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# Area Measurement Report

3 Dylan Road,  
London, SE24 0HL  
Reference 25.10.3440  
28 October 2025

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## 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

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## 2. Report Objective

Our objective was to deliver a precise and reliable area measurement survey of 3 Dylan Road, London, ensuring accuracy in gross internal area calculations. This survey supports our client's property planning, valuation, and compliance needs, providing clear data for informed decision-making.

## 3. The Property

The property at 3 Dylan Road, SE24 0HL, is a steel portal frame industrial unit with composite panel cladding, featuring a low-pitch roof. It accommodates a multi-bay workshop with a concrete floor slab and integral two-storey administrative block. Vehicular access is via twin roller shutter doors. The internal fit-out includes multiple vehicle lifts and a dedicated customer reception area. External areas comprise a tarmac/concrete hardstanding. The unit exhibits good functional utility, consistent with its current use as an automotive service facility.

## 4. Site Conditions

On the day of the survey 3 Dylan Road was occupied, while providing an ideal environment for accurate measurements. The property was in a satisfactory condition, with no obstacles or restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

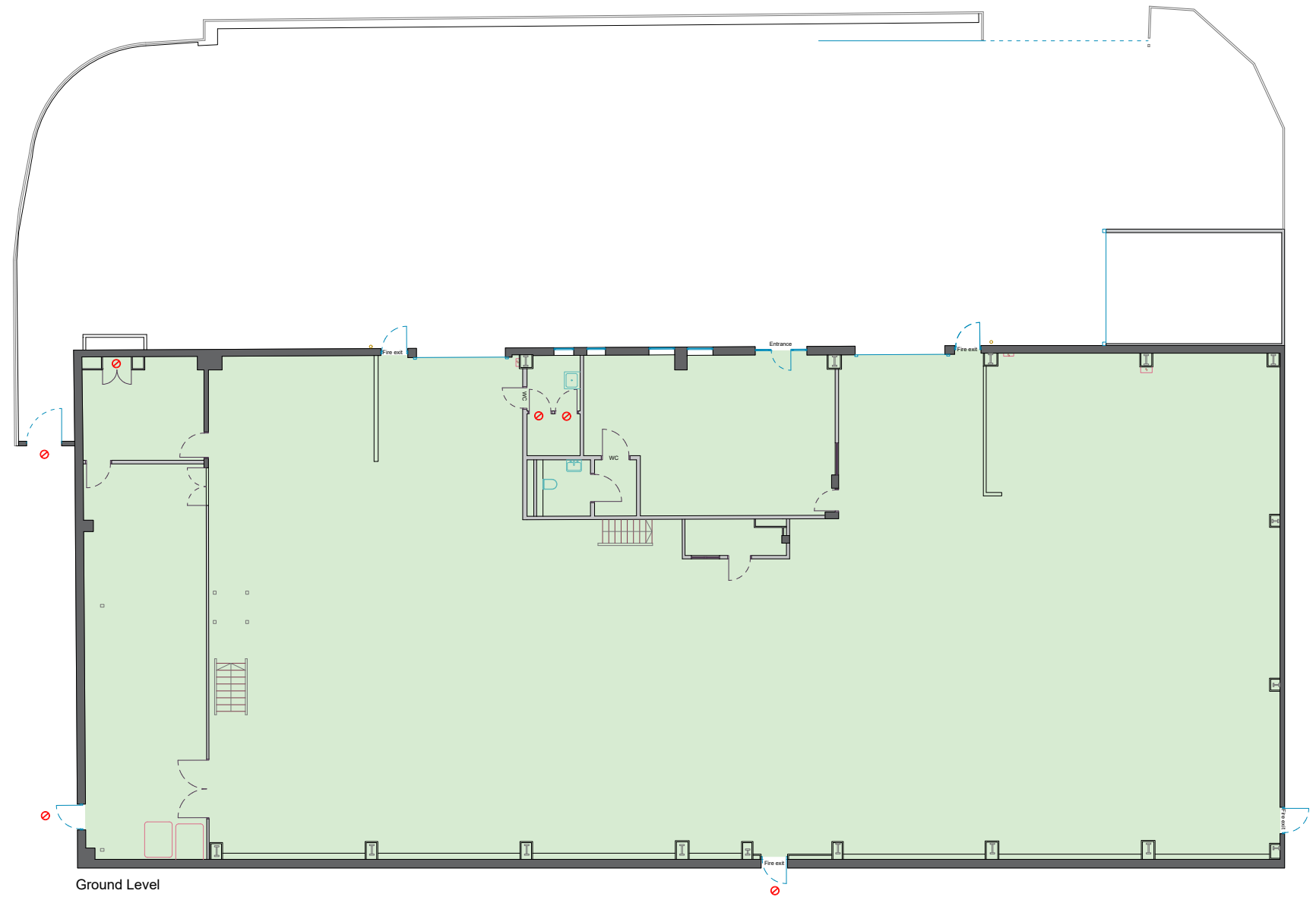
## 5. Schedule of Areas

Gross Internal Area		
	SQM	SQFT
Ground Level	729.6	7,853
Other		
	SQM	SQFT
West Mezzanine	60.0	646
East Mezzanine	63.8	687
Front Yard	480.9	5,176
Eaves Height	4.88M	

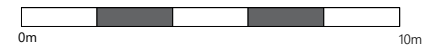
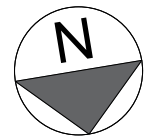
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Ground Level



Scale 1:200

# Dylan Road

3 Dylan Road  
London  
SE24 0HL

## REFERENCES

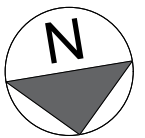
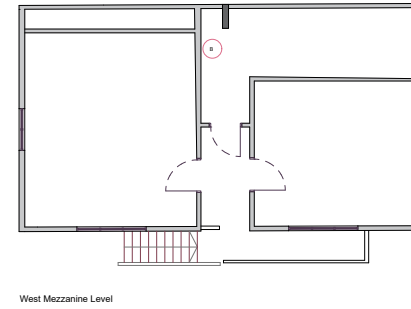
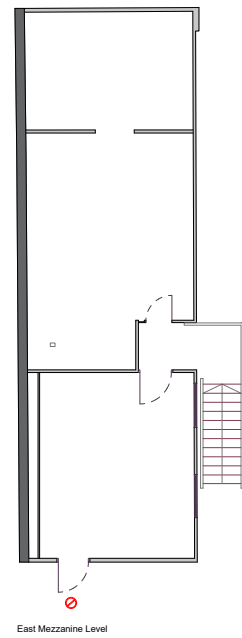
 Gross Internal Area

Drawing Name  
Ground Level Floor Plan

Date	Revision	Project Number	Description	Rev
28/10/2025	00	25.10.3440	Property Survey	0/0

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# Dylan Road

3 Dylan Road  
London  
SE24 0HL

## REFERENCES

Drawing Name  
Mezzanine Level Floor Plan

Date	Revision	Project Number	Description	Rev
28/10/2025	00	25.10.3440	Property Survey	0/0

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## 7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at 3 Dylan Road, London. Our team has delivered precise calculations for the 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.