

sterlingtemple

Geometric Report

12-27 Swan Yard, London, N1 1SD

Reference 21.03.1986

26 April 2021



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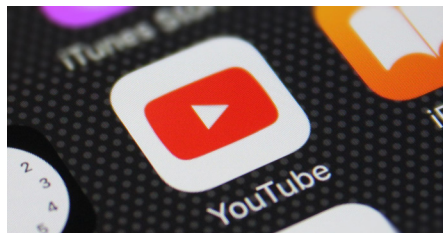
1. What we do



We are a surveying company specializing in preparing property drawings and area calculations using 3D laser scanning technology. Our most common projects include area measurement reports, planning drawings and lease plans.

2. Further services

We also prepare MATTERPORT virtual tours and VIDEO tours of the properties we survey.



3. Report Objective

A measured survey took place of 12-27 Swan Yard to prepare illustrated drawings, to calculate floor areas and to show case the property through a Matterport virtual tour.

4. Site Conditions

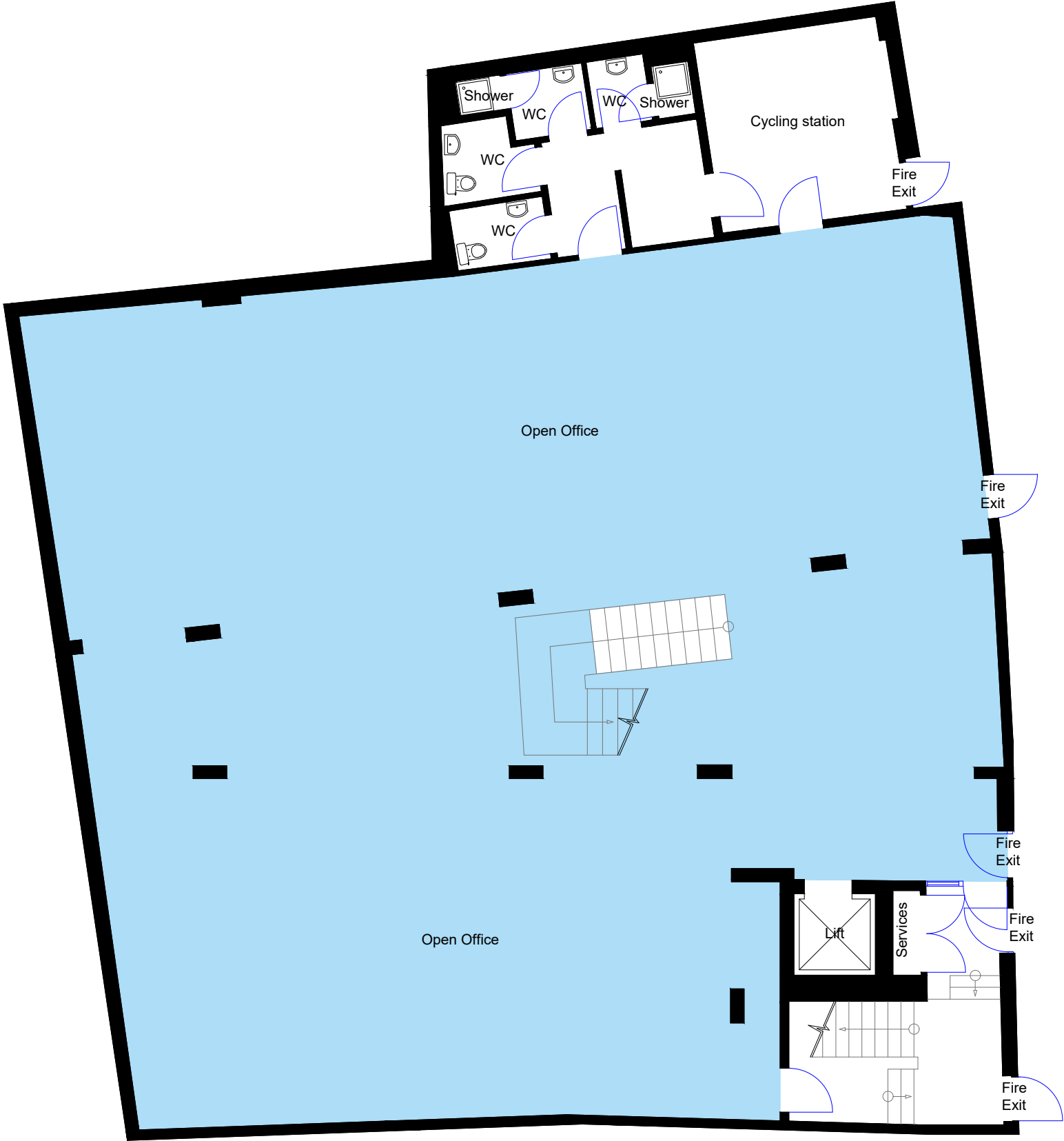
The property consists of four floor levels of recently refurbished vacant office space. On the day of the survey the space was empty providing ideal conditions for a survey.

