



Pure Real Estate
Services Limited
Chartered Surveyors

Area Measurement Report

This measured survey was carried out in accordance with

RICS Property Measurement

1st edition, 2015



07th March 2016



IPMS INTERNATIONAL
PROPERTY
MEASUREMENT
STANDARDS
www.ipmsc.org

Jubilee House

Third Avenue

Globe Park

Marlow

Buckinghamshire

SL7 1EY

The services we offer...



Building Information Modelling (BIM) & 3D Laser Scanning Surveys

Helping maximise property performance & development delivery



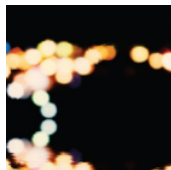
Measured Building & Architectural Surveys

Bringing expertise to Area Measurement Reporting



Energy & Sustainability Consultancy

Reducing risk, maximising efficiency



Rights of Light (RoL) & Land Surveys

Delivering the certainty you need



Topographical Land Surveys

Development, Construction, Accuracy

Pure Real Estate Services Ltd is the UK's leading niche Chartered Surveying firm offering specialist professional services to both landlords and tenants.

We are regulated by the Royal Institution of Chartered Surveyors (RICS).

Clients nationwide benefit from the wide ranging expertise, experience and accuracy of our in-house property teams. The ability to pick and choose from our wide range of services saves you time and cost.

REPORT ISSUE STATUS

STATUS	DATE	CHANGE
INSPECTED	19-02-16	APPROVED
DRAFT	02-03-16	CLIENT COMMENTS
DRAFT	04-03-16	APPROVED
FINAL	07-03-16	APPROVED

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1. INTRODUCTION

This measured survey was undertaken by Pure Real Estate Services Ltd, in accordance with the guidelines as described in the first edition of 'RICS Property Measurement' from 2015, published by the Royal Institution of Chartered Surveyors.

The RICS guidelines incorporate International Property Measurement Standards (IPMS). IPMS 2 is defined as 'the sum of the areas of each floor level of an office building, measured to the internal dominant face, and reported on a component-by-component basis, for each floor of a building'. IPMS 3 is defined as 'the area available on an exclusive basis by an occupier, but excluding standard building facilities'.

2. SCOPE OF WORKS

The areas measured were as found on site, in accordance with the RICS guidelines. The measurements were undertaken by Pure Real Estate Services Ltd at the date of survey, under site conditions at that time, and in line with Pure Real Estate Services Ltd standard conditions of contract.

3. SITE SURVEY

Measurements were taken to the dominant internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas. Dimensions, using a steel tape and "Leica Disto" laser device, among other surveying equipment, were taken between turning points around the walls. These were 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, given the nature of access to the site, and the time allocated to complete the work. 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 from these plans, which are scaled for presentation purposes on the area reference drawings.

We compare our calculated floor areas with information that is provided to us by clients, or with information found through our own research, in order to maximise the accuracy of our surveys.

With regard to tolerances to accuracy, we work in accordance to the guidelines set out in the RICS guidance note 'Measured Surveys of Land, Buildings and Utilities', 3rd edition, 2014.

5. REPORT PRODUCTION

This Area Measurement Report includes a breakdown of the floor areas of the property, floor plans for reference, and photographs.

6. QUALITY CONTROL

All figures and drawings are checked as part of our strict standard of work procedures and protocol, in accordance with the company's quality control, surveying measurement standards, and the Royal Institution of Chartered Surveyors.

7. PHOTOGRAPHS

The following photographs were taken during the inspection of the property.



