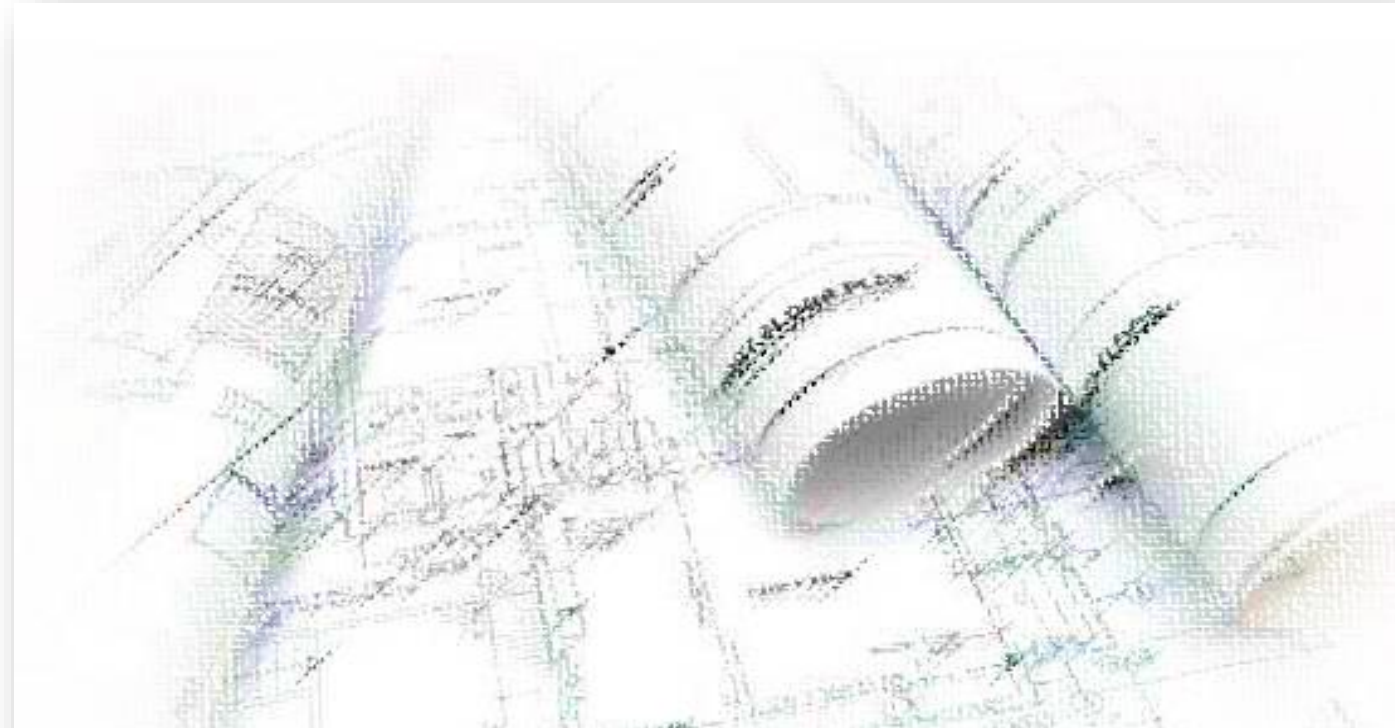




Lane & Frankham



AREA

BOURN QUARTER

REFERENCING

WELLINGTON WAY

REPORT

BOURN

LF3973

CB23 7FW

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Registered in England & Wales Company Registration Number: 08357709

AREA REFERENCING REPORT - JOB REF: LF3973

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Units 10A – 10F _____

AREA REFERENCING REPORT - JOB REF: LF3973

Report Issue Status

ISSUE	DATE ISSUED	STATUS	CHANGE
A	March 2022	ORIGINAL	

AREA REFERENCING REPORT - JOB REF: LF3973

Survey Report

1. INTRODUCTION

This Gross Internal and Gross External Area survey was undertaken by Lane & Frankham in March 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 measurement was undertaken by Lane & Frankham's representative at the date of survey, under site conditions at that time and in line Lane & Frankham's standard conditions of contract.

2. SCOPE OF WORKS

Measurements were required for all levels of the named Units.

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.

Dimensions, using a steel tape and "Leica Disto" laser device, were taken between turning points around the walls. These were recorded manually on sketches or tablet computers, 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.

