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Area Measurement Report

20 Cousin Lane,
London, EC4R 3TE
Reference 26.06.3669
16 July 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

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2. Report Objective

The objective of this report was to deliver a precise and reliable area measurement survey of 20 Cousin Lane, London, ensuring accuracy in net internal and 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

20 Cousin Lane, London, EC4R 3TE comprises a self-contained, multi-storey commercial building located within the City of London. The property features a modern brick masonry facade with integrated perimeter ribbon fenestration, providing natural light across the floor plates. At the time of inspection, the internal accommodation was undergoing extensive structural and cosmetic refurbishment. The interior is presented in a stripped-out condition, characterized by bare concrete subfloors, exposed high-level mechanical and electrical services, suspended trunking, and partially disassembled ceiling grids. Vertical circulation is provided via central core areas incorporating a passenger lift and a concrete stairwell.

4. Site Conditions

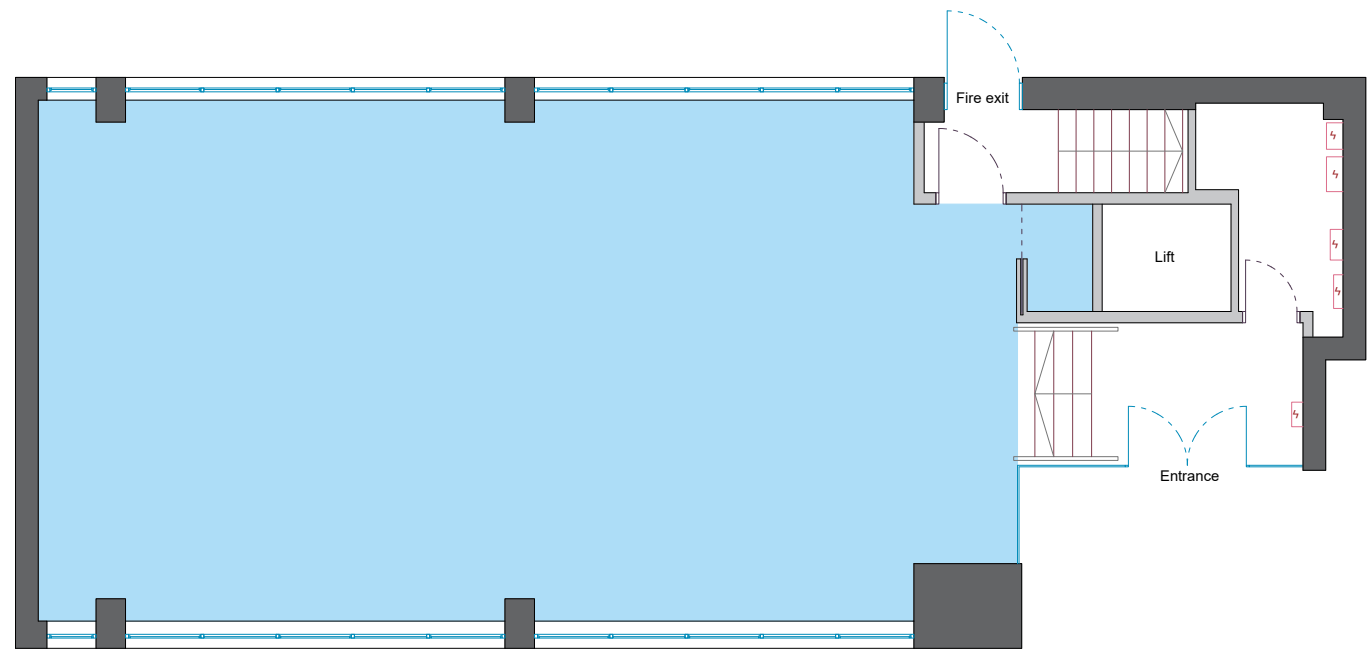
On the day of the survey 20 Cousin Lane was vacant while providing a satisfactory environment for accurate measurements. The property was in good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

5. Schedule of Areas

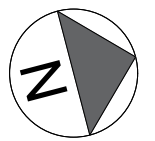
Net Internal Area		
	SQM	SQFT
Third Level	59.1	636
Second Level	81.0	872
First Level	80.6	868
Ground Level	87.3	940
Total	308.0	3,315
Gross Internal Area		
	SQM	SQFT
Third Level	102.1	1,099
Second Level	116.1	1,250
First Level	115.7	1,245
Ground Level	107.0	1,152
Total	440.9	4,746
Other		
	SQM	SQFT
Third Level Terrace	13.4	144

