

sterlingtemple

Area Measurement Report

Lower Ground, Queens House,
55/56 Lincoln's Inn Field, London, WC2A

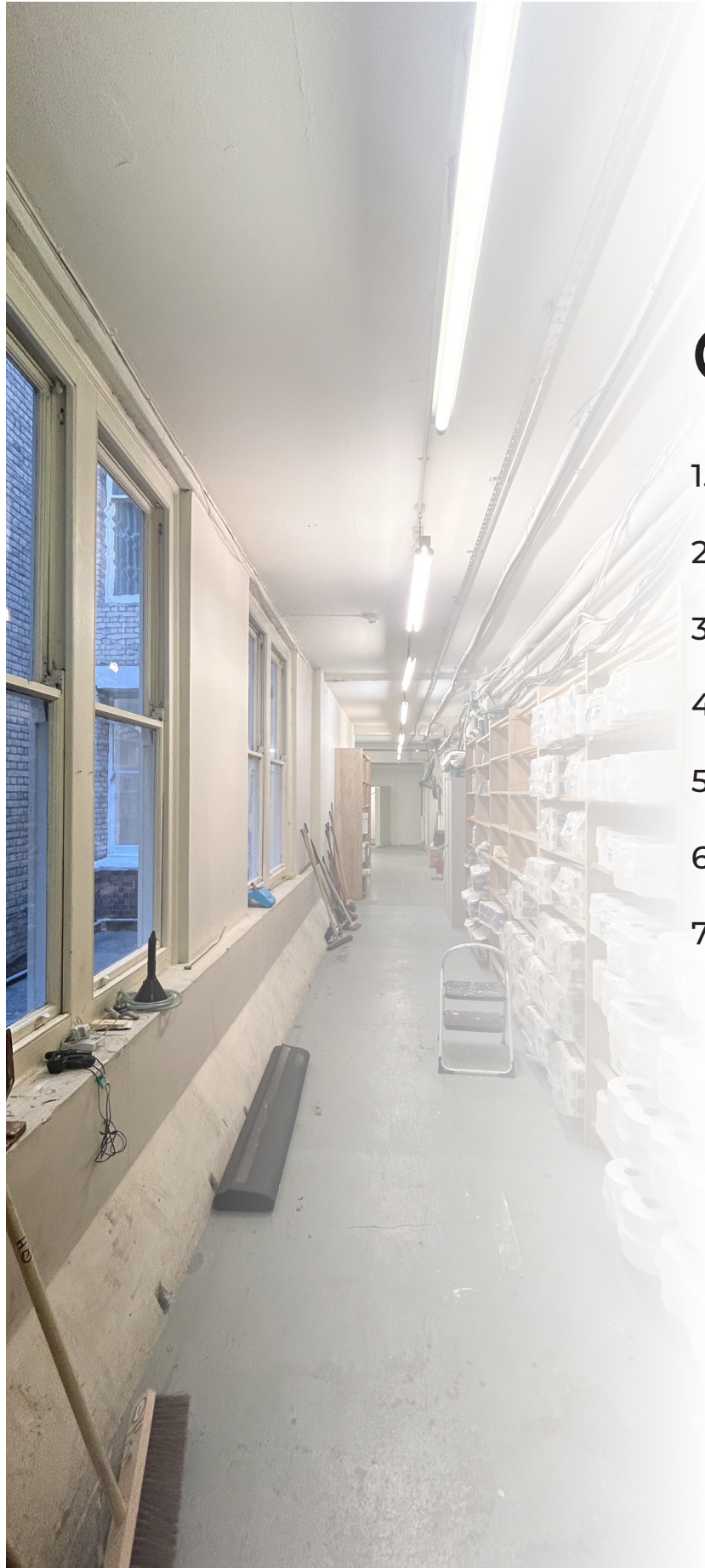
Reference 26.07.3684

10 August 2026



Contents

1. About Sterling Temple
2. Report objective
3. The Property
4. Site and survey conditions
5. Schedule of Areas
6. Drawings
7. Summary



1. About Sterling Temple

Sterling Temple is a leading provider of measured property surveys, delivering precise area measurement reports and detailed planning drawings to clients across the UK. Using advanced 3D laser scanning technology and efficient workflows, we ensure exceptional accuracy and fast turnaround times. Our expertise spans a range of property types, from commercial and industrial spaces to complex architectural structures. At Sterling Temple, we are committed to combining cutting-edge technology with professional insight to meet the diverse needs of our clients. Our services provided

- A. Area Measurement Reports
- B. Existing Planning Drawings (floor plans, sections, elevations & site plans)
- C. Land Registry compliant Lease Plans
- D. Matterport Virtual Tours

sterlingtemple



2. Report Objective

The objective of this report was to deliver a precise and reliable area measurement survey of the lower ground unit in Queens House, 55/56 Lincoln's Inn Fields, ensuring accuracy in net internal and gross internal area calculations. This survey supports our client's property planning, valuation, and compliance needs, providing

3. The Property

Queens House, 55/56 Lincoln's Inn Fields, stands on the west side of the square and also fronts Kingsway, forming part of the Edwardian redevelopment of that thoroughfare. Of steel-framed construction with a Portland stone elevation, it rises six storeys beneath a mansard roof and is in office use. The lower ground floor comprises open-plan and cellular space with exposed riveted steelwork, painted brick and blockwork walls and concrete floors, and is vacant apart from ancillary storage.

