



Lane & Frankham



AREA

202

REFERENCING

FINCHLEY ROAD

REPORT

LONDON

LF6552

NW3

Lane & Frankham Limited

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Registered in England & Wales Company Registration Number: 08357709

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AREA REFERENCING REPORT - JOB REF: LF6552

Report Issue Status

ISSUE	DATE ISSUED	STATUS	CHANGE
A	July 2025	ORIGINAL	

Survey Report

1. INTRODUCTION

This Net and Gross Internal Area survey was undertaken by Lane & Frankham in July 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).

IPMS 3

The floor area 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.

2. SCOPE OF WORKS

Internal area measurements were required for all named floors of the building.

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: LF6552

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

202 FINCHLEY ROAD, LONDON, NW3

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
SECOND	Office	548.4	5903				
FIRST	Office A	198.9	2141				
	Office B	232.6	2504				
	Office C	203.9	2195				
	First Total	635.4	6840				
GROUND	Office	126.4	1361				
TOTAL		1310.2	14104				

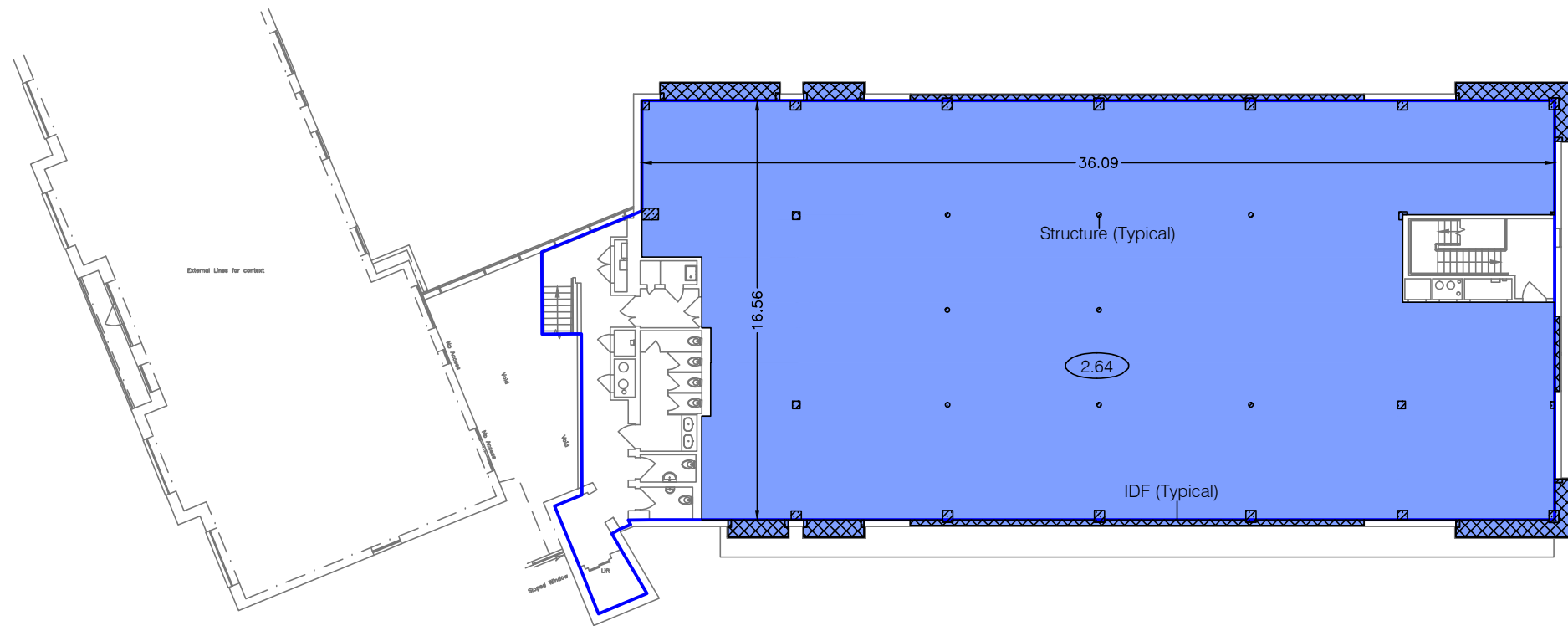
GROSS INTERNAL AREAS (GIA)

