	592						
	LEVEL 02	67.0	721	VOID	5.5	59			
	LEVEL 03	36.6	394						
FLAT 1 TOTAL		158.6	1,707						
FLAT 2	LEVEL 01	67.4	726						
	LEVEL 02	55.5	597	VOID	5.6	60			
FLAT 2 TOTAL		122.9	1,323						
FLAT 3	LEVEL 01	55.5	597						
	LEVEL 02	67.5	727	VOID	5.5	59			
FLAT 3 TOTAL		123.0	1,324						
FLAT 4	LEVEL 01	67.4	726						
	LEVEL 02	55.5	597	VOID	5.6	60			
FLAT 4 TOTAL		122.9	1,323						
FLAT 5	LEVEL 03	67.5	727						
	LEVEL 04	55.5	597	VOID	5.6	60			
	LEVEL 05	36.6	394						
FLAT 5 TOTAL		159.6	1,718						
FLAT 6	LEVEL 03	55.5	597						
	LEVEL 04	67.4	726	VOID	5.6	60			
	LEVEL 05	36.6	394						
FLAT 6 TOTAL		159.5	1,717						
FLAT 7	LEVEL 03	67.0	721						
	LEVEL 04	55.2	594	VOID	5.5	59			
FLAT 7 TOTAL		122.2	1,315						
FLAT 8	LEVEL 05	67.0	721						
	LEVEL 06	55.4	596	VOID	5.6	60			
FLAT 8 TOTAL		122.4	1,317						
OVERALL TOTAL		1,091.1	11,744						

© Headroom - Restricted Headroom area of less than 1.5 metres above finished floor level

Table to be read in conjunction with associated floor area diagrams

Page A2

## 81-83 WESTON STREET

LONDON SE1 3RS

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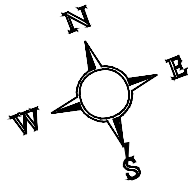
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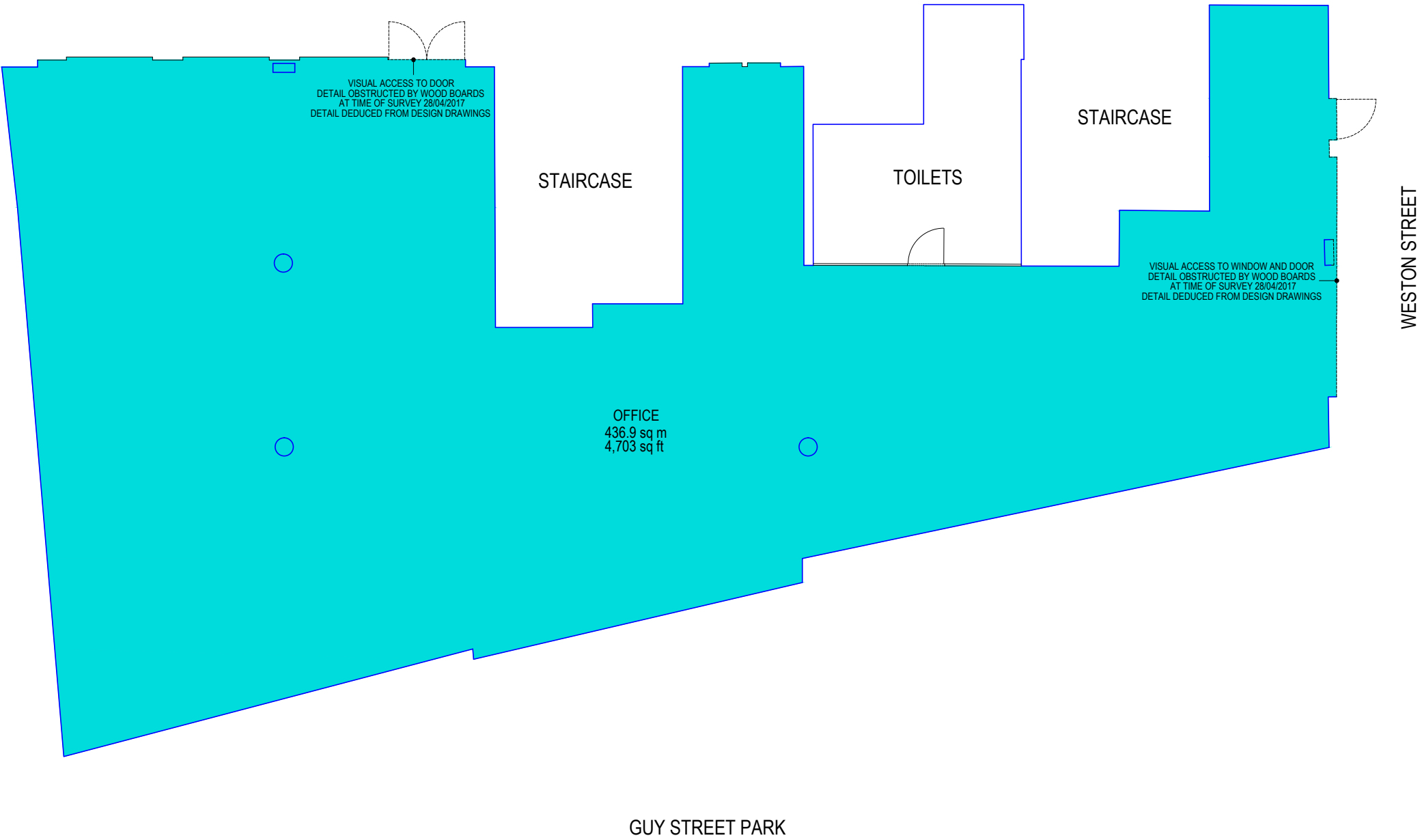


