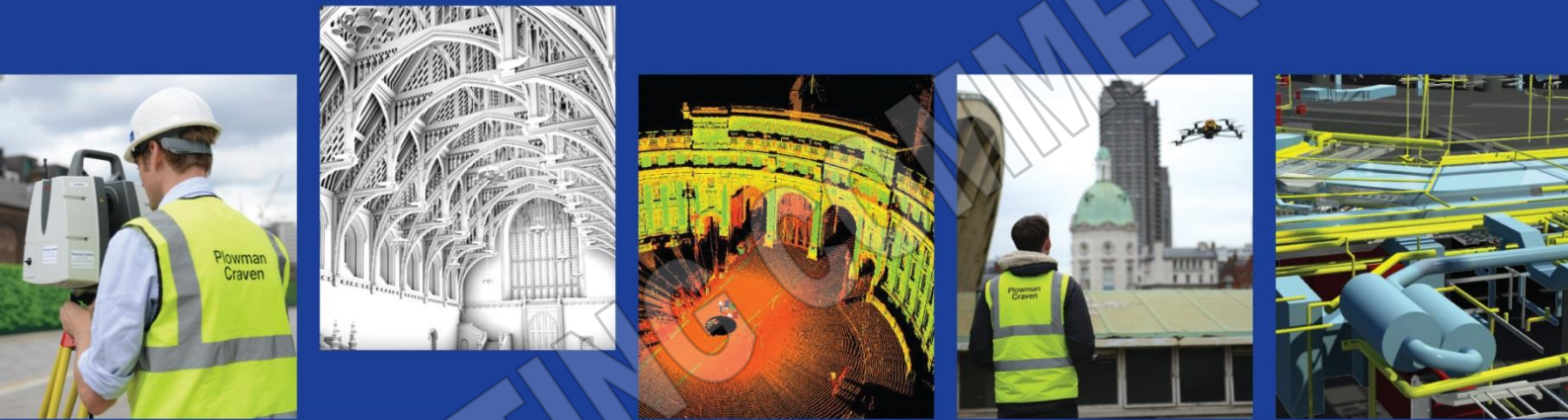


AREA MEASUREMENT REPORT (RICS Code of Measuring Practice)

THE BREWERY BUILDING 55-61 Brewery Road LONDON N7



Plowman Craven

plowmancraven.co.uk

Consult. Trust. Innovate.

THE BREWERY BUILDING
55-61 Brewery Road
LONDON
N7

Project Number
43632



Contents

- Report Issue Status
- Survey Report
- Summary of Areas
- Reference Plans

Floors

- Fourth
- Third
- Second
- First
- Ground



Plowman Craven

One of the world's leading geomatics companies employing innovative surveying solutions

Plowman Craven is a leading Chartered Surveying company offering a broad range of professional measurement services. The specialist property team offers considerable experience, a reputation for accuracy and wide ranging expertise in warranted building measurement, having set and maintained standards over the last 50 years.

- RICS Property Measurement, 2nd Edition (incorporating IPMS)
- Net Internal Area (NIA)
- Gross Internal and External Area (GIA & GEA)
- Net Sales Area for Residential (NSA)
- Retail Zoning (ITZA)
- Independent Duty-of-Care
- Portfolio Measurement
- Other International Standards (BOMA, GIF, NEN2580)
- Building Information Modelling and BIM Consultancy (BIM)
- Environmental Surveying, Monitoring and Consultancy Services
- Condition Surveys
- Construction Verification
- Rights of Light and Surveys for Planning
- Lease Plans and Boundary Surveys
- Topographical and Underground Utility Surveys
- Off Plan/Feasibility Surveys
- Data Collection for Energy Performance Certificates
- Automated, Manual and Environmental Monitoring

1. INTRODUCTION

This Area Measurement Survey was undertaken by Plowman Craven in September 2019, in accordance with the guidelines as described in the *Sixth Edition (September 2007) of the Code of Measuring Practice and the Globally applicable 6th Edition (May 2015)*, published by the Royal Institution of Chartered Surveyors (RICS).

The measurement was undertaken by Plowman Craven's representative at the date of survey, under site conditions at that time and in line with Plowman Craven's standard conditions of contract.

2. SCOPE OF WORKS

In preparing this measurement report, Plowman Craven has relied upon supplied information. The areas to be measured were defined by the instructing client through floor or lease plans with appropriate areas outlined, and/or as instructed on site by the client or client's representative.