FLOOR GIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
SECOND	Office	639.0	6878				
FIRST	Office	846.8	9115				
GROUND	Mixed	225.8	2430				
TOTAL		1711.6	18423				

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			
SECOND	Office	576.6	6206			Internal Dominant Face	24.6 265			
FIRST	Office A	218.2	2349			Structural Features	3.5 38			
						Office B	239.0	2573		
						Office C	212.3	2285		
	First Total	669.5	7207			Internal Dominant Face	28.6 308			
GROUND	Office	128.8	1386			Structural Features	5.5 59			
						Structural Features	2.4 26			
OVERALL TOTAL				1374.9	14799	Included Component Total	0.0 0			
						Limited Use Total	64.6 696			

FINCHLEY ROAD



AREA PLAN

202 FINCHLEY ROAD
LONDON, NW3

Second Floor

IPMS3.2 Office Area Plan

	IPMS 3.2	576.6 sq m	6206 sq ft
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LIMITED USE AREAS

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

	Internal Dominant Face (IDF)	24.6 sq m	265 sq ft
	Structure	3.5 sq m	38 sq ft

Net Internal Area

	NIA	548.4 sq m	5903 sq ft
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Gross Internal Area

	GIA	639.0 sq m	6878 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. LF6552-AREA-02

Issue A July 2025

Scaled for presentation - 1:250 @ A3

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AREA PLAN

202 FINCHLEY ROAD
LONDON, NW3

First Floor

IPMS3.2 Office Area Plan

	IPMS 3.2	669.5 sq m	7207 sq ft
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LIMITED USE AREAS

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

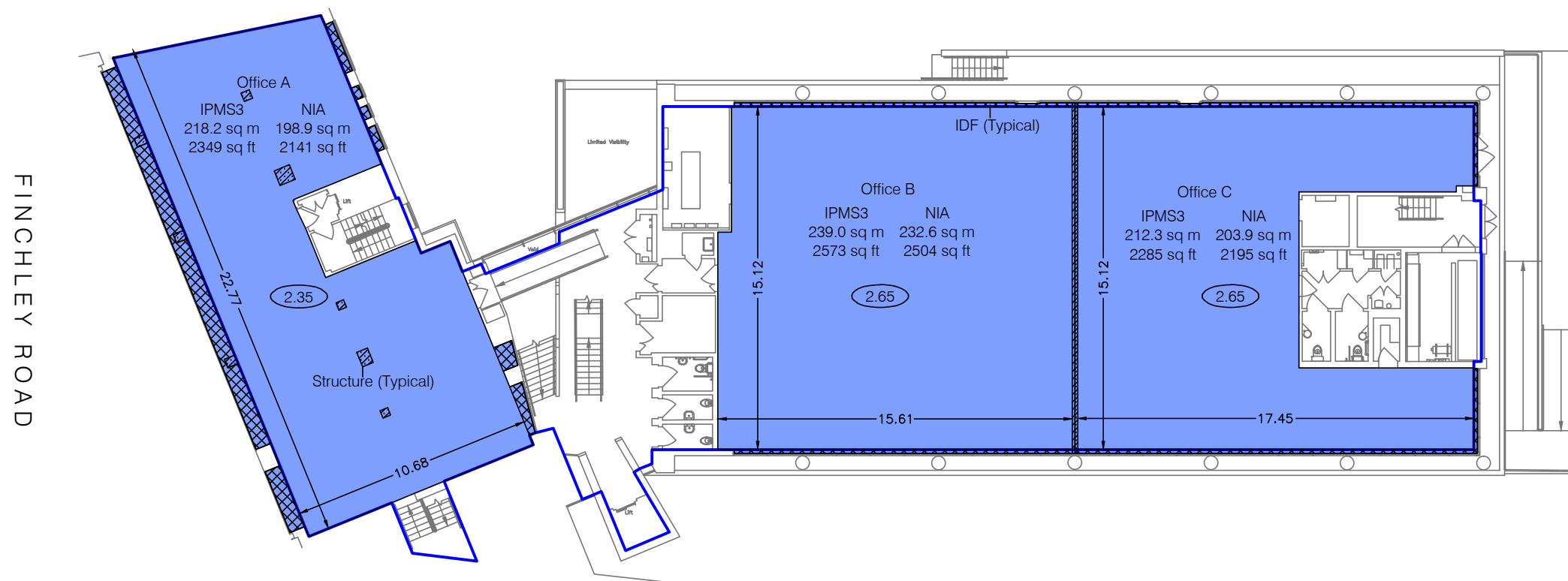
	Internal Dominant Face (IDF)	28.6 sq m	308 sq ft
	Structure	5.5 sq m	59 sq ft

