

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 are excluded:
• Toilets, showers, changing rooms, cleaners' cupboards
• Lift wells, lift lobbies, stairwells
• Plant rooms, riser shafts, mechanical & electrical intake rooms
• Structural columns, piers, 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:
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

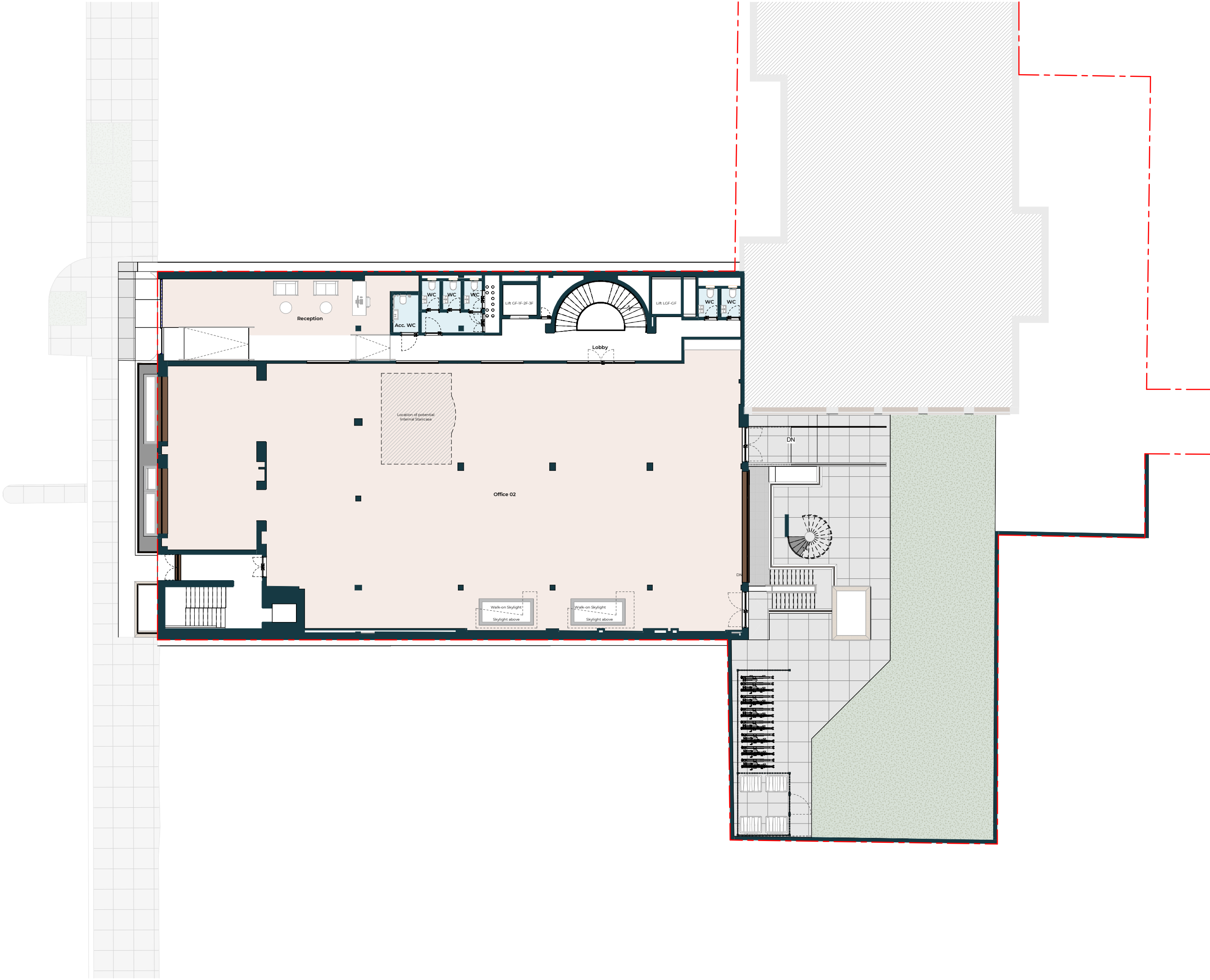
Drawn DR	Checked RZ
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Scale 1:100 @ A1	Issue Date 18.09.2025
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Project Address
124-126 Albert Street, London NW1 7NE