# 81-83 WESTON STREET

LONDON SE1 3RS

Level Ground  
IPMS 3 Office Area

<div></div>	OFFICE	436.9 sq m	4,703 sq ft
TOTAL AREA:		436.9 sq m	4,703 sq ft



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Drawing No: 8660-12B  
Sheet Size @ A3 May-2017

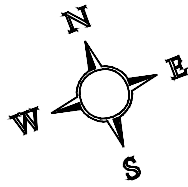


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Condition of Site:  
Vacant

Notes:  
The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale  
The IPMS 3 Offices Area plan has been scaled for graphical representation purposes and is diagrammatic.  
The drawing is archived in AutoCAD DWG digital format.

Revisions:  
A - Level 04 amended  
Date:  
May 2017

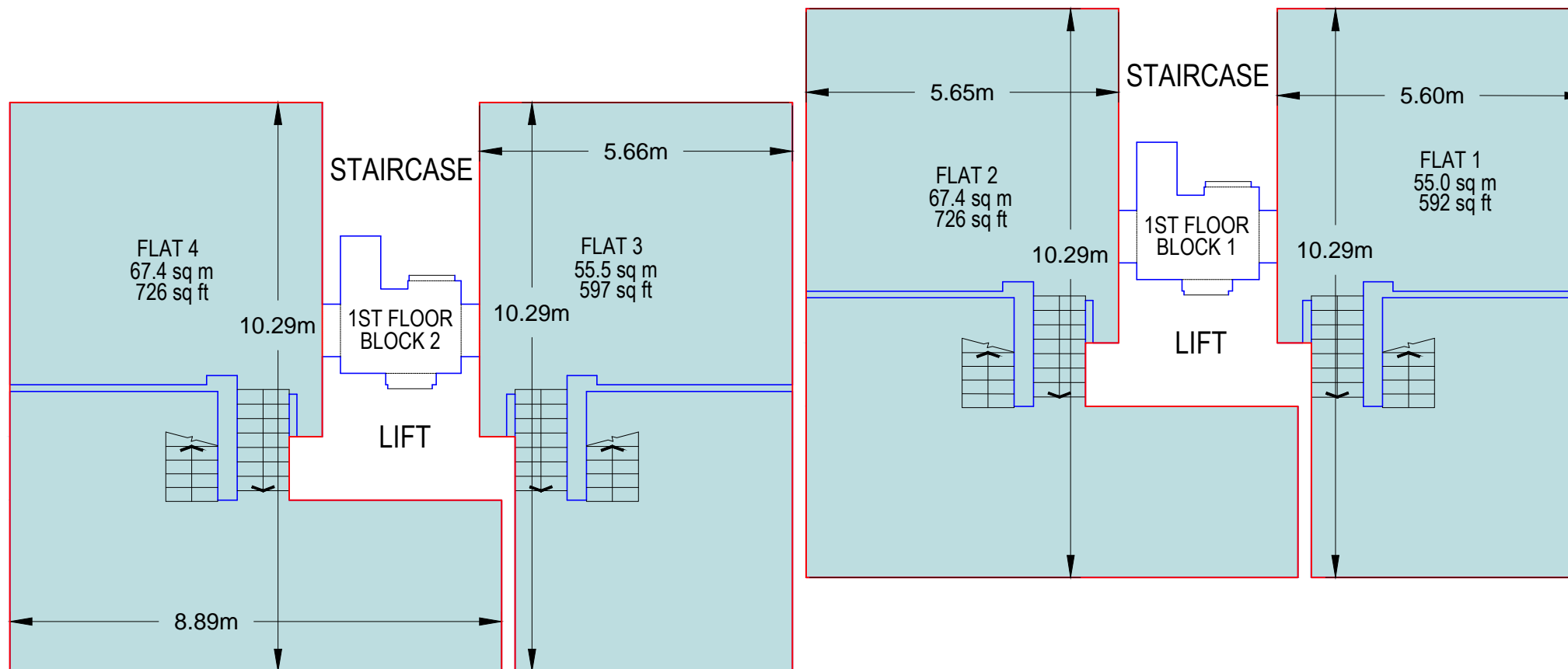


## 81-83 WESTON STREET

LONDON SE1 3RS

### Level 01

### Gross Internal Area Plan



FLAT 1	55.0 sq m	592 sq ft
FLAT 2	67.4 sq m	726 sq ft
FLAT 3	55.5 sq m	597 sq ft
FLAT 4	67.4 sq m	726 sq ft
<b>GIA TOTAL</b>	<b>245.3 sq m</b>	<b>2,641 sq ft</b>

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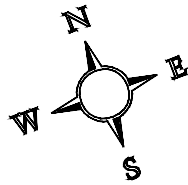
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Revisions:  
A - Level 04 amended

Date:  
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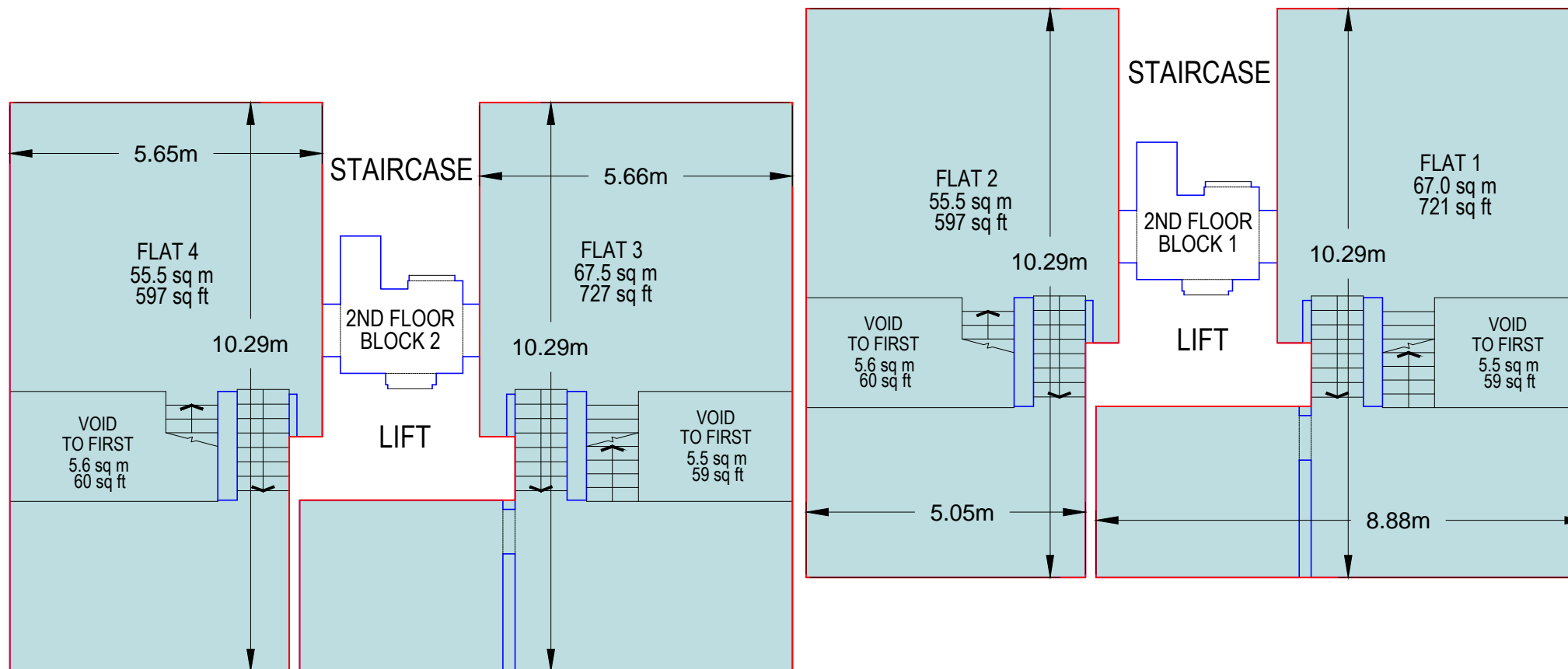