Any undefined areas were measured as found on site, in accordance with the *Sixth Edition (September 2007) of the Code of Measuring Practice and the Globally applicable 6th Edition (May 2015)*.

3. SITE SURVEY

Measurements were taken to the internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas.

Areas and wall lines with limited access at the time of survey are denoted on drawings by dashed lines. Any areas that were not accessible, due to either building construction, tenant/landlord imposed restrictions or tenant fixtures and fittings, have required professional estimations based upon similar layouts on adjacent floors and on information derived from supplied drawings.

Dimensions, using a steel tape and "Leica Disto" laser device, were taken between turning points around enclosing walls. These were recorded to a tablet PC running AutoCAD or recorded manually on sketches together with overall distances and, where necessary, diagonals and check measurements.

4. AREA CALCULATION

Site survey work and corresponding accuracy levels are constrained by the methods adopted to capture relevant site data given the nature of access afforded and the time allocated to complete the work. The accuracy of the area figures reported is commensurate with the measurement methodology applied.

All site observations and dimensions were checked using in-house computer technology and any discrepancies exceeding the required tolerance were, if necessary, verified on site.

Modern CAD systems were used to construct accurate internal area drawings from the observed data and then to determine area values using computer applications.

The drawings have been retained as digital CAD files comprising accurate data of area extents and configurations and have been produced in compliance with the measurement reporting standard of the RICS Code of Measuring Practice. All areas have been calculated in square metres and converted into square feet using a conversion factor of 1 sq. m = 10.7639 sq. ft. Caution should be used when working with hard copy paper prints generated out of digital data files. These drawings have been produced for

area referencing purposes and must not be used for any architectural or construction/engineering purposes or for any other purpose other than that for which they were originally intended.

5. REPORT PRODUCTION

This report includes copies of:

- Property Photographs
- A Summary of Areas
- Area Plans - showing the extent of the area measured, identifying specific areas of inclusion/exclusion and quoting area values in square metres and square feet.

6. QUALITY CONTROL

All figures and drawings are checked as part of our standard works procedures in accordance with the company's certification to BS EN ISO 9001:2008.

7. PHOTOGRAPHS



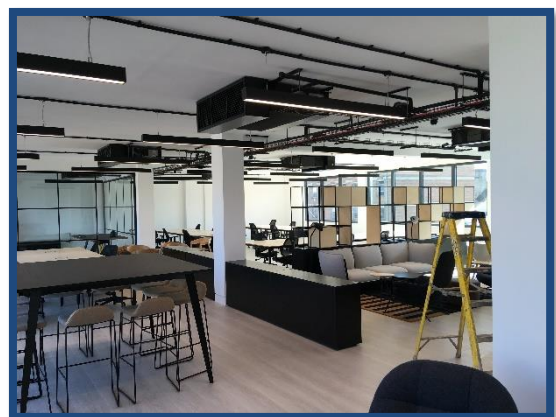
Fourth Floor



Fourth Floor



Third Floor



Second Floor



First Floor



Ground Floor

AWAITING COMMENTS

SUMMARY OF AREAS

THE BREWERY BUILDING, 55-61 Brewery Road, LONDON, N7

Net Internal Areas

| FLOOR | USE | AREA sq m | AREA sq ft | INCLUDED AREAS | | EXCLUDED AREAS | |
|----------------------|--------|---------------|---------------|----------------|-------|-----------------|----------|
| | | | | sq m | sq ft | sq m | sq ft |
| FOURTH | Office | 222.0 | 2390 | | | | |
| THIRD | Office | 221.7 | 2386 | | | | |
| SECOND | Office | 211.2 | 2273 | | | | |
| FIRST | Office | 203.9 | 2195 | | | | |
| GROUND | Office | 195.5 | 2104 | | | Bicycle Parking | 16.1 173 |
| | | | | | | Door Recess | 0.2 2 |
| | | | | | | Entrance Lobby | 11.3 122 |
| | | | | | | Stairs | 1.8 19 |
| OVERALL TOTAL | | 1054.3 | 11348 | | | | |