Client Beresford 126 Ltd	Status RIBA Stage 05
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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 are excluded:
• Toilets, showers, changing rooms, cleaners' cupboards
• Lift wells, lift lobbies, stairwells
• Plant rooms, riser shafts, mechanical & electrical intake rooms
• Structural columns, piers, 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-99-102

Drawing
Marketing - Ground Floor

Drawn
DR

Checked
RZ

Scale
1:100 @ A1

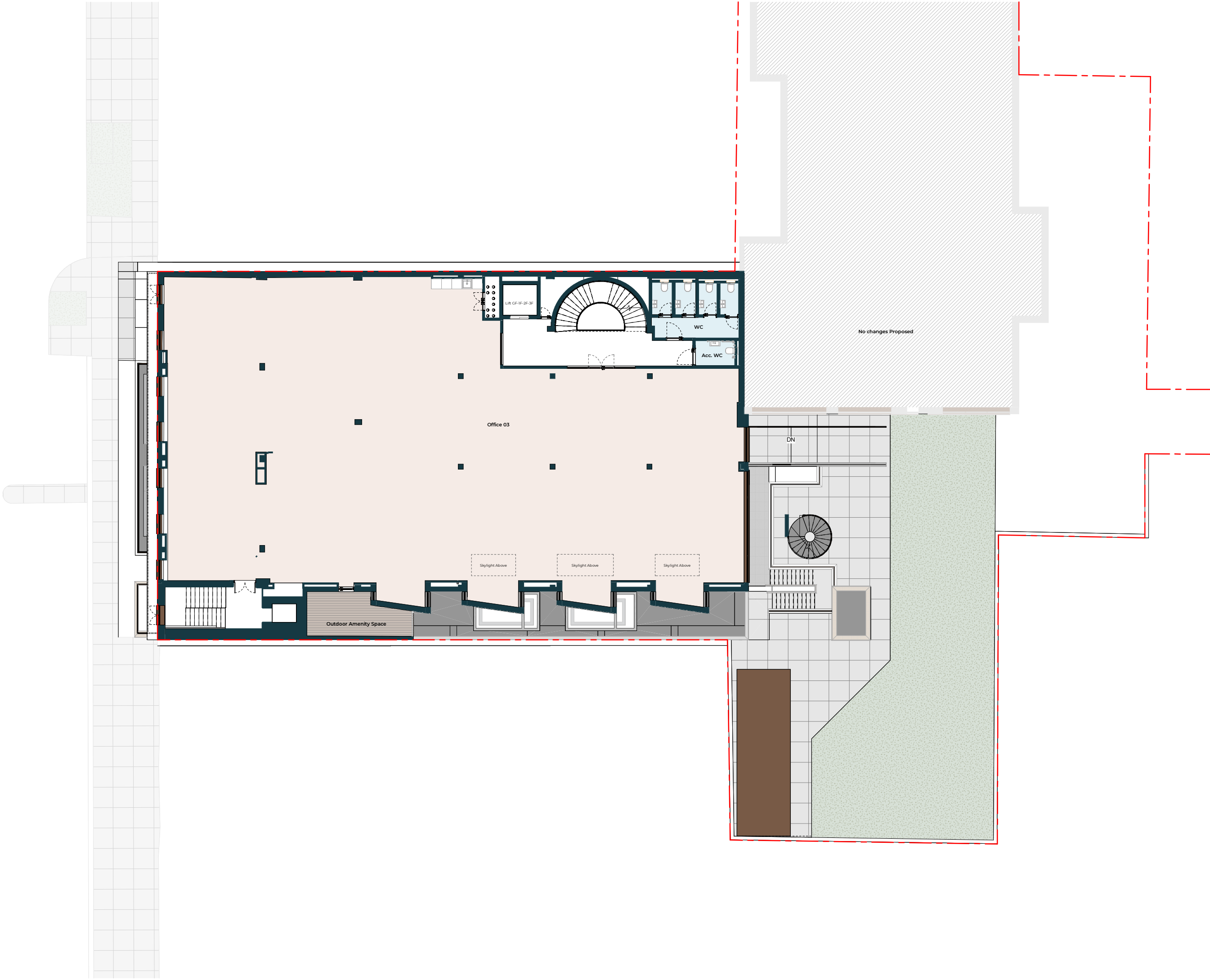
Issue Date
18.09.2025



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 are excluded:
• Toilets, showers, changing rooms, cleaners' cupboards
• Lift wells, lift lobbies, stairwells
• Plant rooms, riser shafts, mechanical & electrical intake rooms
• Structural columns, piers, 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-99-103
Drawing
Marketing - First Floor