AREA REFERENCING REPORT - JOB REF: LF3973

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

BOURN QUARTER, Wellington Way, BOURN, CAMBRIDGE, CB23

GROSS INTERNAL AREAS (GIA)

UNIT / FLOOR GIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS sq m sq ft		EXCLUDED AREAS sq m sq ft	
UNIT 1							
FIRST	Office	276.5	2976			Void(s)	12.8 138
GROUND	Warehouse	1926.8	20740				
	UNIT 1 TOTAL	2203.3	23716				
UNIT 2							
FIRST	Office	284.8	3066			Void(s)	11.7 126
GROUND	Warehouse	2165.2	23306				
	UNIT 2 TOTAL	2450.0	26372				
UNIT 3							
FIRST	Office	2407.6	25915	Notional Office	388.8 4185	Void(s)	575.4 6194
GROUND	Warehouse	2981.5	32093				
	UNIT 3 TOTAL	5389.1	58008				
UNIT 4							
FIRST	Office	51.0	549				
GROUND	Warehouse	286.5	3084				
	UNIT 4 TOTAL	337.5	3633				
UNIT 5							
FIRST	Office	49.6	534				
GROUND	Warehouse	287.5	3095				
	UNIT 5 TOTAL	337.1	3629				
UNIT 6							
FIRST	Office	49.6	534				
GROUND	Warehouse	293.0	3154				
	UNIT 6 TOTAL	342.6	3688				
UNIT 7							
FIRST	Office	69.3	746				
GROUND	Warehouse	499.8	5380				
	UNIT 7 TOTAL	569.1	6126				
UNIT 8							
FIRST	Office	142.2	1531				
GROUND	Warehouse	745.3	8022				
	UNIT 8 TOTAL	887.5	9553				
UNIT 9							
FIRST	Office	142.2	1531				
GROUND	Warehouse	1110.4	11952				
	UNIT 9 TOTAL	1252.6	13483				
UNIT 10A							
GROUND	Warehouse	249.8	2689				
UNIT 10B							
GROUND	Warehouse	149.7	1611				
UNIT 10C							
GROUND	Warehouse	149.9	1614				
UNIT 10D							
GROUND	Warehouse	149.8	1612				
UNIT 10E							
GROUND	Warehouse	149.8	1612				
UNIT 10F							
GROUND	Warehouse	249.6	2687				
OVERALL TOTAL		14867.4	160033				

SUMMARY OF INTERNAL AREAS

BOURN QUARTER, Wellington Way, BOURN, CAMBRIDGE, CB23

GROSS EXTERNAL AREAS (GEA)

UNIT / FLOOR GEA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS sq m sq ft	EXCLUDED AREAS sq m sq ft
UNIT 1					
FIRST	Office	309.8	3335		Void(s) 12.5 135
GROUND	Warehouse	2012.4	21661		
	UNIT 1 TOTAL	2322.2	24996		
UNIT 2					
FIRST	Office	313.3	3372		Void(s) 11.3 122
GROUND	Warehouse	2250.5	24224		
	UNIT 2 TOTAL	2563.8	27596		
UNIT 3					
FIRST	Office	2498.4	26893		Void(s) 572.1 6158
GROUND	Warehouse	3070.5	33051		
	UNIT 3 TOTAL	5568.9	59944		
UNIT 4					
FIRST	Office	62.5	673		
GROUND	Warehouse	311.2	3350		
	UNIT 4 TOTAL	373.7	4023		
UNIT 5					
FIRST	Office	58.2	626		
GROUND	Warehouse	304.3	3275		
	UNIT 5 TOTAL	362.5	3901		
UNIT 6					
FIRST	Office	58.5	630		
GROUND	Warehouse	317.7	3420		
	UNIT 6 TOTAL	376.2	4050		
UNIT 7					
FIRST	Office	77.2	831		
GROUND	Warehouse	532.9	5736		
	UNIT 7 TOTAL	610.1	6567		
UNIT 8					
FIRST	Office	155.3	1672		
GROUND	Warehouse	776.8	8361		
	UNIT 8 TOTAL	932.1	10033		
UNIT 9					
FIRST	Office	158.5	1706		
GROUND	Warehouse	1166.1	12552		
	UNIT 9 TOTAL	1324.6	14258		
UNIT 10A					
GROUND	Warehouse	272.3	2931		
UNIT 10B					
GROUND	Warehouse	161.2	1735		
UNIT 10C					
GROUND	Warehouse	161.1	1734		
UNIT 10D					
GROUND	Warehouse	160.9	1732		
UNIT 10E					
GROUND	Warehouse	161.1	1734		
UNIT 10F					
GROUND	Warehouse	271.9	2927		
OVERALL TOTAL		15622.6	168161		