5. Schedule of Areas

Net Internal Area	SQM	SQFT
Second Level	186.9	2,012
First Level	317.2	3,414
Ground Level	305.4	3,287
Lower Ground	263.5	2,836
Total NIA	1,073.0	11,550
Gross Internal Area	SQM	SQFT
Second Level	236.8	2,549
First Level	379.4	4,084
Ground Level	372.1	4,005
Lower Ground	320.2	3,447
Total GIA	1,308.5	14,085

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Lower Ground



General Notes

Net Internal Area

1	Issue	26/04/21
No.	Revision/Issue	Date

Firm Name and Address

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0203 4639225

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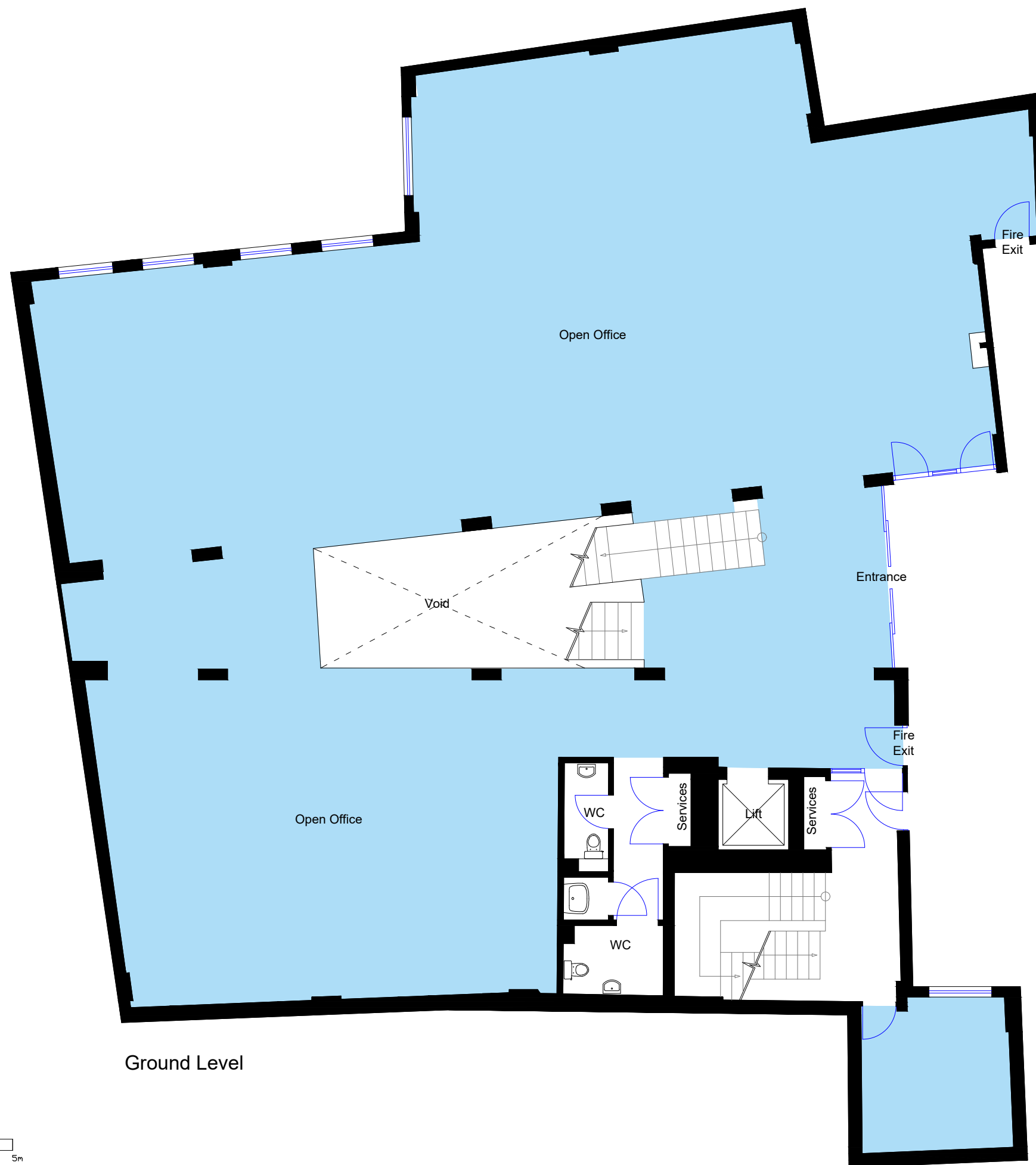
Project Name and Address