## 81-83 WESTON STREET

LONDON SE1 3RS

### Level 02

### Gross Internal Area Plan



FLAT 1	67.0 sq m	721 sq ft
FLAT 2	55.5 sq m	597 sq ft
FLAT 3	67.5 sq m	727 sq ft
FLAT 4	55.5 sq m	597 sq ft
<b>GIA TOTAL</b>	<b>245.5 sq m</b>	<b>2,642 sq ft</b>

#### INCLUDED AREAS:

VOIDS TO FIRST FLOOR	22.2 sq m	239 sq ft
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Condition of Site:  
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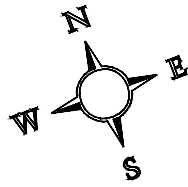
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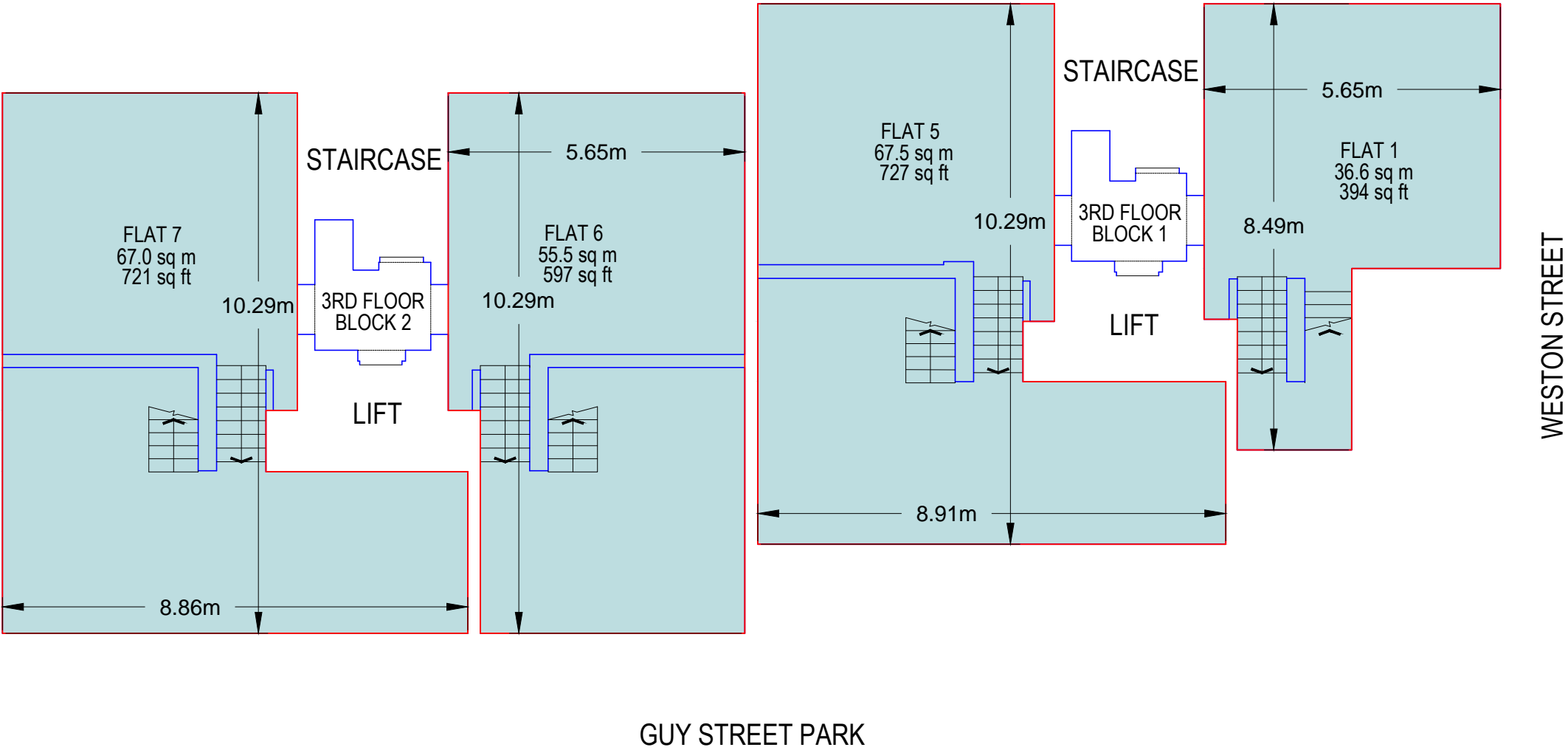
GUY STREET PARK