AREA PLAN

BOURN QUARTER

Wellington Way, BOURN, CAMBRIDGE, CB23

UNIT 1

Ground & First Floor
Gross Internal Area

	GIA	2203.3 sq m	23716 sq ft
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The following have been EXCLUDED from the TOTAL GIA:

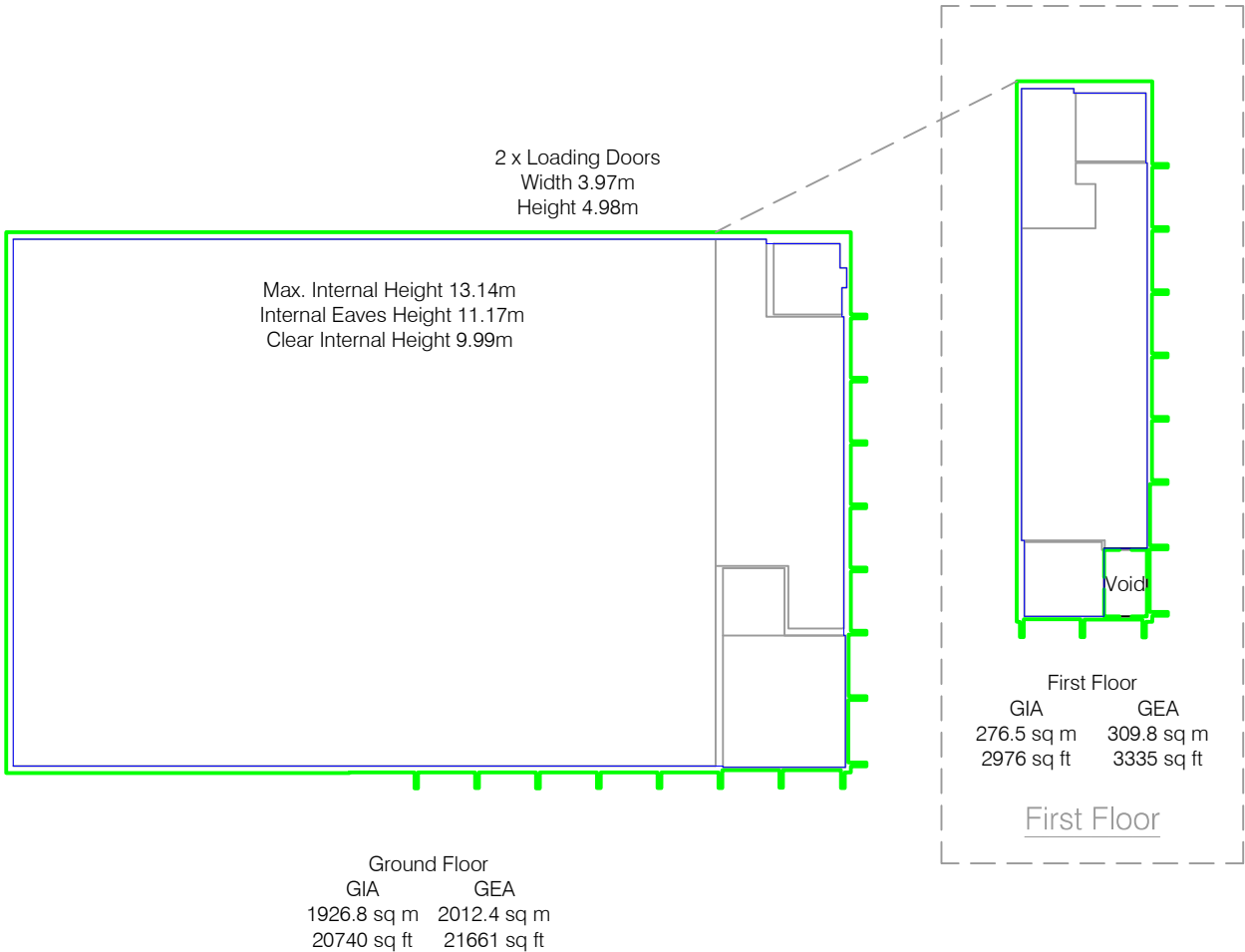
First Floor Void	12.8 sq m	138 sq ft
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Gross External Area