Net Internal Area

	NIA	635.4 sq m	6840 sq ft
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Gross Internal Area

	GIA	846.8 sq m	9115 sq ft
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Notes:

(X.XX) - Floor to Ceiling Height (Metres)
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Dwg No. LF6552-AREA-01
Issue A July 2025
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AREA PLAN

202 FINCHLEY ROAD
LONDON, NW3

Ground Floor

IPMS3.2 Office Area Plan

	IPMS 3.2	128.8 sq m	1386 sq ft
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LIMITED USE AREAS

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

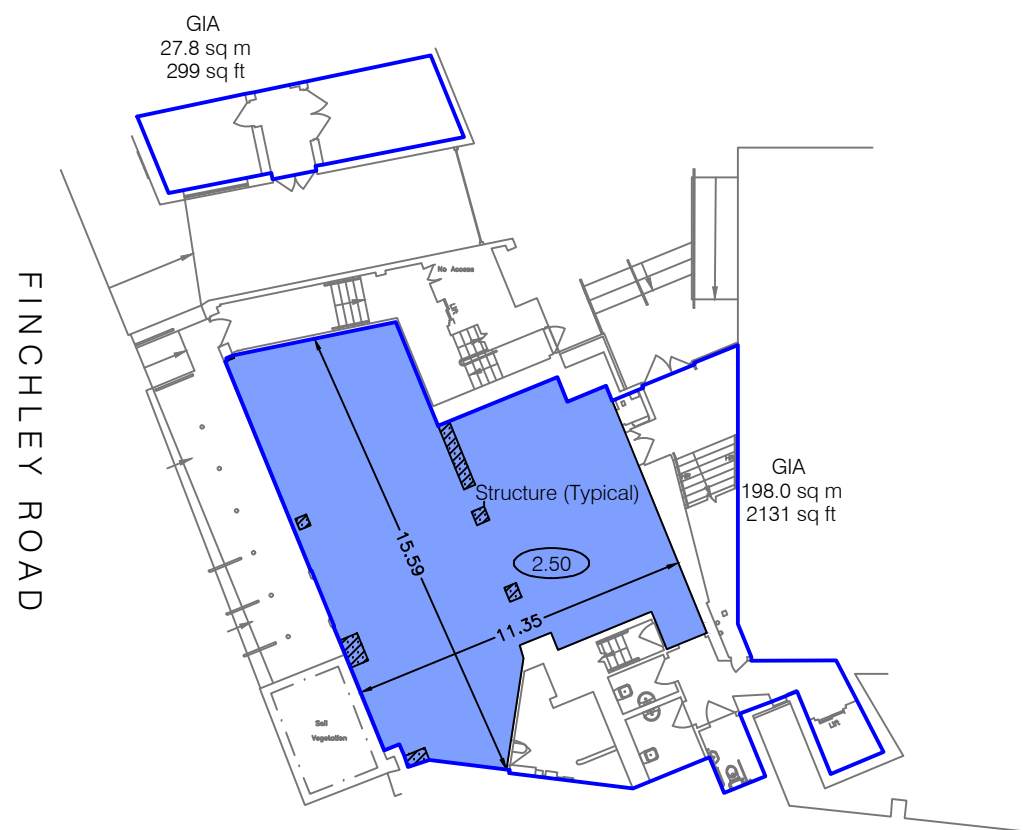
	Structure	2.4 sq m	26 sq ft
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Net Internal Area

	NIA	126.4 sq m	1361 sq ft
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Gross Internal Area

	GIA	225.8 sq m	2430 sq ft
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Notes:

(X.XX) - Floor to Ceiling Height (Metres)