# 81-83 WESTON STREET

LONDON SE1 3RS

## Level 03 Gross Internal Area Plan



FLAT 1	36.6 sq m	394 sq ft
FLAT 5	67.5 sq m	727 sq ft
FLAT 6	55.5 sq m	597 sq ft
FLAT 7	67.0 sq m	721 sq ft
GIA TOTAL	226.6 sq m	2,439 sq ft

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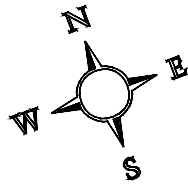
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Condition of Site:  
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Revisions:  
A - Level 04 amended

Date:  
May 2017

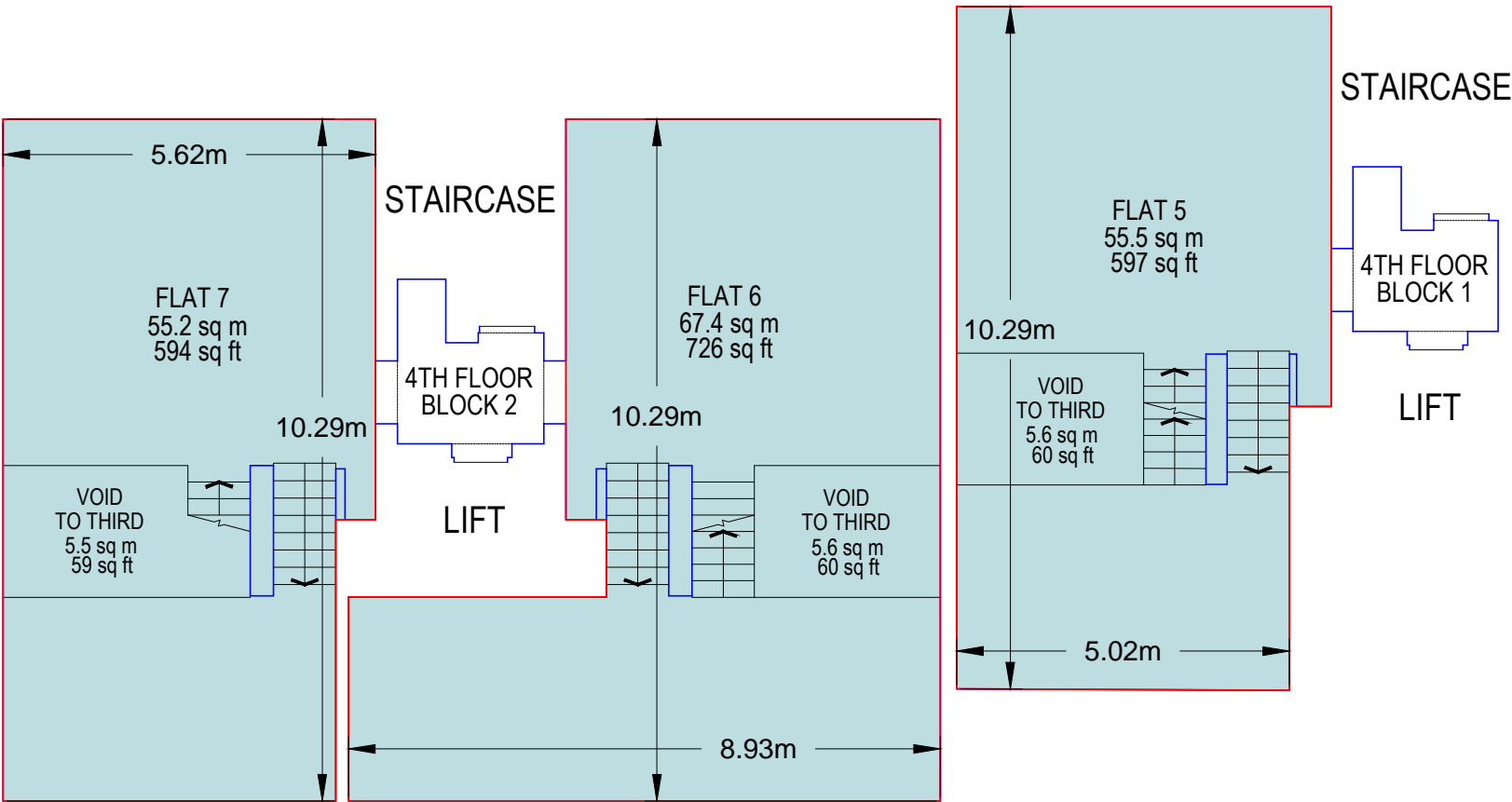


# 81-83 WESTON STREET

LONDON SE1 3RS