	GEA	2322.2 sq m	24996 sq ft
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The following have been EXCLUDED from the TOTAL GEA:

First Floor Void	12.5 sq m	135 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. LF3973-U1-AREA-G

Issue A March 2022

Scaled for presentation - 1:500 @ A3



AREA PLAN

BOURN QUARTER

Wellington Way, BOURN, CAMBRIDGE, CB23

UNIT 2

Ground & First Floor
Gross Internal Area

	GIA	2450.0 sq m	26372 sq ft
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The following have been EXCLUDED from the TOTAL GIA:

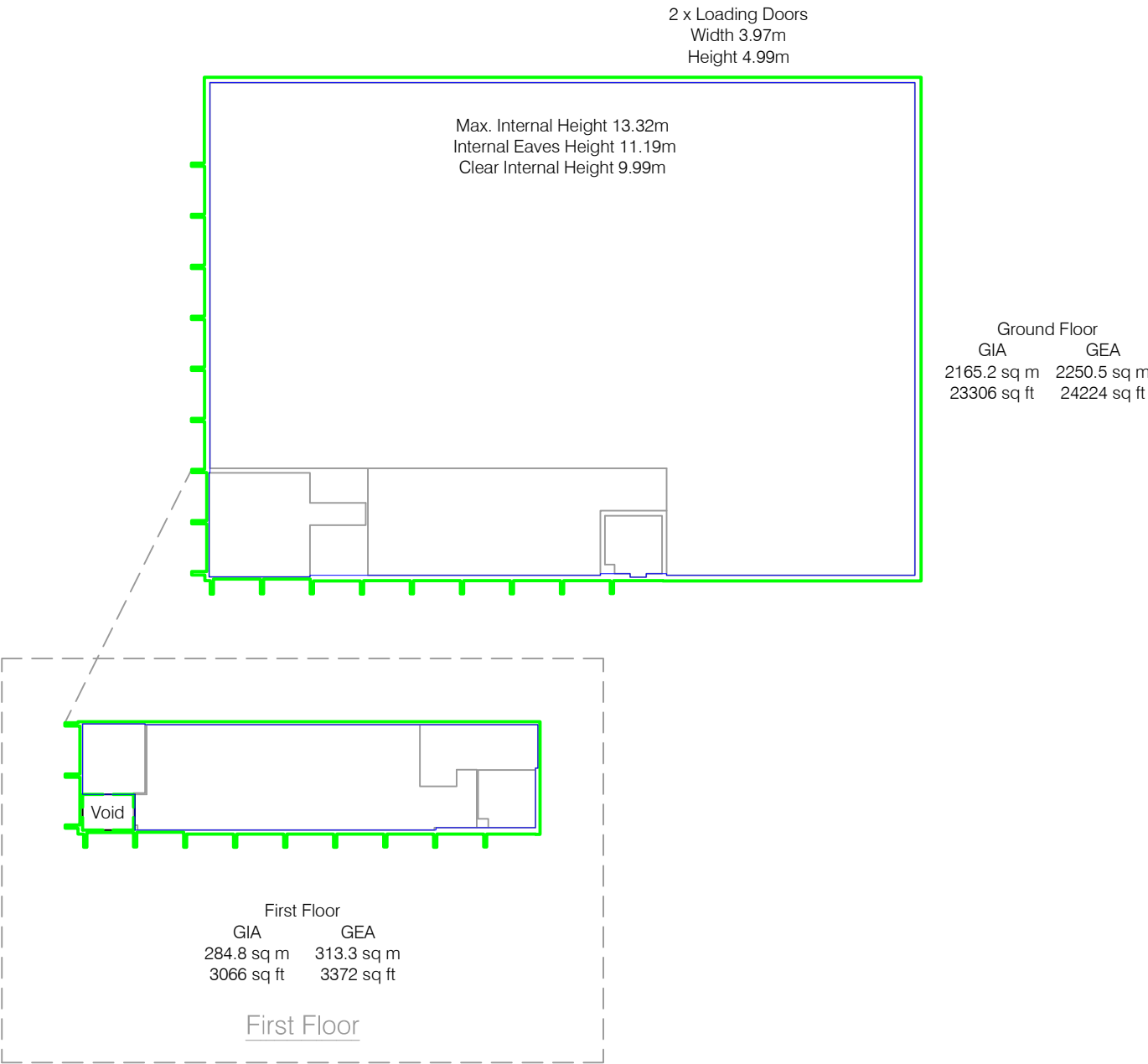
First Floor Void	11.7 sq m	126 sq ft
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Gross External Area