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Dwg No. LF6552-AREA-G

Issue B July 2025

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SUMMARY OF INTERNAL AREAS

202 FINCHLEY ROAD, LONDON, NW3

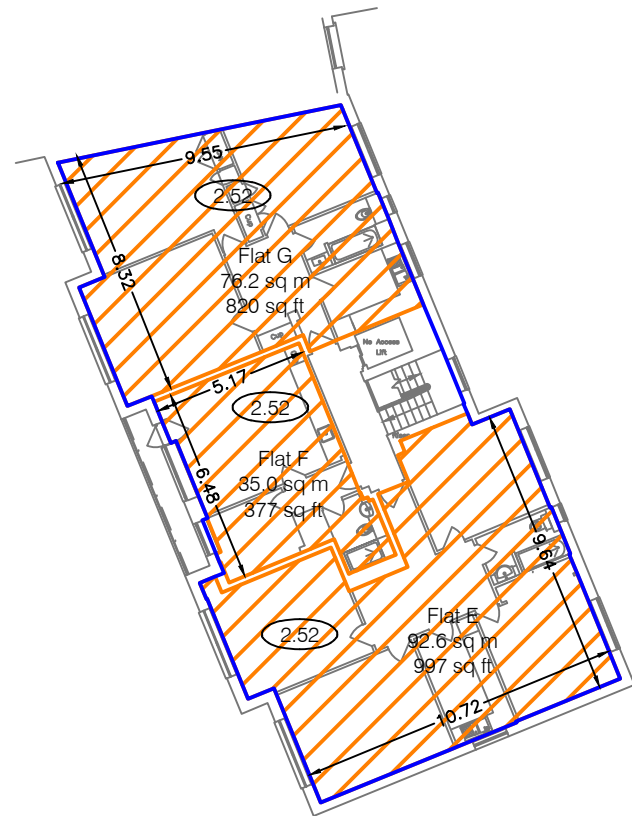
NET SALES AREAS (NSA)

FLOOR NIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
FOURTH	Flat E	92.6	997				
	Flat F	35.0	377				
	Flat G	76.2	820				
	Fourth Total	203.8	2194				
THIRD	Flat B	76.2	820				
	Flat C	53.5	576				
	Flat D	76.2	820				
	Third Total	205.9	2216				
SECOND	Flat 1A	91.2	982				
	Flat 2A	111.5	1200				
	Second Total	202.7	2182				
GROUND	Residential	90.2	971				
TOTAL		702.6	7563				

GROSS INTERNAL AREAS (GIA)

FLOOR GIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
FOURTH	Residential	227.0	2443				
THIRD	Residential	227.9	2453				
SECOND	Residential	225.8	2430				
GROUND	Residential	116.2	1251	Access to Flats	26.0	280	
				Bungalow	90.2	971	
TOTAL		796.9	8577				

FINCHLEY ROAD




AREA PLAN

202 FINCHLEY ROAD
LONDON, NW3

Fourth Floor

Net Sales Area

	NSA	203.8 sq m	2194 sq ft
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Gross Internal Area

	GIA	227.0 sq m	2443 sq ft
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Notes:

(X.XX) - Floor to Ceiling Height (Metres)

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Dwg No. LF6552-NSA-04

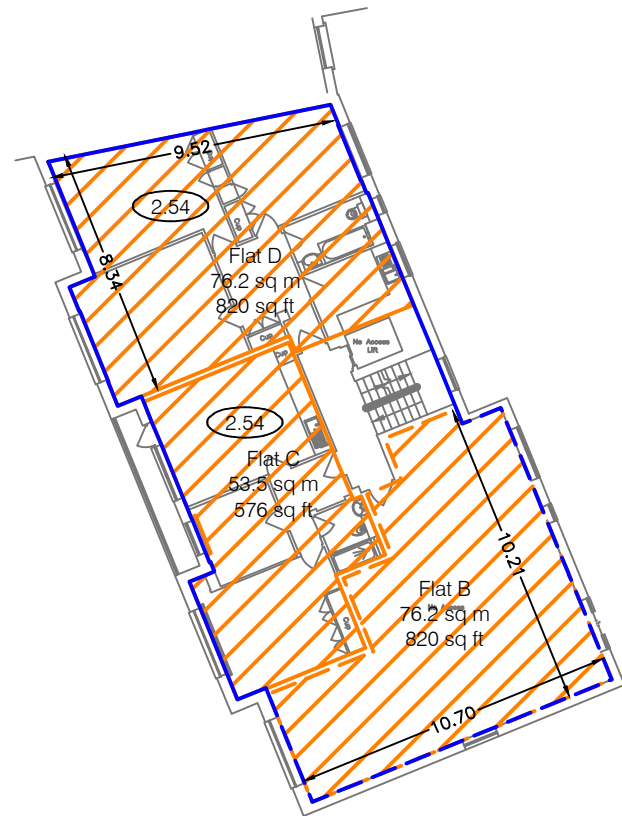
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FINCHLEY ROAD




