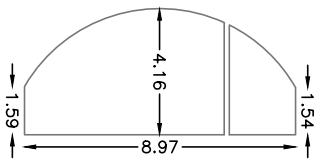
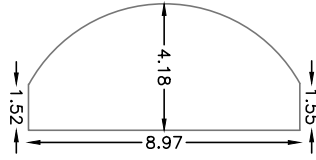


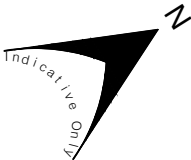
SECTION A



SECTION B



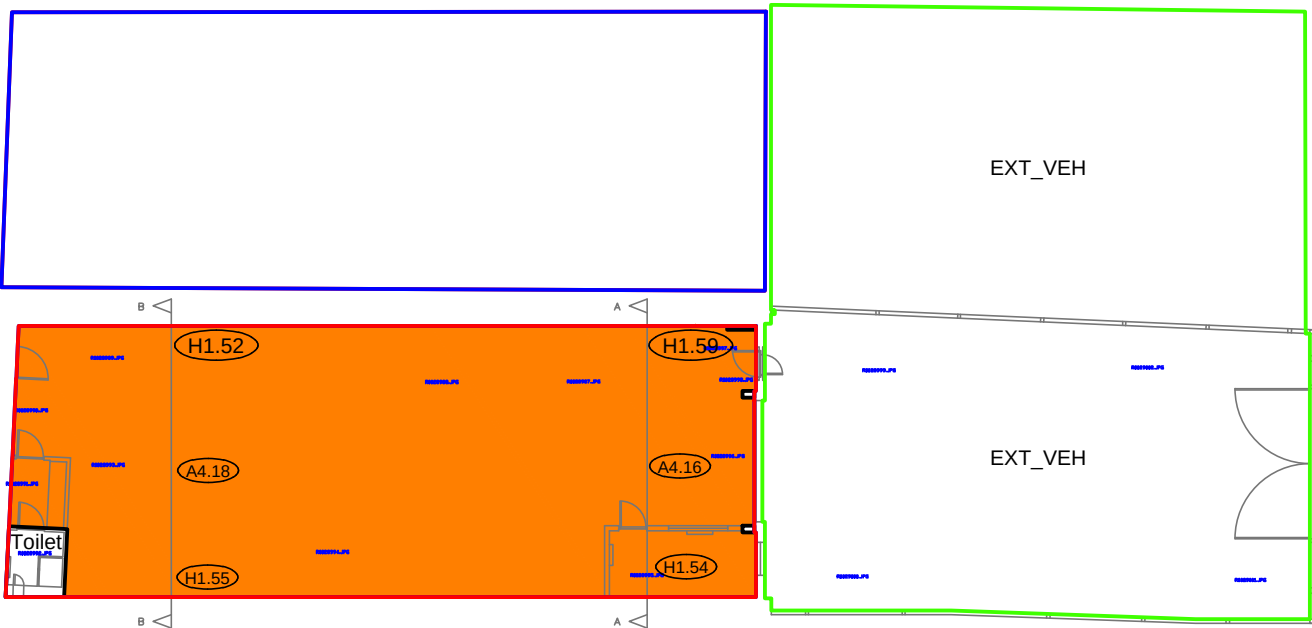
Assumed Area - Hybrid Measurement Exercise



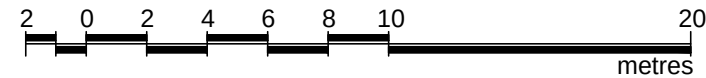
Ground Floor SLU_1 GIA
229.89 sq m
2475 sq ft

Ground Floor SLU_2 GIA
220.39 sq m
2372 sq ft

Ground Floor SLU_2 NIA
215.67 sq m
2321 sq ft



JOSEPH RAY ROAD



Presentation Scale 1:250 @ A3

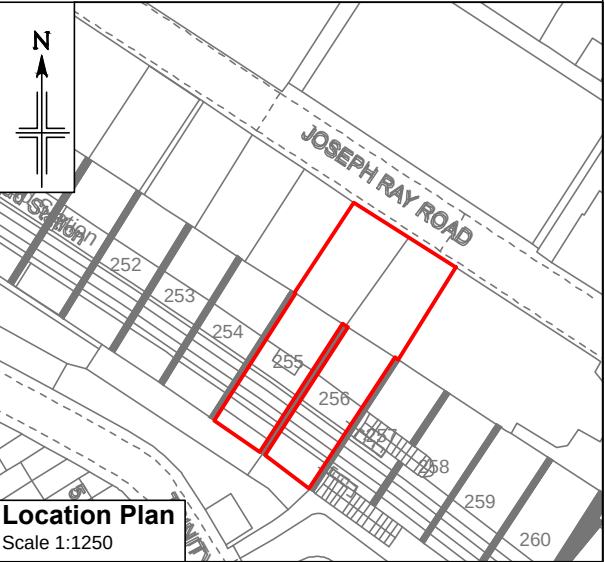
Notes:
This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.
Dashed lines denote assumed wall lines inaccessible or not in situ at the time of survey.

This drawing has been produced for area referencing purposes requested by the original commissioning agent and must not be used for any architectural or construction/engineering purposes or for any other purpose other than that for which it is originally intended. Plowman Craven Limited accepts no responsibility for details that are subsequently found to be the consequence of undisclosed facts or that were obscured from view at the time of survey or that have been altered since the date of survey.

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- Legend:**
- Single Lettable Unit
 - Restricted Headroom
 - H0.00 Haunch Height (m)
 - A0.00 Arch Maximum Height (m)
 - 0.00 Floor To Ceiling Height (m)

Revisions:
P01 - Original Issue (May 2023)



Property Ref: LER02900

Arch 252 Joseph Ray Road
LONDON, E11 4RA



Rental Space Ref: LER02925

Arches 255 & 256 Joseph Ray Road, LONDON, E11

Net Internal Area

NIA 215.67 sq m 2321 sq ft

The following have been INCLUDED in the TOTAL NIA:

SLU_2 215.67 sq m 2321 sq ft

The following have been EXCLUDED from the TOTAL NIA:

INT_OTH 234.61 sq m 2526 sq ft

Gross Internal Area

GIA 450.28 sq m 4847 sq ft

The following have been INCLUDED in the TOTAL GIA:

SLU_1 229.89 sq m 2475 sq ft

SLU_2 220.39 sq m 2372 sq ft

Land Area

LAND 357.90 sq m 3852 sq ft

The following have been INCLUDED in the TOTAL Land Area:

EXT_VEH 357.90 sq m 3852 sq ft

Dwg No.
43264-PCL-LER02925-GF-DR-G-00001_Master-S6-P01

Plowman Craven
Regulated by RICS