	GEA	2563.8 sq m	27596 sq ft
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The following have been EXCLUDED from the TOTAL GEA:

First Floor Void	11.3 sq m	122 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. LF3973-U2-AREA-G
Issue A March 2022
Scaled for presentation - 1:500 @ A3



AREA PLAN

BOURN QUARTER

Wellington Way, BOURN, CAMBRIDGE, CB23

UNIT 3

Ground & First Floor
Gross Internal Area

	GIA	5389.1 sq m	58008 sq ft
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The following have been INCLUDED in the TOTAL GIA:

Notional Open Plan Offices	388.8 sq m	4185 sq ft
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The following have been EXCLUDED from the TOTAL GIA:

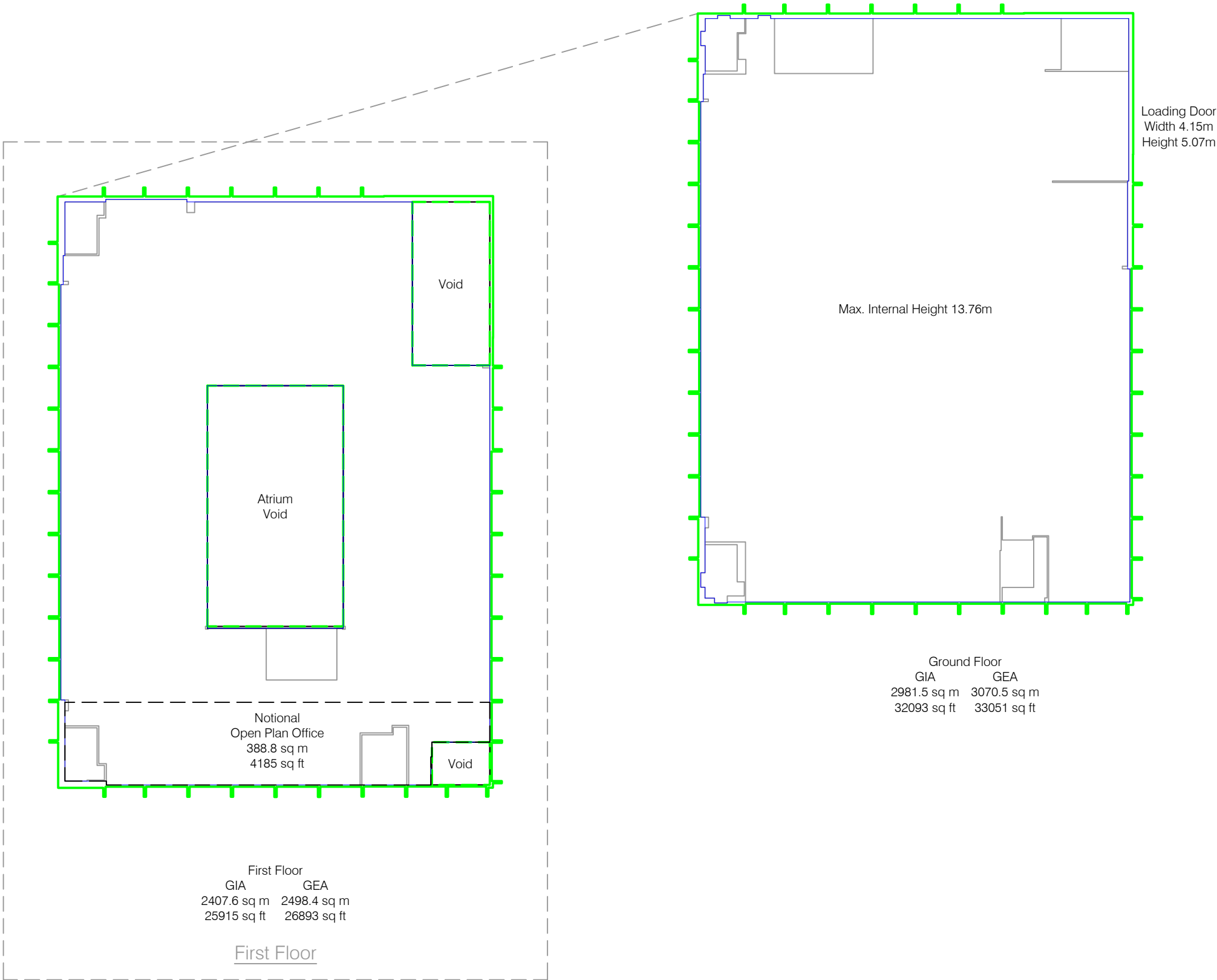
First Floor Void	575.4 sq m	6194 sq ft
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Gross External Area