Gross Internal Areas

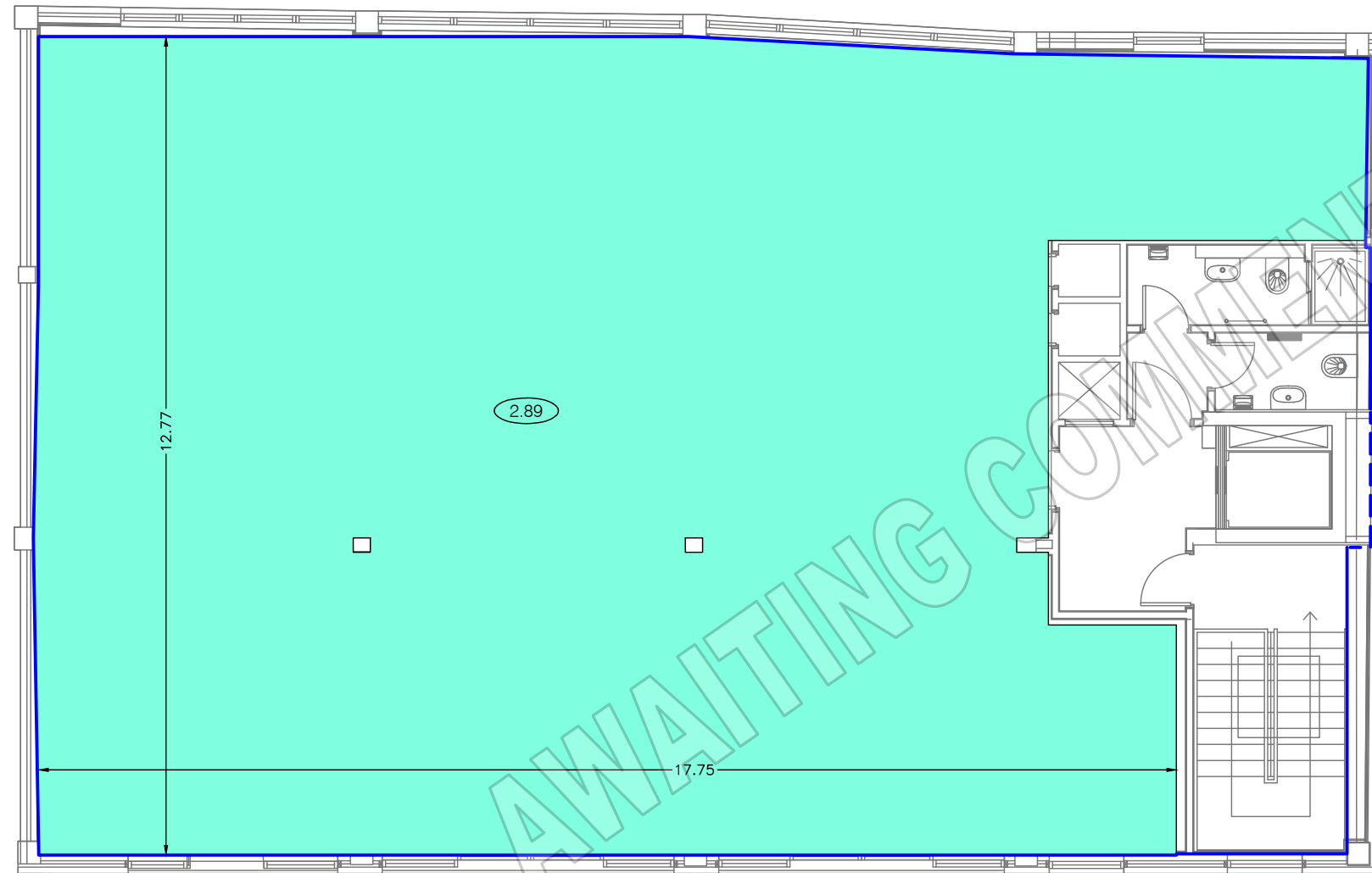
| FLOOR | USE | AREA sq m | AREA sq ft | INCLUDED AREAS | | EXCLUDED AREAS | |
|----------------------|--------|---------------|---------------|----------------|-------|----------------|-------|
| | | | | sq m | sq ft | sq m | sq ft |
| FOURTH | Office | 261.4 | 2814 | | | | |
| THIRD | Office | 261.3 | 2813 | | | | |
| SECOND | Office | 262.1 | 2821 | | | | |
| FIRST | Office | 262.3 | 2823 | | | | |
| GROUND | Office | 263.7 | 2838 | | | | |
| OVERALL TOTAL | | 1310.8 | 14109 | | | | |