Drawn
DR

Checked
RZ

Scale
1:100 @ A1

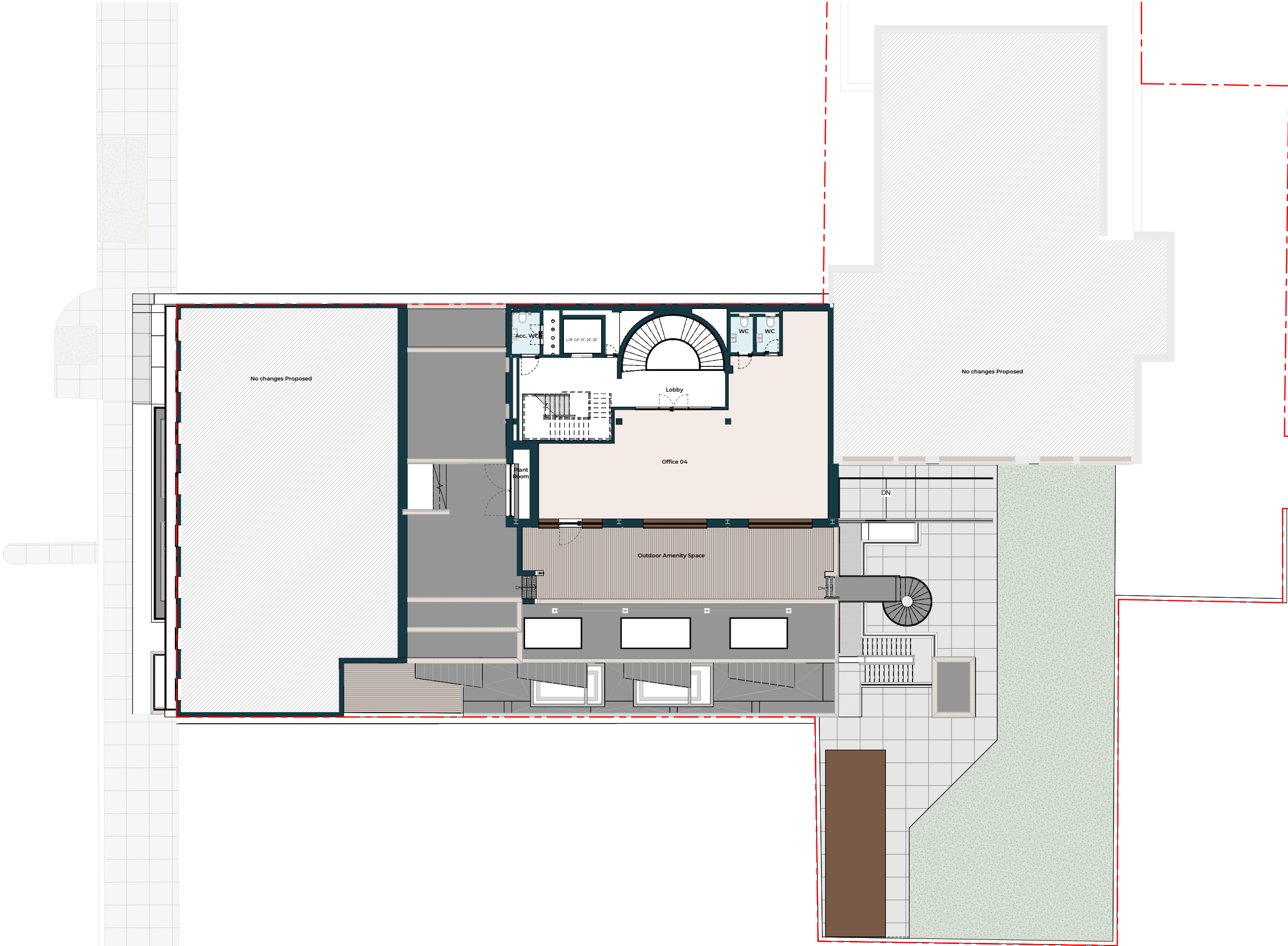
Issue Date
18.09.2025



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 are excluded:
• Toilets, showers, changing rooms, cleaners' cupboards
• Lift wells, lift lobbies, stairwells
• Plant rooms, riser shafts, mechanical & electrical intake rooms
• Structural columns, piers, 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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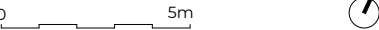
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Dwg No
126AS-A-99-104

