

Lower Ground Floor	
Office 01	512.2
Toilets/Shower Rooms	36.5
Circulation	43.3
Plant Rooms	42.5

Ground Floor	
Reception	43.9
Office 02	500
Toilets	18.6
Circulation	57.4

First Floor	
Office 03	542
Toilets	20.5
Circulation	23.7
Outdoor Amenity Space	13.9

Second Floor	
Office 04	100.1
Toilets	8.1
Circulation	32.9
Plant Room	3.5
Outdoor Amenity Space	59.6

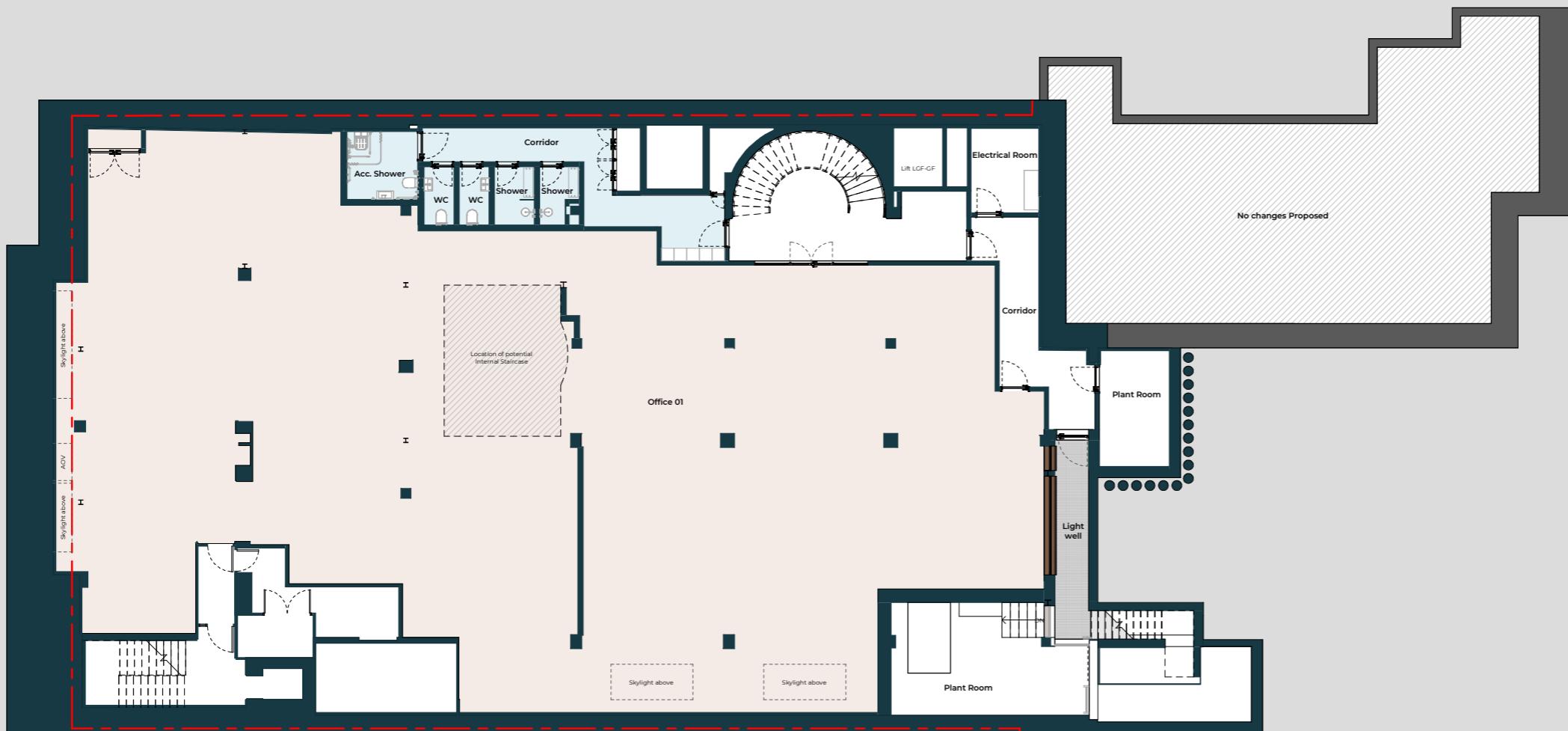
Third Floor	
Office 05	67.4
Toilets	3.2
Circulation	5.4