AREA PLAN

THE BREWERY BUILDING

55-61 Brewery Road, LONDON, N7

BRANDON ROAD



BREWERY ROAD

Fourth Floor

Net Internal Area

| | | |
|--------|------------|------------|
| OFFICE | 222.0 sq m | 2390 sq ft |
|--------|------------|------------|

TOTAL NIA: 222.0 sq m 2390 sq ft

Gross Internal Area

| | | |
|-----|------------|------------|
| GIA | 261.4 sq m | 2814 sq ft |
|-----|------------|------------|

LEGEND

0.00 FLOOR TO CEILING HEIGHT (METRES)

Dwg No. 43632-A4

Issue A September 2019

Scaled for presentation purposes

Plowman Craven

Regulated by RICS



T +44(0)1582 765566 W www.plowmancraven.co.uk

Condition of Site:
Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

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 line denotes assumed wall line. Wall line inaccessible at the time of survey.

The background data shown in grey has been produced by a Third-Party and is shown for reference purposes only. This data may not coincide with the extents of the on-site measurements.

Revisions:

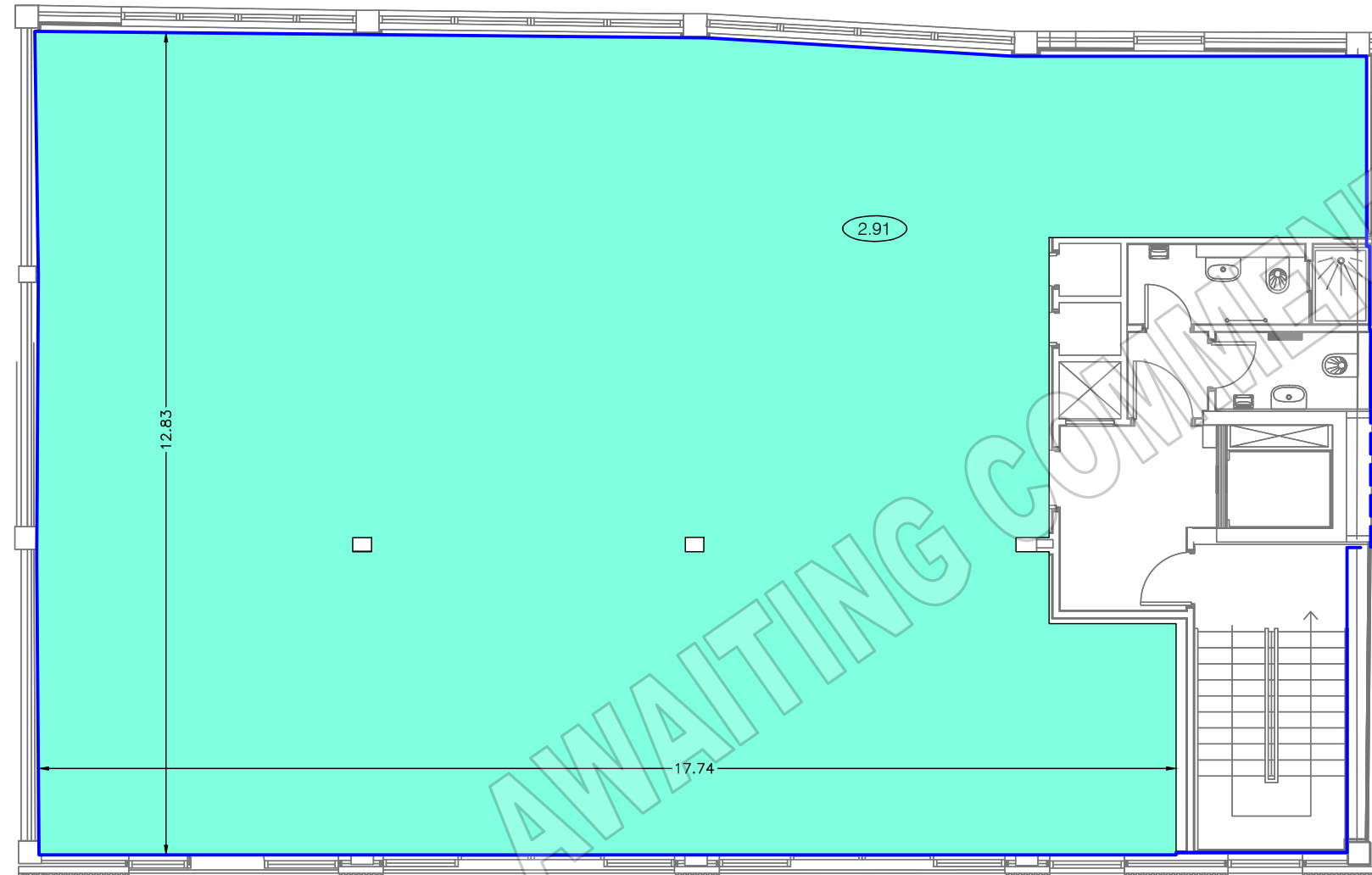
A - Original Issue (September 2019)