12-27 Swan Yard

London

N1 1SD

Project	Sheet
21.03.1986	Lower Ground Floor Plan
Date	
26 April 2021	
Scale	
1:100 @ A3	



0m 5m
1:100 Scale Bar

General Notes

Net Internal Area

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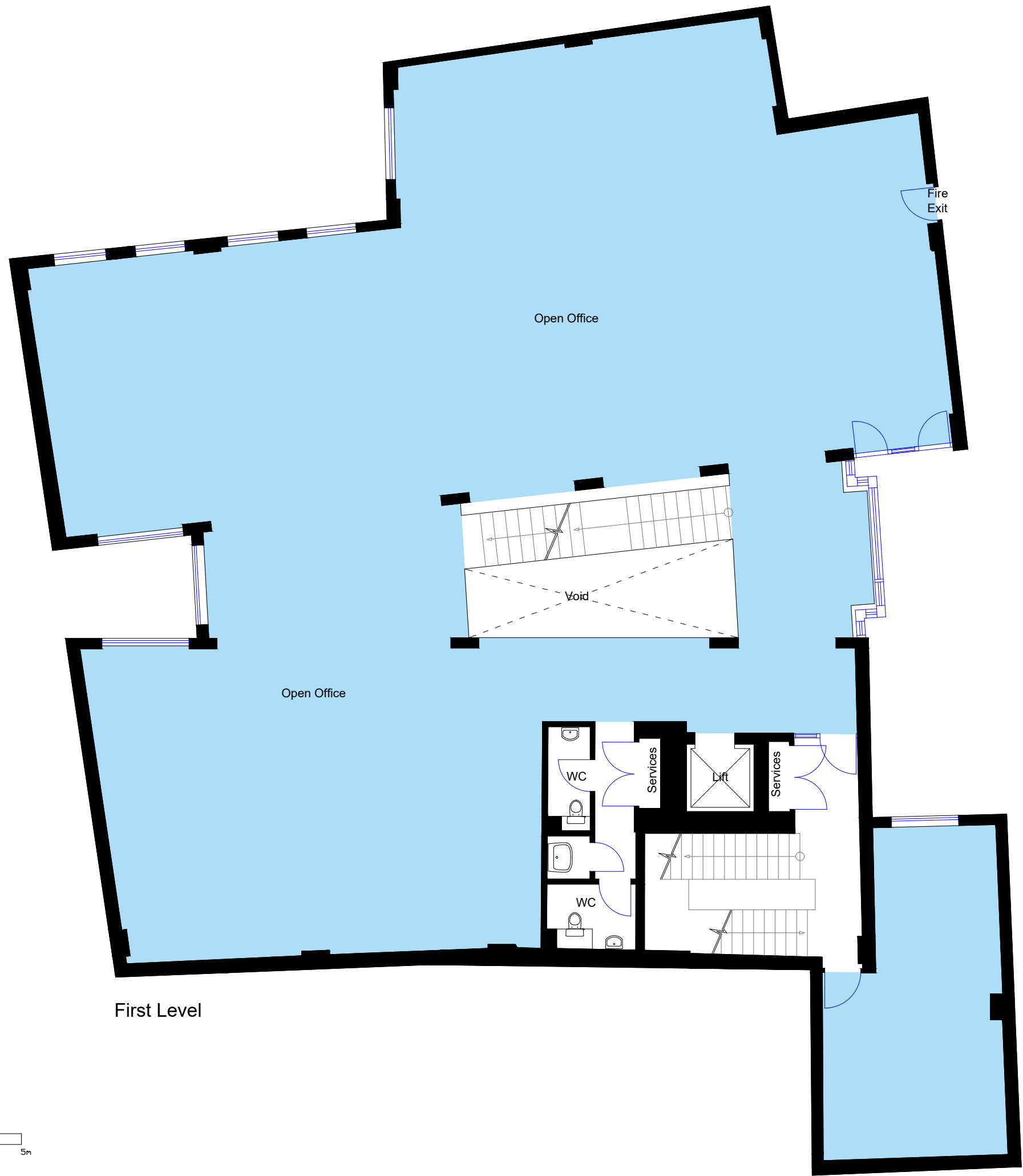
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Project Name and Address

12-27 Swan Yard
London
N1 1SD

Project 21.03.1986 Date 26 April 2021 Scale 1:100 @ A3	Sheet Ground Level Floor Plan
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General Notes