## Level 04

## Gross Internal Area Plan



FLAT 5	55.5 sq m	597 sq ft
FLAT 6	67.4 sq m	726 sq ft
FLAT 7	55.2 sq m	594 sq ft

GIA TOTAL	178.1 sq m	1,917 sq ft
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### INCLUDED AREAS:

VOIDS TO THIRD FLOOR	16.7 sq m	180 sq ft
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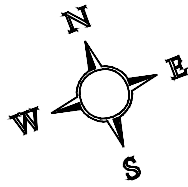
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A - Level 04 amended

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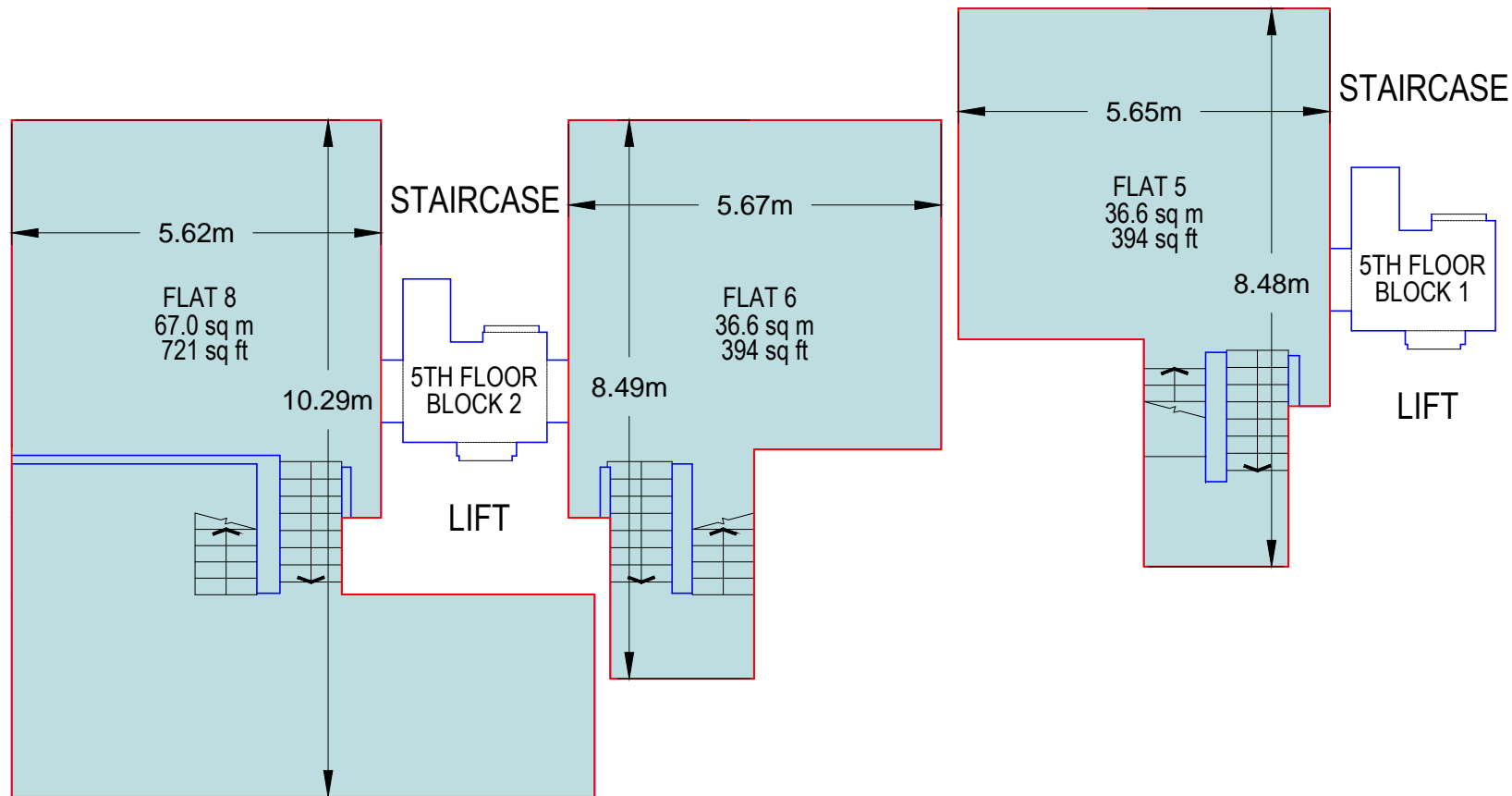