AREA PLAN

THE BREWERY BUILDING

55-61 Brewery Road, LONDON, N7


BRANDON ROAD



BREWERY ROAD

Third Floor

Net Internal Area


| | | | |
|---|--------|------------|------------|
|  | OFFICE | 221.7 sq m | 2386 sq ft |
|---|--------|------------|------------|

TOTAL NIA: 221.7 sq m 2386 sq ft

Gross Internal Area

| | | | |
|---|-----|------------|------------|
|  | GIA | 261.3 sq m | 2813 sq ft |
|---|-----|------------|------------|

LEGEND

 FLOOR TO CEILING HEIGHT (METRES)

Dwg No. 43632-A3

Issue A September 2019

Scaled for presentation purposes

Plowman Craven

Regulated by RICS



T +44(0)1582 765566 W www.plowmancraven.co.uk

Condition of Site:
Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

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 line denotes assumed wall line. Wall line inaccessible at the time of survey.

The background data shown in grey has been produced by a Third-Party and is shown for reference purposes only. This data may not coincide with the extents of the on-site measurements.

Revisions:

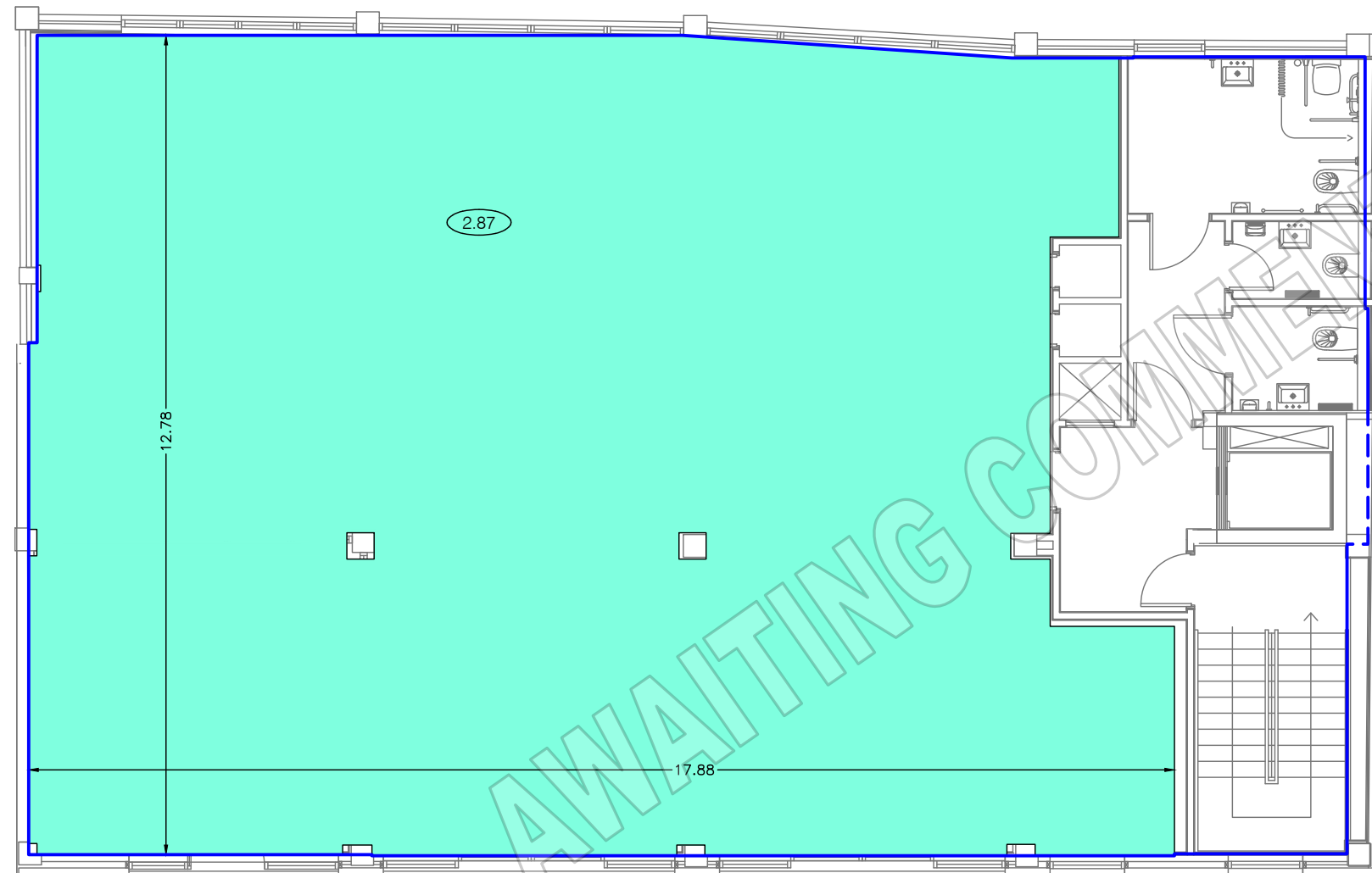
A - Original Issue (September 2019)