TOTAL NIA: 1765.6 sqm

According to RICS 2018
 The following areas are excluded:
 - Toilet, shower, changing rooms, cleaners' cupboards
 - Lift wells, lift lobbies, stairs
 - Plant rooms, riser shafts, mechanical & electrical intake rooms
 - Structural columns, chimney breasts, end internal structural walls
 - Perimeter wall thicknesses and external projections
 - Shared building common areas

GIA

Lower Ground Floor	
Office 01	674
Ground Floor	669
First Floor	621
Second Floor	181.5
Third Floor	94



Rev No.	Date	Description
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Notes:
 Any inaccuracies or errors to be reported to the architect/surveyor immediately and prior to any work commencing. All dimensions to be verified on site. All work to comply with British Standards Code of practice. All external surfaces and materials to match existing. This drawing and all information provided within it is the copyright of UPP Consultants Ltd. and reproduction without prior consent is strictly forbidden.

Dwg No

126AS-A-99-101

Drawing

Marketing - Lower Ground Floor

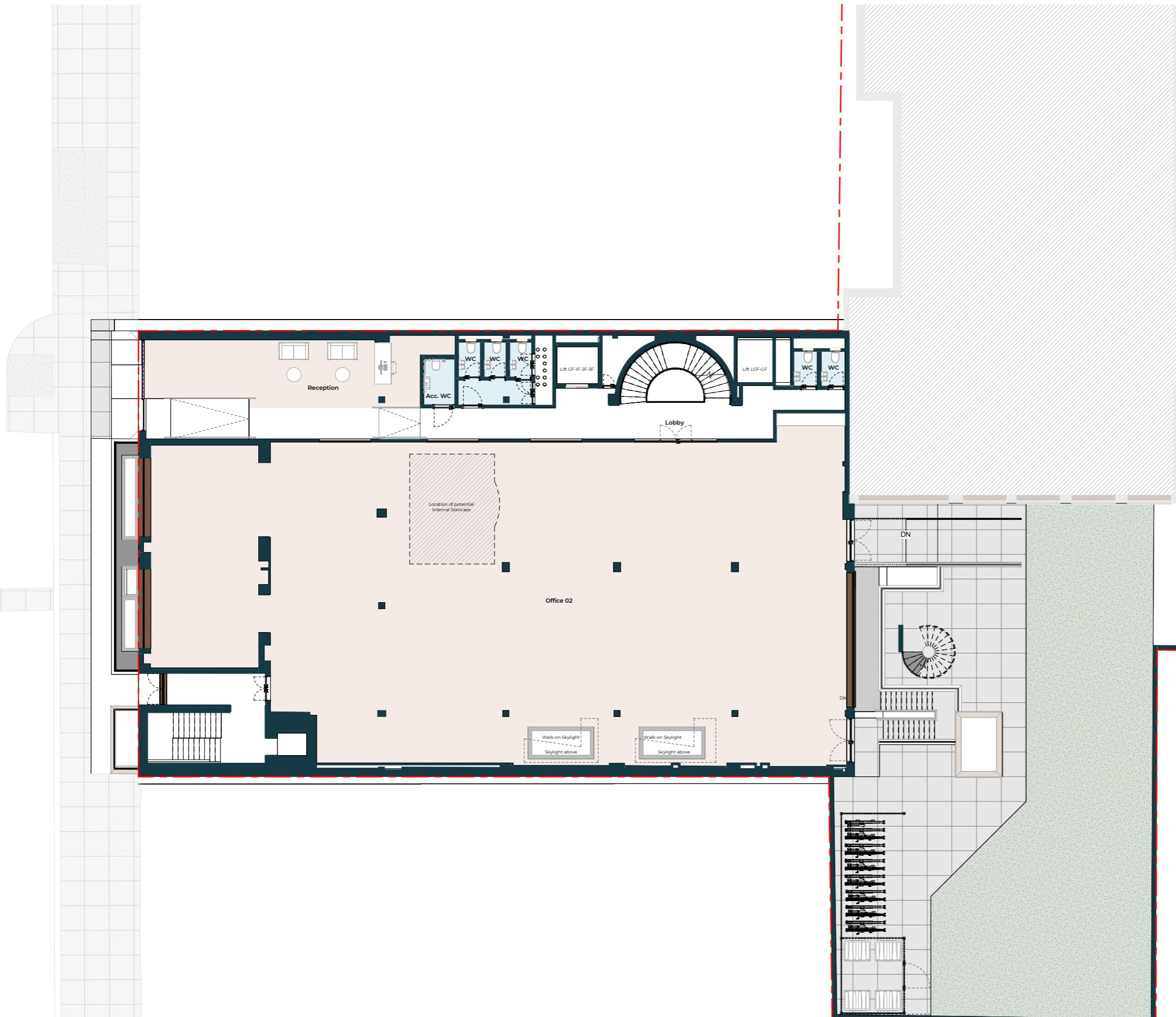
Drawn	Checked
DR	RZ

Scale	Issue Date
1:100 @ A1	18.09.2025

Project Address
 124-126 Albert Street, London NW1 7NE

Client
 Beresford 126 Ltd

Status
 RIBA Stage 05



NIA

	Sqm
Lower Ground Floor	
Office 01	512.2
Toilets/Shower Rooms	36.5
Circulation	43.3
Plant Rooms	42.5
Ground Floor	
Reception	43.9
Office 02	500
Toilets	18.6
Circulation	57.4
First Floor	
Office 03	542
Toilets	20.5
Circulation	23.7
Outdoor Amenity Space	13.9
Second Floor	
Office 04	100.1
Toilets	8.1
Circulation	32.9
Plant Room	3.5
Outdoor Amenity Space	59.6
Third Floor	
Office 05	67.4
Toilets	3.2
Circulation	5.4

TOTAL NIA: 1765.6 sqm