Ground Floor - Reception



Ground Floor - Atrium



First Floor – South Office



Unusable Area – Window Reveal

BREAKDOWN OF AREAS - IPMS 3

Jubilee House, Third Avenue, Globe Park, Marlow, Buckinghamshire, SL7 1EY

IPMS 3				LIMITED USE AREAS			USABLE FLOOR AREA - <i>Net Internal Area (NIA)</i>		
FLOOR	USE	AREA sq m	AREA sq ft		AREA sq m	AREA sq ft		AREA sq m	AREA sq ft
GROUND	Reception	65.35	703	Structural Element	1.18	13		64.17	690
	Central Office	820.30	8,830	Structural Element	5.98	64		800.20	8,614
				Window Reveals	14.12	152			
	East Office	479.28	5,159	Structural Element	1.45	16		461.42	4,966
				Window Reveals	16.41	177			
	South Office	489.76	5,272	Structural Element	1.39	15		471.88	5,080
				Window Reveals	16.49	177			
GROUND TOTAL		1,854.69	19,964		57.02	614	GROUND TOTAL	1,797.67	19,350
FIRST	Central Office	752.26	8,097	Window Reveals	16.39	176		735.87	7,921
	East Office	479.23	5,158	Structural Element	0.13	1		462.61	4,980
				Window Reveals	16.49	177			
	South Office	562.86	6,059	Structural Element	0.13	1		542.29	5,838
				Window Reveals	20.44	220			
FIRST TOTAL		1,794.35	19,314		53.58	575	FIRST TOTAL	1,740.77	18,739
TOTAL IPMS 3		3,649.04	39,278	LIMITED USE AREAS	110.60	1,189	USABLE FLOOR SPACE	3,538.44	38,089

Car Parking	124
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Condition of Building	Occupied
	Multi Let Offices

These drawings comply with the 1st edition of 'RICS Property Measurement' 2015. This measured survey was conducted in accordance with the RICS Surveys of Land Buildings and Utility Services at scales shown on the plans. The survey results can be provided as digital data in .dwg format on request.

Jubilee House

Third Avenue, Globe Park, Marlow, Buckinghamshire, SL7 1EY

Ground Floor

IPMS 3 Offices

IPMS 3 Reception:	65.35 sq m	703 sq ft
IPMS 3 Central Office:	820.30 sq m	8,830 sq ft
IPMS 3 East Office:	479.28 sq m	5,159 sq ft
IPMS 3 South Office:	489.76 sq m	5,272 sq ft
Total IPMS 3:	1,854.69 sq m	19,964 sq ft

The below areas have been noted as unusable:

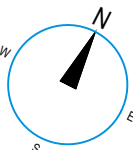
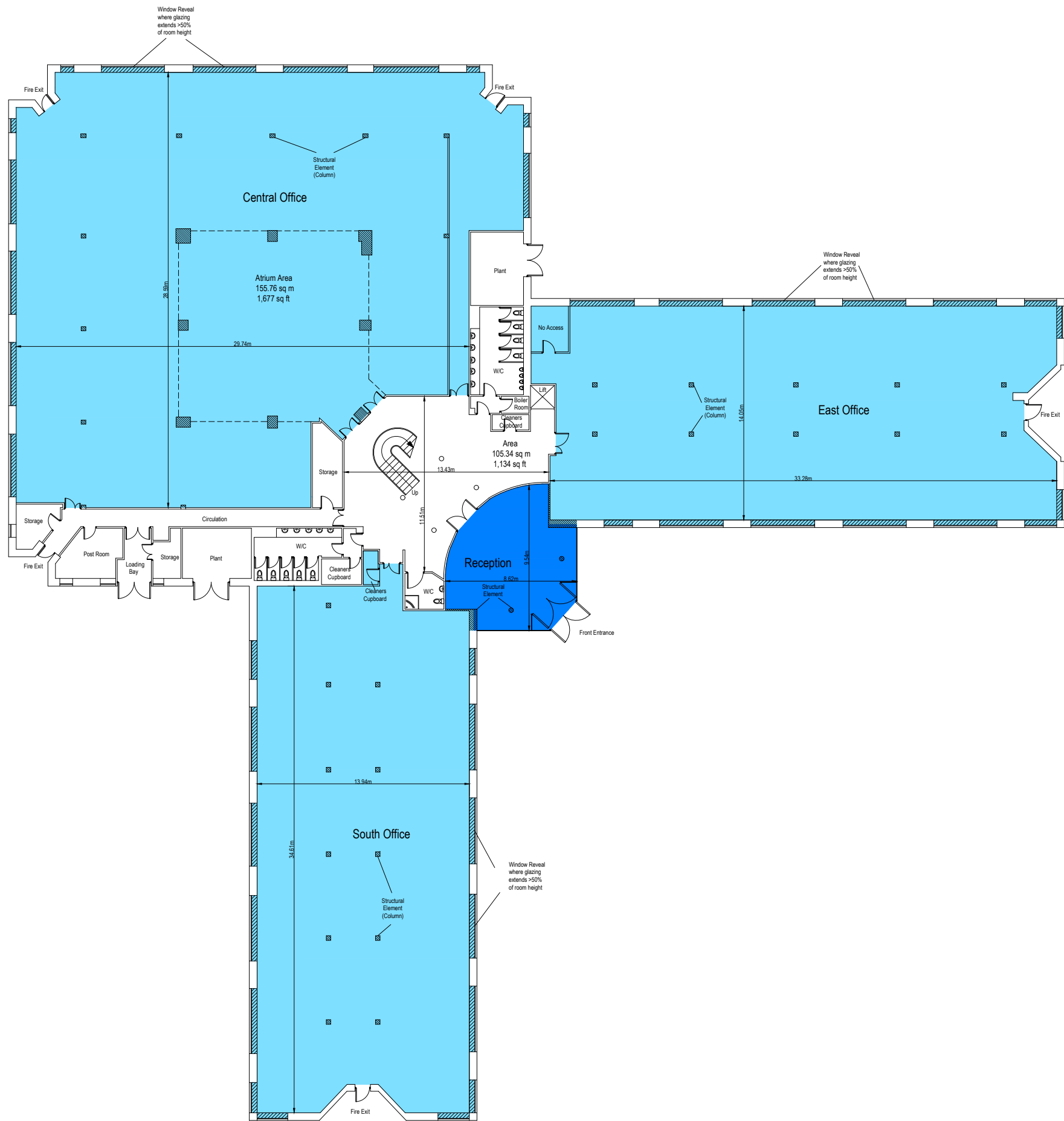
Total Structural Elements:	10 sq m	108 sq ft
Total Window Reveals:	47.02 sq m	506 sq ft

Total Usable Area: 1,797.67 sq m 19,350 sq ft

SAVILL WAY

FIELDHOUSE LANE

THIRD AVENUE



Scale 1:300 @ A3



PROJECT

Jubilee House
Third Avenue
Globe Park
Marlow
Buckinghamshire
SL7 1EY

DRAWING TITLE

Ground Floor Plan

SCALE

1:300 @ A3

IPMS - Area Measurement Report

DRAWN BY

SH_04/03/16

DATE OF INSPECTION

19/02/16

DRAWING NO.

10115272_C1



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Chartered Surveyors

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the mark of
property
professionalism
worldwide

RIBA

The information provided within this drawing is to be used for Area Measurement purposes only.