	GEA	5568.9 sq m	59944 sq ft
-------------	-----	-------------	-------------

The following have been EXCLUDED from the TOTAL GEA:

First Floor Void	572.1 sq m	6158 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. LF3973-U3-AREA-G

Issue B

March 2022

Scaled for presentation - 1:500 @ A3

Lane &
Frankham



AREA PLAN

BOURN QUARTER

Wellington Way, BOURN, CAMBRIDGE, CB23

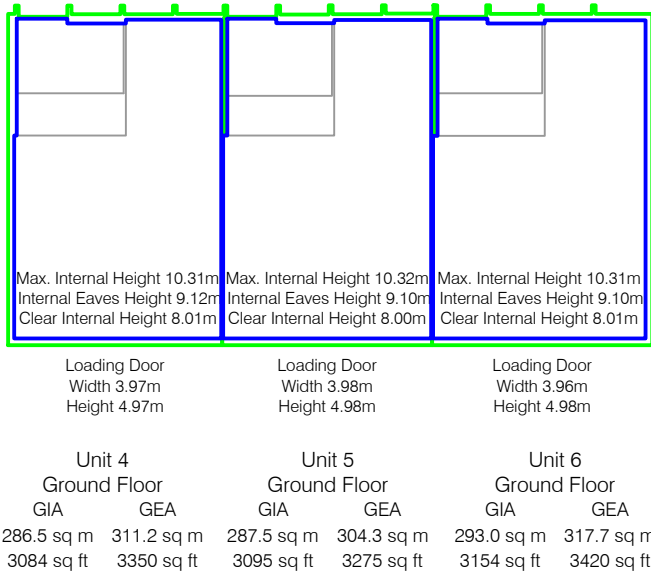
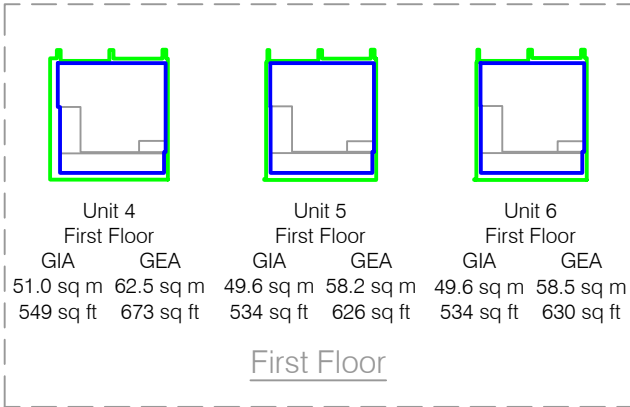
UNITS 4, 5 & 6

Ground & First Floor
Gross Internal Area

	GIA	1017.2 sq m	10950 sq ft
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Gross External Area

	GEA	1112.4 sq m	11974 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. LF3973-U4_6-AREA-G