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Ground Level



20 Cousin Lane

City of London
London
EC4R 3TE

REFERENCES

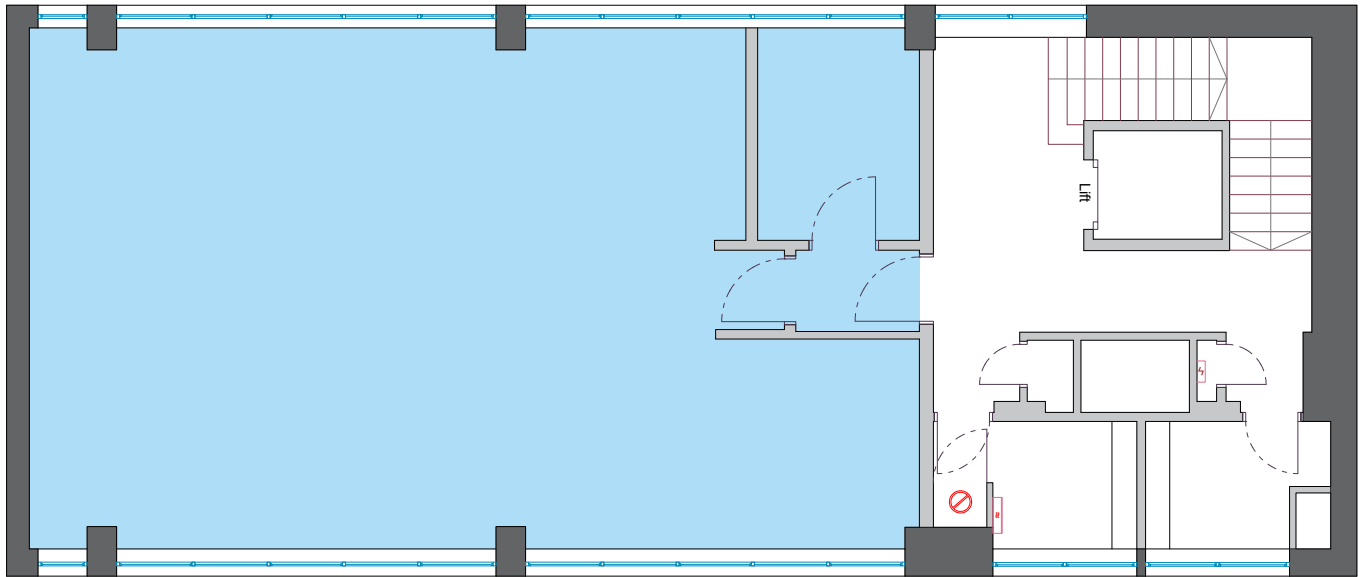
 Net Internal Area

Drawing Name
Ground Level Floor Plan

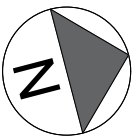
Date	Revision	Project Number	Description	Rev
16/07/2026	00	26.06.3669	Property Survey	0/0

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First Level



20 Cousin Lane

City of London
London
EC4R 3TE

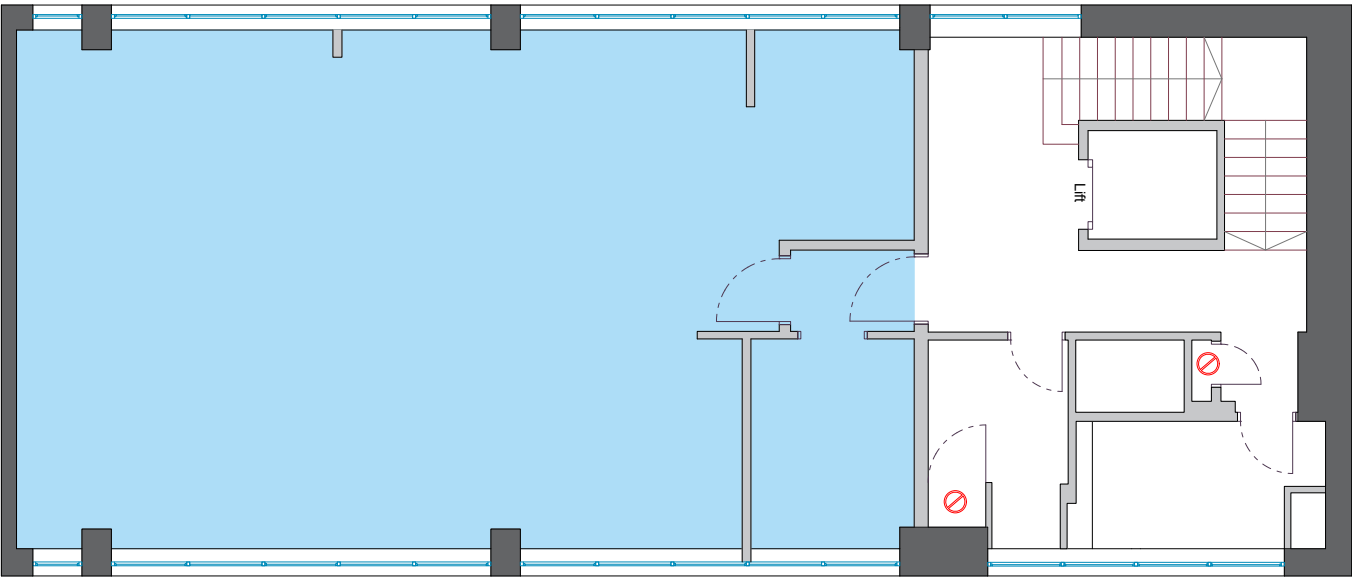
Date	Revision	Project Number	Description	Rev
16/07/2026	00	26.06.3669	Property Survey	0/0