Jubilee House

Third Avenue, Globe Park, Marlow, Buckinghamshire, SL7 1EY

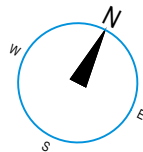
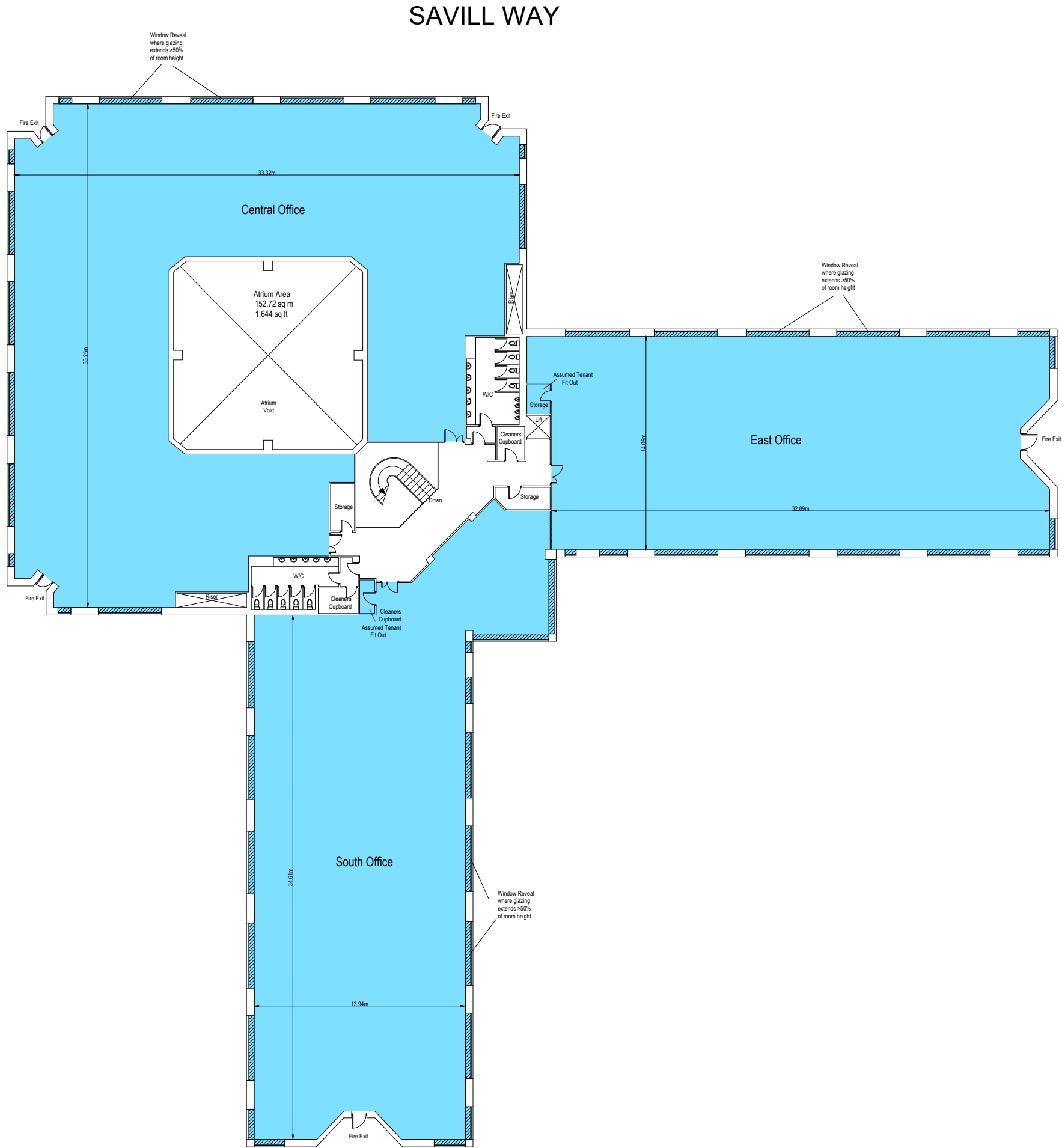
First Floor

IPMS 3 Offices

IPMS 3 Central Office:	752.26 sq m	8,097 sq ft
IPMS 3 East Office:	479.23 sq m	5,158 sq ft
IPMS 3 South Office:	562.86 sq m	6,059 sq ft
Total IPMS 3:	1,794.35 sq m	19,314 sq ft

The below areas have been noted as unusable:

Total Structural Elements:	0.26 sq m	2 sq ft
Total Window Reveals:	53.32 sq m	573 sq ft
Total Usable Area:	1,740.77 sq m	18,739 sq ft



Scale 1:300 @ A3



PROJECT	Jubilee House Third Avenue Globe Park Marlow Buckinghamshire SL7 1EY
DRAWING TITLE	First Floor Plan
SCALE	1:300 @ A3
IPMS - Area Measurement Report	
DRAWN BY	DATE OF INSPECTION
SH_04/03/16	19/02/16
DRAWING NO.	10115272_C2



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