Net Internal Area

1	Issue	26/04/21
No.	Revision/Issue	Date

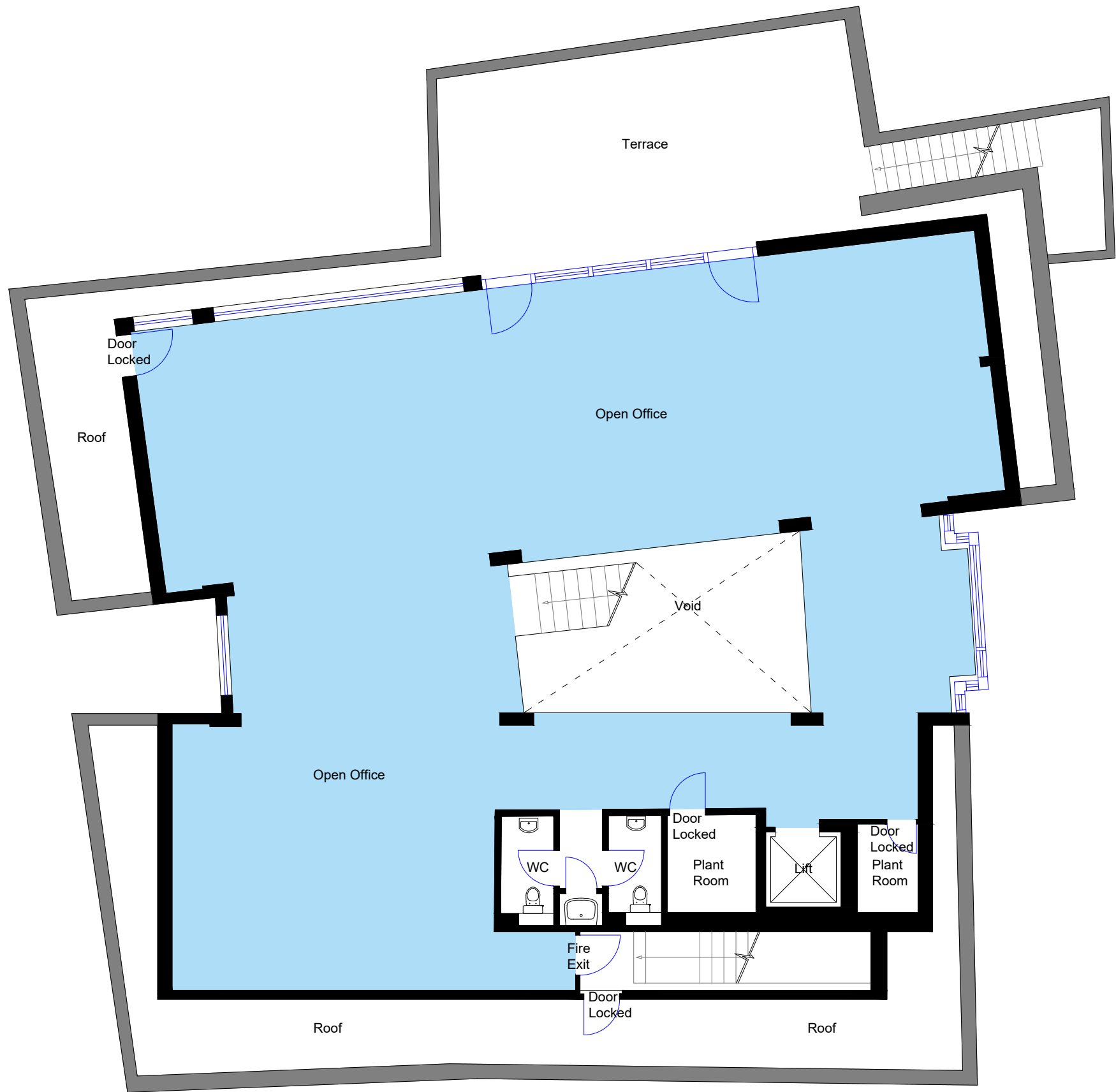
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Project Name and Address

12-27 Swan Yard
London
N1 1SD

Project 21.03.1986	Sheet
Date 26 April 2021	First Level Floor Plan
Scale 1:100 @ A3	



Second Level



General Notes		
Net Internal Area		

1	Issue	26/04/21
No.	Revision/Issue	Date

Firm Name and Address	
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Project Name and Address	
12-27 Swan Yard London N1 1SD	
Project	Sheet
21.03.1986	Second Level Floor Plan
Date	
26 April 2021	
Scale	
1:100 @ A3	