## 81-83 WESTON STREET

LONDON SE1 3RS

Level 05

Gross Internal Area Plan



FLAT 5	36.6 sq m	394 sq ft
FLAT 6	36.6 sq m	394 sq ft
FLAT 8	67.0 sq m	721 sq ft
GIA TOTAL	140.2 sq m	1,509 sq ft

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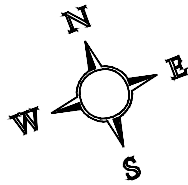
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Revisions:  
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Date:  
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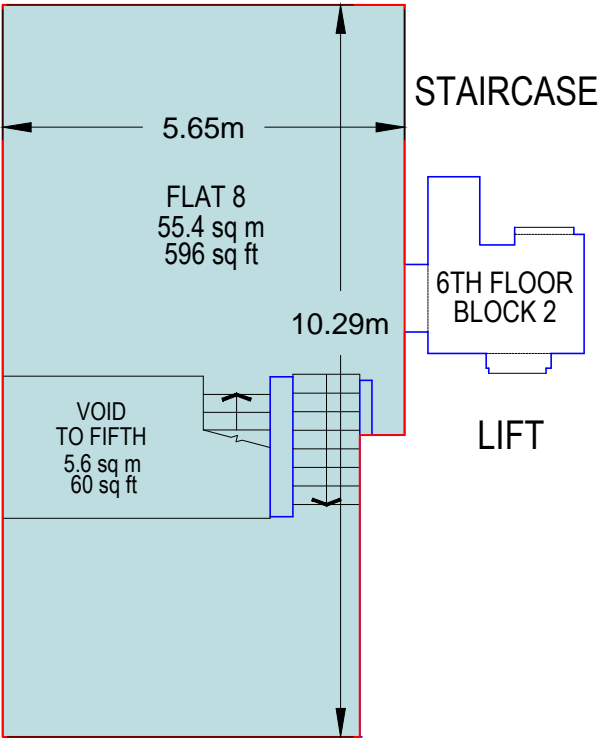
Level 06  
Gross Internal Area Plan

<div></div>	FLAT 8	55.4 sq m	596 sq ft
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GIA TOTAL	55.4 sq m	596 sq ft
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INCLUDED AREAS:

VOIDS TO FIFTH FLOOR	5.6 sq m	60 sq ft
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May 2017