Drawing Name
First Level Floor Plan

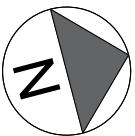
REFERENCES	
	Net Internal Area

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Second Level



20 Cousin Lane

City of London
London
EC4R 3TE

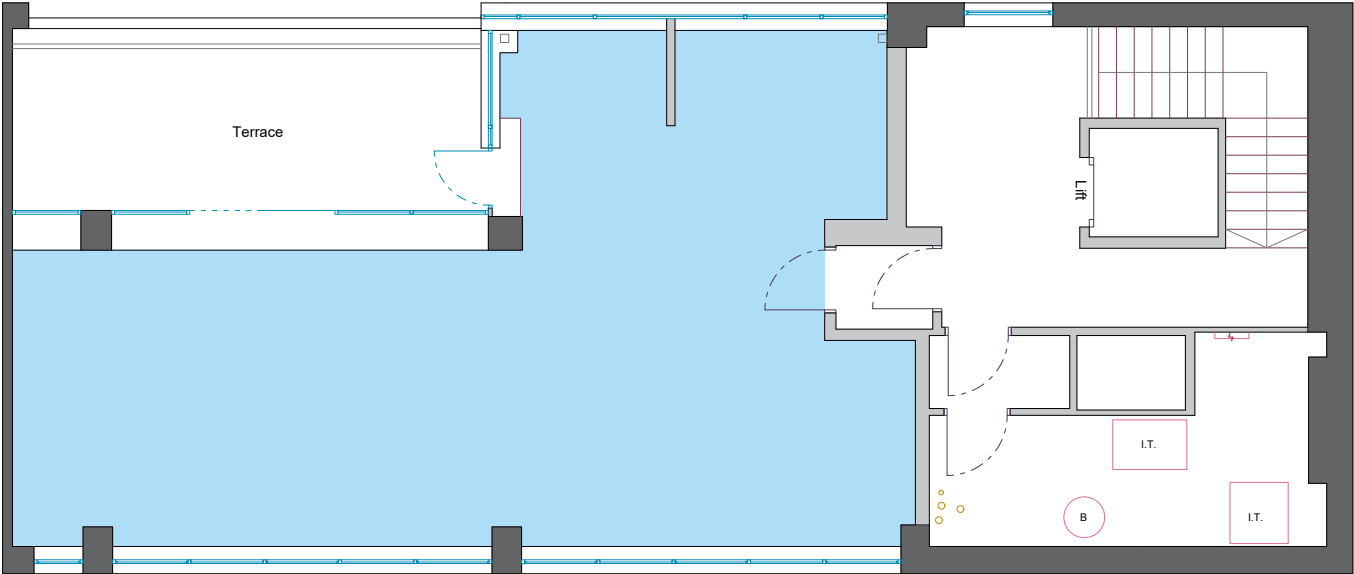
Date	Revision	Project Number	Description	Rev
16/07/2026	00	26.06.3669	Property Survey	0/0

Drawing Name
Second Level Floor Plan

REFERENCES	
	Net Internal Area

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Third Level



20 Cousin Lane

City of London
London
EC4R 3TE

Date	Revision	Project Number	Description	Rev
16/07/2026	00	26.06.3669	Property Survey	0/0

Drawing Name
Third Level Floor Plan

REFERENCES

 Net Internal Area

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7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at 20 Cousin Lane. 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.