4. Site Conditions

On the day of the survey the property was vacant while providing a satisfactory environment for accurate measurements. The property was in good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

5. Schedule of Areas

Net Internal Area and Gross Internal Area				
	NIA (m2)	NIA (ft2)	GIA (m2)	GIA (ft2)
Lower Ground	217.5	2,341	231.5	2,492
Storage	96.9	1,043	99.7	1,073

sterlingtemple





Lower Ground

55-56 Lincoln's Inn Fields

Queens House
London
WC2A 3LJ

Date	Revision	Project Number	Description	Rev
03/08/2026	00	26.07.3684	Property Survey	0/0

Drawing Name
Lower Ground Floor Plan

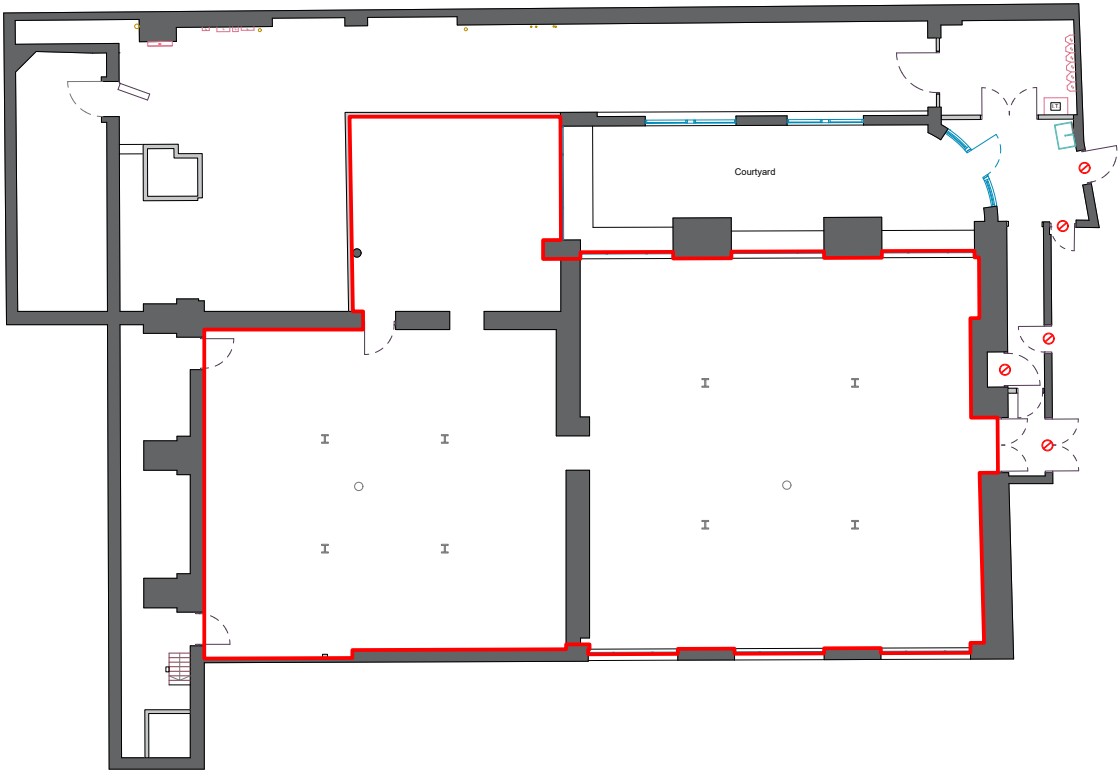
REFERENCES

-  Net Internal Area
-  Storage
-  Demise

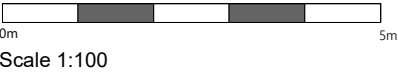
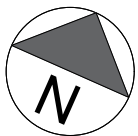
sterlingtemple

0203 4639225
www.sterlingtemple.com

Location Plan



Lower Ground



55-56 Lincoln's Inn Fields

Queens House
London
WC2A 3LJ

Date	Revision	Project Number	Description	Rev
03/08/2026	00	26.07.3684	Property Survey	0/0

Drawing Name
Lease Plan

REFERENCES

sterlingtemple

0203 4639225
www.sterlingtemple.com

7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at Queens House, 55/56 Lincoln's Inn Fields. Our team has delivered precise calculations for the net internal and gross internal areas, supported by a detailed floor plan and survey notes. The property was surveyed under optimal conditions, ensuring accuracy and reliability in the results.

We are confident that the data and insights provided in this report will support your property planning, valuation, and compliance needs. Should you require any further information or additional services, please do not hesitate to contact us.

Thank you for choosing Sterling Temple for your measured surveying requirements.