Issue A March 2022
Scaled for presentation - 1:500 @ A3



AREA PLAN

BOURN QUARTER

Wellington Way, BOURN, CAMBRIDGE, CB23

UNITS 7, 8 & 9

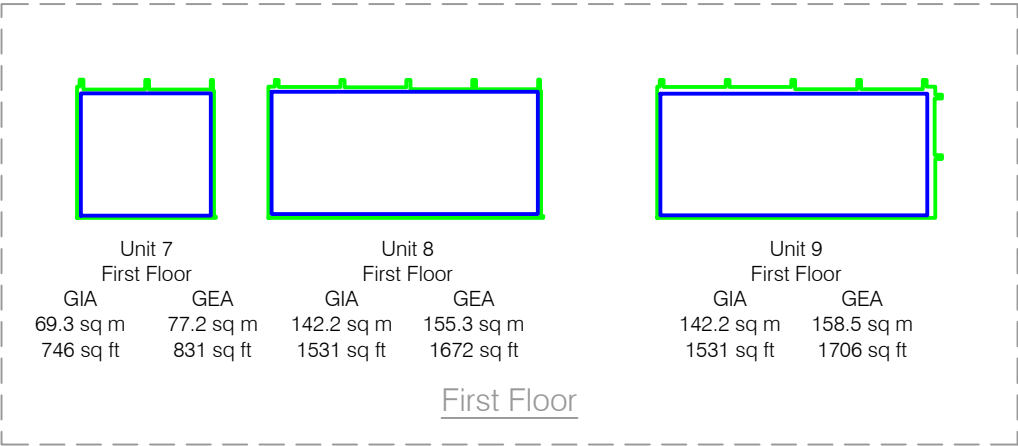
Ground & First Floor

Gross Internal Area

	GIA	2709.2 sq m	29162 sq ft
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Gross External Area

	GEA	2866.8 sq m	30858 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. LF3973-U7_9-AREA-G

Issue A March 2022

Scaled for presentation - 1:500 @ A3

AREA PLAN

BOURN QUARTER

Wellington Way, BOURN, CAMBRIDGE, CB23

UNIT 10A - 10F

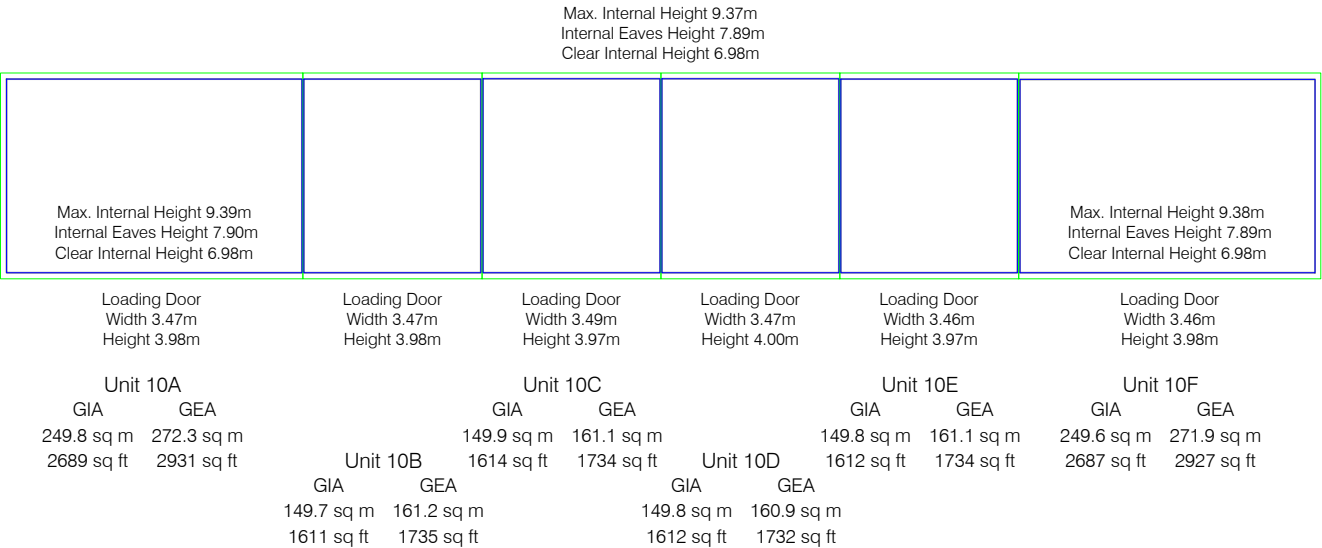
Ground & First Floor

Gross Internal Area

	GIA	1098.6 sq m	11825 sq ft
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Gross External Area

	GEA	1188.5 sq m	12793 sq ft
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Notes:

- 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. LF3973-U10a_10f-AREA-G

Issue A March 2022

Scaled for presentation - 1:500 @ A3