Drawing
Marketing - Second Floor

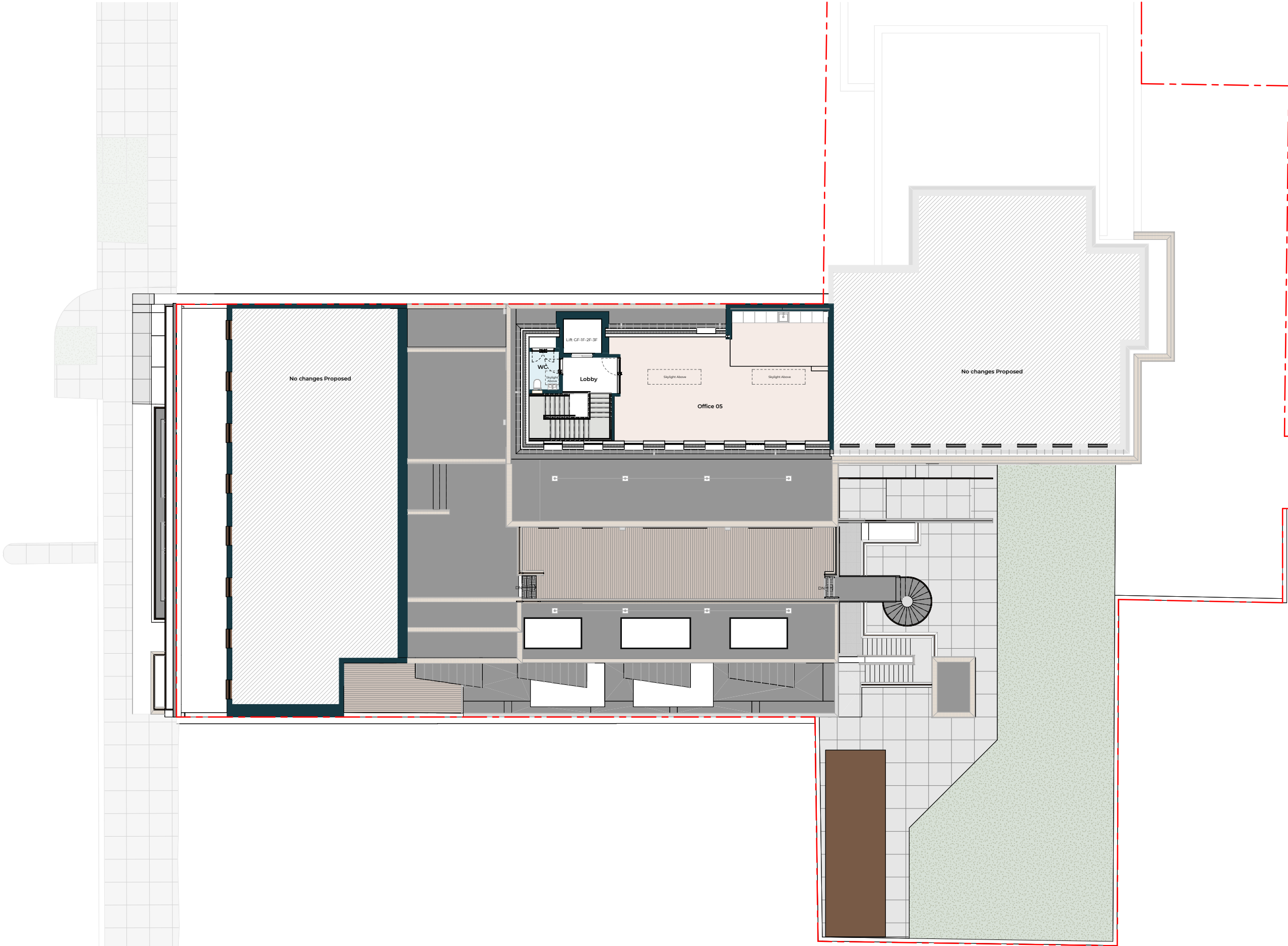
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Project Address
124-126 Albert Street, London NW1 7NE

Client Beresford 126 Ltd	Status RIBA Stage 05
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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 are excluded:
- Toilets, showers, changing rooms, cleaners' cupboards
 - Lift wells, lift lobbies, stairwells
 - Plant rooms, riser shafts, mechanical & electrical intake rooms
 - Structural columns, piers, 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