(According to RICS 2018)
The following areas are excluded:
- Toilet, shower, changing rooms, cleaners' cupboards
- Lift wells, lift lobbies, stairs, stairs
- Plant rooms, riser shafts, mechanical & electrical intake rooms
- Structural columns, chimney breasts, and internal structural walls
- Perimeter wall thicknesses and external projections
- Shared building common areas

GIA

	Sqm
Lower Ground Floor	674
Ground Floor	669
First Floor	621
Second Floor	181.5
Third Floor	94

Rev No. Date Description

Notes:
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Dwg No 126AS-A-99-102
Drawing Marketing - Ground Floor
Drawn DR Checked RZ
Scale 1:100 @ A1 Issue Date 18.09.2025

0 5m
Project Address 124-126 Albert Street, London NW1 7NE

Client Beresford 126 Ltd Status RIBA Stage 05

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0208 202 5566
Atrium, Stables Market, Chalk Farm Road, London, NW1 7NA

UPP

NIA

	Sqm
Lower Ground Floor	
Office 01	512.2
Toilets/Shower Rooms	36.5
Circulation	43.3
Plant Rooms	42.5
Ground Floor	
Reception	43.9
Office 02	500
Toilets	18.6
Circulation	57.4
First Floor	
Office 03	542
Toilets	20.5
Circulation	23.7
Outdoor Amenity Space	13.9
Second Floor	
Office 04	100.1
Toilets	8.1
Circulation	32.9
Plant Room	3.5
Outdoor Amenity Space	59.6
Third Floor	
Office 05	67.4
Toilets	3.2
Circulation	5.4

TOTAL NIA: 1765.6 sqm

(According to RICS 2018)
 The following areas are excluded:
 - Toilet, shower, changing rooms, cleaners' cupboards
 - Lift wells, lift lobbies, stairs
 - Plant rooms, riser shafts, mechanical & electrical intake rooms
 - Structural columns, chimney breasts, and internal structural walls
 - Perimeter wall thicknesses and external projections
 - Shared building common areas