AREA PLAN

202 FINCHLEY ROAD
LONDON, NW3

Third Floor

Net Sales Area

	NSA	205.9 sq m	2216 sq ft
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Gross Internal Area

	GIA	227.9 sq m	2453 sq ft
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Notes:

(X.XX) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

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Dwg No. **LF6552-NSA-03**

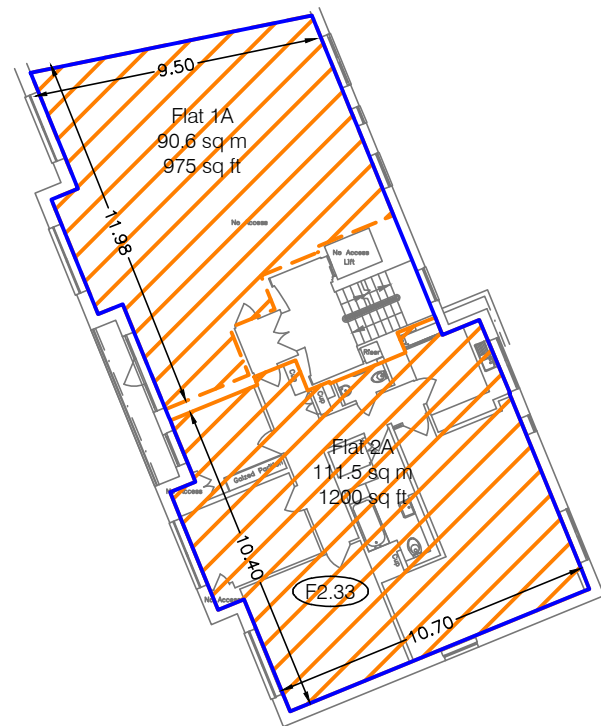
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FINCHLEY ROAD




AREA PLAN

202 FINCHLEY ROAD
LONDON, NW3

Second Floor

Net Sales Area

	NSA	202.1 sq m	2175 sq ft
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Gross Internal Area

	GIA	225.8 sq m	2430 sq ft
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Notes:

(X.XX) - Floor to Ceiling Height (Metres)

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Dwg No. LF6552-NSA-02

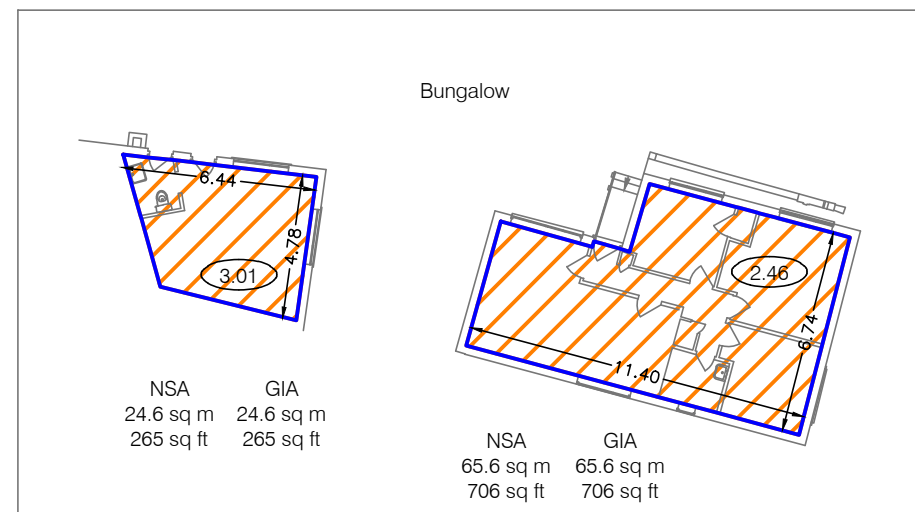
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FINCHLEY ROAD



AREA PLAN

202 FINCHLEY ROAD
LONDON, NW3

Ground Floor

Net Sales Area

	NSA	90.2 sq m	971 sq ft
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Gross Internal Area

	GIA	116.2 sq m	1251 sq ft
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Notes:

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Dwg No. LF6552-NSA-G

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