AREA PLAN

THE BREWERY BUILDING

55-61 Brewery Road, LONDON, N7

BRANDON ROAD



BREWERY ROAD

Second Floor

Net Internal Area


| | | | |
|---|--------|------------|------------|
|  | OFFICE | 211.2 sq m | 2273 sq ft |
|---|--------|------------|------------|

TOTAL NIA: 211.2 sq m 2273 sq ft

Gross Internal Area

| | | | |
|---|-----|------------|------------|
|  | GIA | 262.1 sq m | 2821 sq ft |
|---|-----|------------|------------|

LEGEND

 FLOOR TO CEILING HEIGHT (METRES)

Dwg No. 43632-A2

Issue A September 2019

Scaled for presentation purposes

Plowman Craven

Regulated by RICS



T +44(0)1582 765566

W www.plowmancraven.co.uk

Condition of Site:
Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

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 line denotes assumed wall line. Wall line inaccessible at the time of survey.

The background data shown in grey has been produced by a Third-Party and is shown for reference purposes only. This data may not coincide with the extents of the on-site measurements.

Revisions:

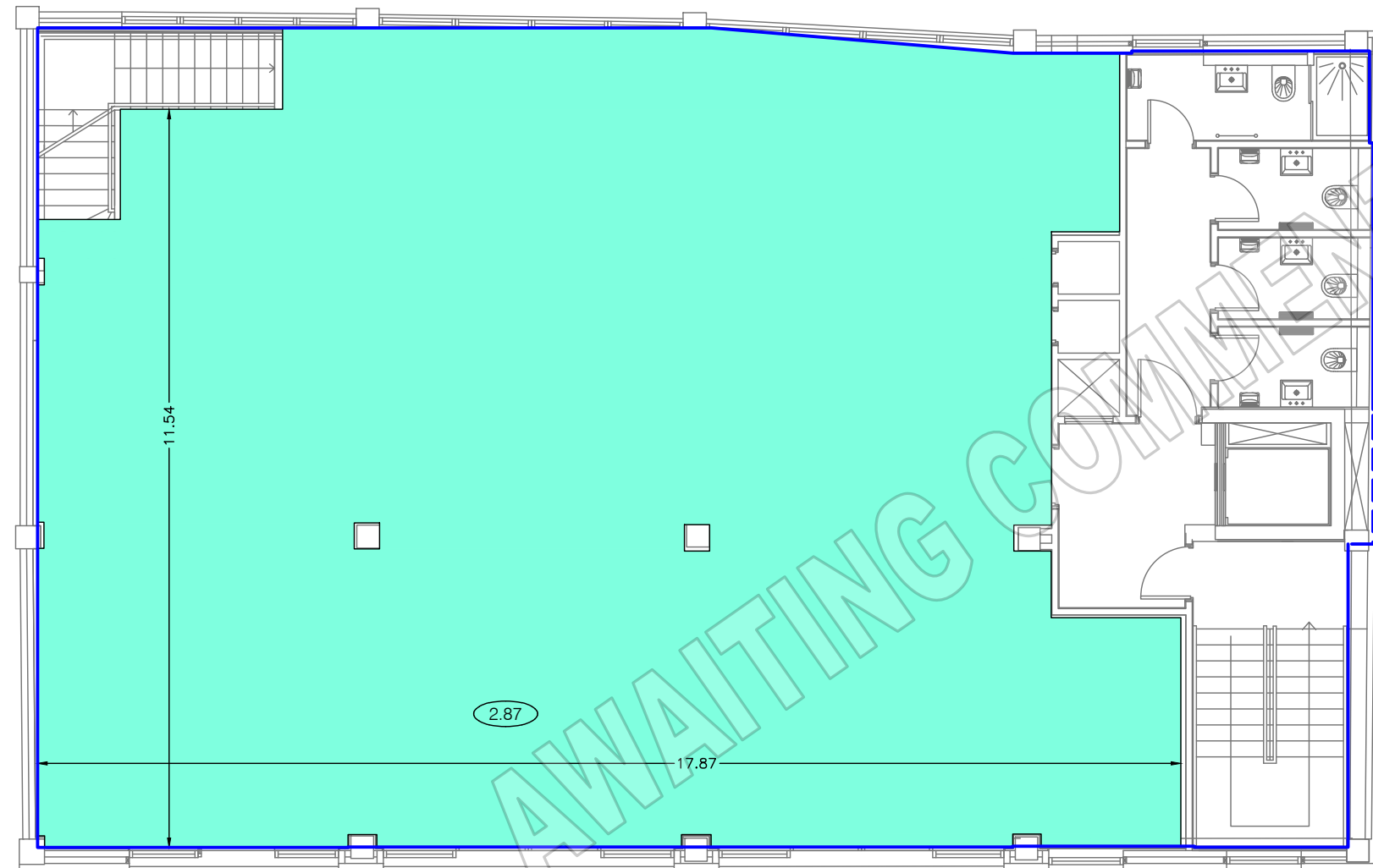
A - Original Issue (September 2019)

AREA PLAN

THE BREWERY BUILDING

55-61 Brewery Road, LONDON, N7

BRANDON ROAD



BREWERY ROAD

First Floor

Net Internal Area


| | | | |
|---|--------|------------|------------|
|  | OFFICE | 203.9 sq m | 2195 sq ft |
|---|--------|------------|------------|

TOTAL NIA: **203.9 sq m** **2195 sq ft**

Gross Internal Area

| | | | |
|---|-----|------------|------------|
|  | GIA | 262.3 sq m | 2823 sq ft |
|---|-----|------------|------------|

LEGEND

 FLOOR TO CEILING HEIGHT (METRES)

Dwg No.

43632-A1

Issue A

September 2019

Scaled for presentation purposes

Plowman Craven

Regulated by RICS



T +44(0)1582 765566

W www.plowmancraven.co.uk

Condition of Site:

Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

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 line denotes assumed wall line. Wall line inaccessible at the time of survey.

The background data shown in grey has been produced by a Third-Party and is shown for reference purposes only. This data may not coincide with the extents of the on-site measurements.

Revisions:

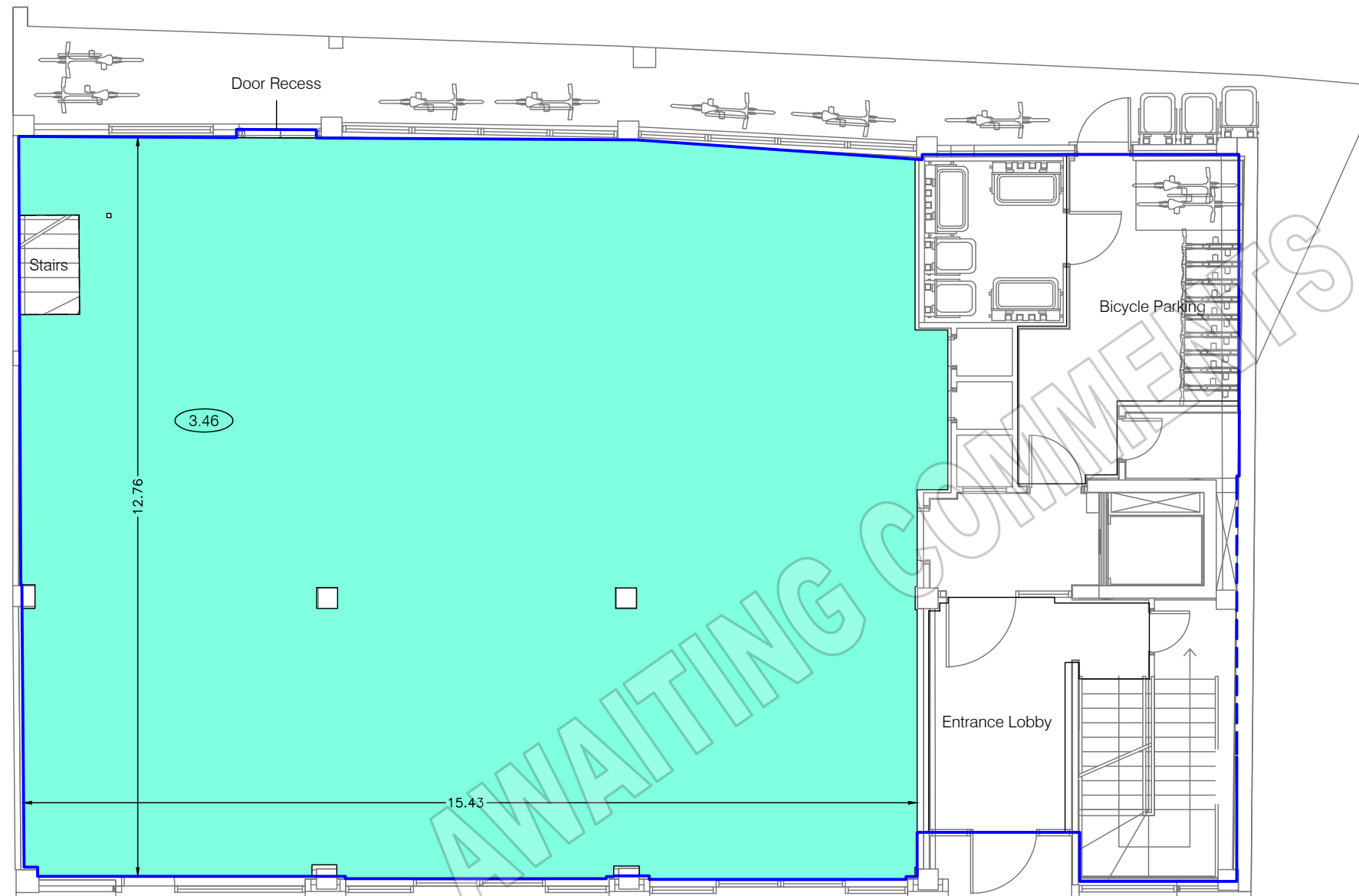
A - Original Issue (September 2019)

AREA PLAN

THE BREWERY BUILDING

55-61 Brewery Road, LONDON, N7

BRANDON ROAD



BREWERY ROAD

Ground Floor

Net Internal Area

| | | |
|--------|------------|------------|
| OFFICE | 195.5 sq m | 2104 sq ft |
|--------|------------|------------|

TOTAL NIA: 195.5 sq m 2104 sq ft

The following have been EXCLUDED from the TOTAL NIA:

| | | |
|-----------------|-----------|-----------|
| Bicycle Parking | 16.1 sq m | 173 sq ft |
| Door Recess | 0.2 sq m | 2 sq ft |
| Entrance Lobby | 11.3 sq m | 122 sq ft |
| Stairs | 1.8 sq m | 19 sq ft |

Gross Internal Area

| | | |
|-----|------------|------------|
| GIA | 263.7 sq m | 2838 sq ft |
|-----|------------|------------|

LEGEND

0.00 FLOOR TO CEILING HEIGHT (METRES)

Dwg No. 43632-AG

Issue A September 2019

Scaled for presentation purposes

Plowman Craven

Regulated by RICS



T +44(0)1582 765566 W www.plowmancraven.co.uk

Condition of Site:
Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

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 line denotes assumed wall line. Wall line inaccessible at the time of survey.

The background data shown in grey has been produced by a Third-Party and is shown for reference purposes only. This data may not coincide with the extents of the on-site measurements.

Revisions:
A - Original Issue (September 2019)