GIA

	Sqm
Lower Ground Floor	674
Ground Floor	669
First Floor	621
Second Floor	181.5
Third Floor	94

Rev No.	Date	Description
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Notes:
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Dwg No
126AS-A-99-103

Drawing
Marketing - First Floor

Drawn
DR
Checked
RZ
Scale
1:100 @ A1
Issue Date
18.09.2025

0 5m
Project Address
124-126 Albert Street, London NW1 7NE

Client
Beresford 126 Ltd

Status
RIBA Stage 05

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UPP

NIA

	Sqm
Lower Ground Floor	
Office 01	512.2
Toilets/Shower Rooms	36.5
Circulation	43.3
Plant Rooms	42.5
Ground Floor	
Reception	43.9
Office 02	500
Toilets	18.6
Circulation	57.4
First Floor	
Office 03	542
Toilets	20.5
Circulation	23.7
Outdoor Amenity Space	13.9
Second Floor	
Office 04	100.1
Toilets	8.1
Circulation	32.9
Plant Room	3.5
Outdoor Amenity Space	59.6
Third Floor	
Office 05	67.4
Toilets	3.2
Circulation	5.4

TOTAL NIA: 1765.6 sqm

(According to RICS 2018)
 The following areas are excluded:
 - Toilet, shower, changing rooms, cleaners' cupboards
 - Lift wells, lift lobbies, stairwells
 - Plant rooms, riser shafts, mechanical & electrical intake rooms
 - Shared building common areas, chimney breasts, and internal structural walls
 - Perimeter wall thicknesses and external projections
 - Shared building common areas

GIA

	Sqm
Lower Ground Floor	674
Ground Floor	669
First Floor	621
Second Floor	181.5
Third Floor	94

Rev No.	Date	Description
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Notes:
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Dwg No

126AS-A-99-104

Drawing

Marketing - Second Floor

Drawn
DRChecked
RZScale
1:100 @ A1Issue Date
18.09.2025

0

5m



Project Address
 124-126 Albert Street, London NW1 7NE

Client
 Beresford 126 Ltd

Status
 RIBA Stage 05

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 0208 202 5566
 Atrium, Stables Market, Chalk Farm
 Road, London, NW1 7NA

UPP

NIA

	Sqm
Lower Ground Floor	
Office 01	512.2
Toilets/Shower Rooms	36.5
Circulation	43.3
Plant Rooms	42.5
Ground Floor	
Reception	43.9
Office 02	500
Toilets	18.6
Circulation	57.4
First Floor	
Office 03	542
Toilets	20.5
Circulation	23.7
Outdoor Amenity Space	13.9
Second Floor	
Office 04	100.1
Toilets	8.1
Circulation	32.9
Plant Room	3.5
Outdoor Amenity Space	59.6
Third Floor	
Office 05	67.4
Toilets	3.2
Circulation	5.4

TOTAL NIA: 1765.6 sqm

(According to RICS 2018)
 The following areas are excluded:
 - Toilet, shower, changing rooms, cleaners' cupboards
 - Lift wells, lift lobbies, stairwells
 - Plant rooms, riser shafts, mechanical & electrical intake rooms
 - Structural columns, chimney breasts, and internal structural walls
 - Perimeter wall thicknesses and external projections
 - Shared building common areas

GIA

	Sqm
Lower Ground Floor	674
Ground Floor	669
First Floor	621
Second Floor	181.5
Third Floor	94