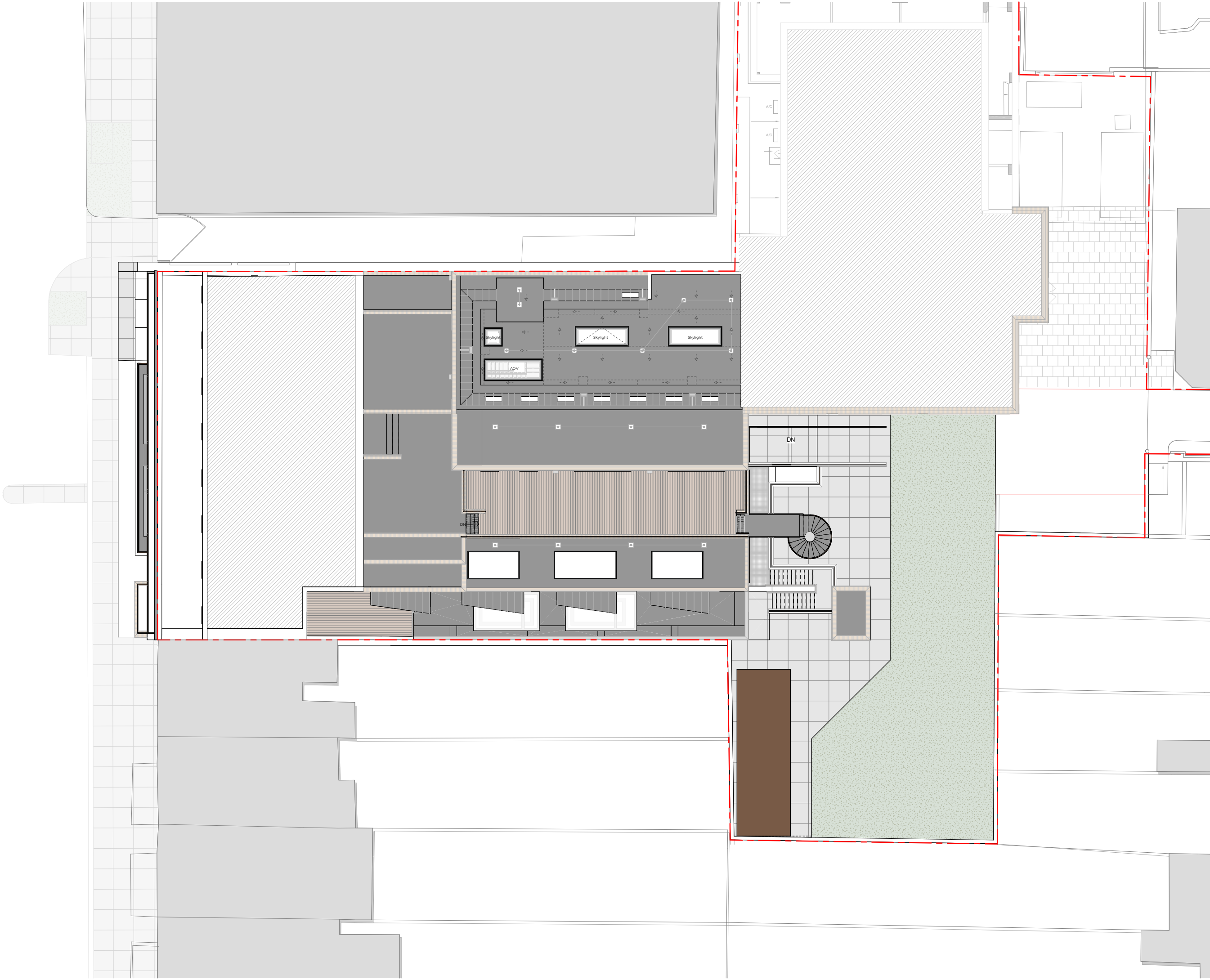
Drawn DR	Checked RZ
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Project Address
124-126 Albert Street, London NW1 7NE

Client Beresford 126 Ltd	Status RIBA Stage 05
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Rev No.	Date	Description
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Dwg No
126AS-A-99-106

Drawing
Marketing - Roof

Drawn DR	Checked RZ
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Project Address
124-126 Albert Street, London NW1 7NE

Client Beresford 126 Ltd	Status RIBA Stage 05
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www.weareupp.co.uk
info@weareupp.co.uk
0208 202 9996
Atrium, Stables Market, Chalk Farm
Road, London, NW1 8AH

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