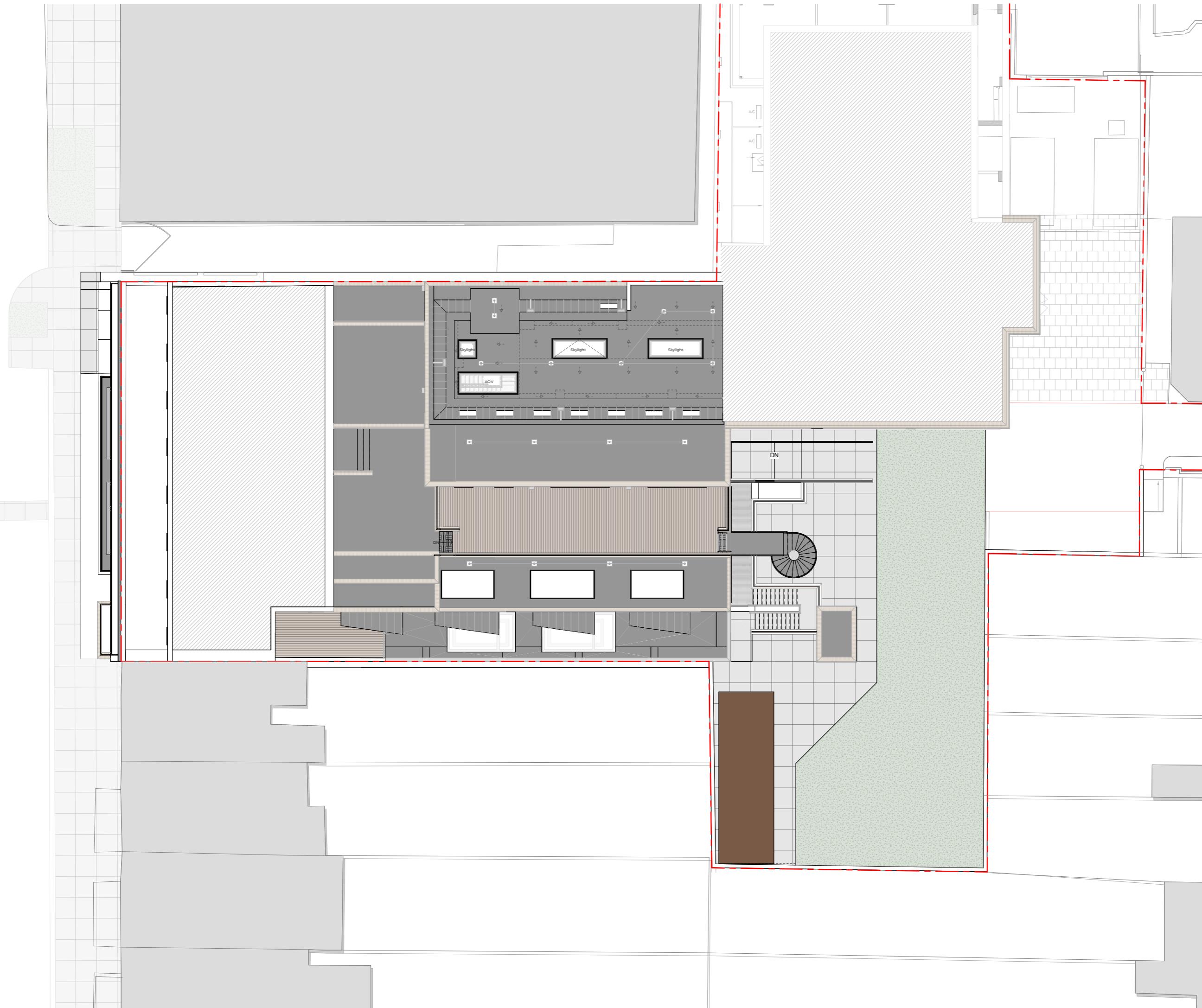
Rev No.	Date	Description
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Dwg No
126AS-A-99-105
 Drawing
Marketing - Third Floor
 Drawn DR
 Checked RZ
 Scale 1:100 @ A1
 Issue Date 18.09.2025

0 5m
 Project Address
124-126 Albert Street, London NW1 7NE

Client
Beresford 126 Ltd
 Status
RIBA Stage 05



Rev No. Date Description

Notes:
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Dwg No

126AS-A-99-106

Drawing

Marketing - Roof

Drawn DR Checked RZ

Scale 1:100 @ A1 Issue Date 18.09.2025

0 5m

Project Address 124-126 Albert Street, London NW1 7NE

Client Beresford 126 Ltd Status RIBA Stage 05

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