

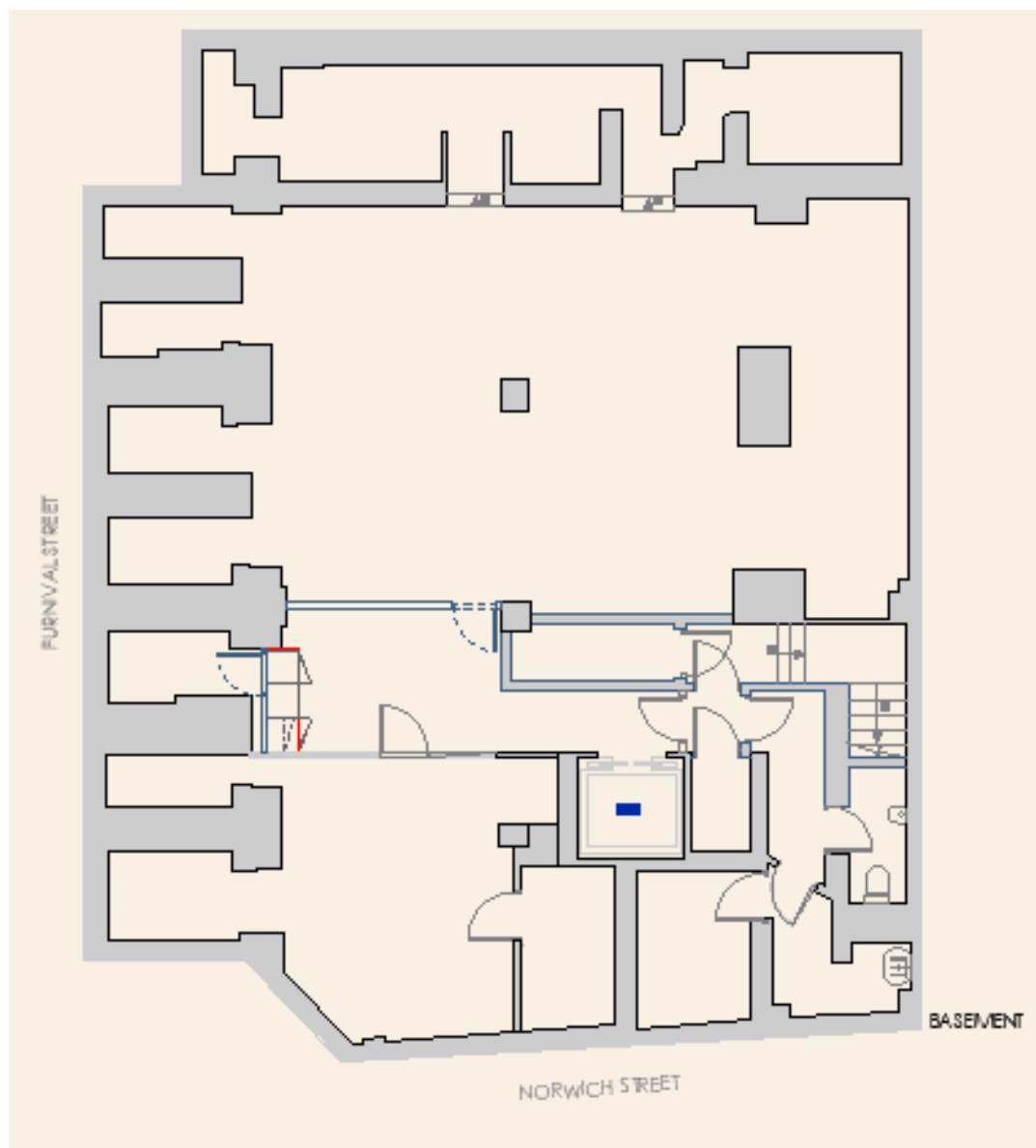
The purpose of this survey is to clarify the net internal area (NIA) and useable space measurements of the lower ground floor at 27 Furnival Street, London, EC4A 1JQ.

Measurements have been taken from .dwg files submitted by the superior landlord at inception of lease.

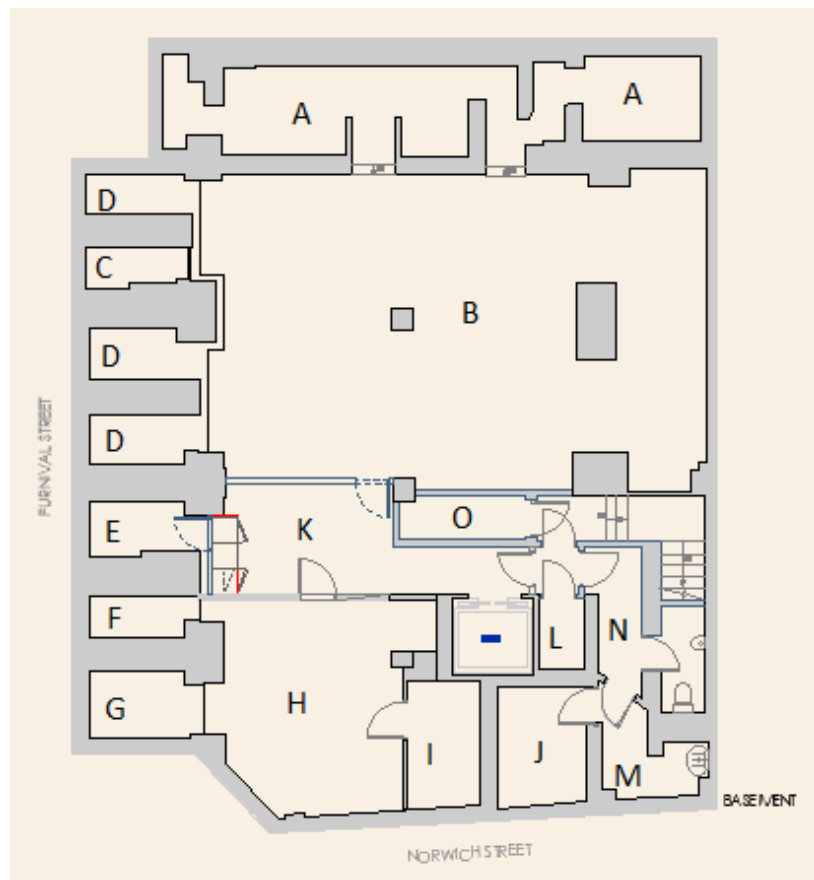
The system used for these measurements is Autodesk AutoCAD LT, 2023 version, under licence number nickowen65BXH.

When calculating the NIA of given areas, measurements have not included areas where ceiling heights are below 1.5m, areas of the floor are below the pavement, skirting boards have not been taken into account, columns have been removed from the measurements, and areas such as toilets, cleaners' cupboards, and corridors have not been included.

The following sections cover all areas that have been deemed to be included in the NIA, and the existing floor layout is as follows:



Overview of lower ground floor areas:



A: Storage Areas

B: Office Area

C: Below pavement recess with water plant and machinery behind temporary wall. Ceiling height below 1.5m.

D: Below pavement recesses with ceiling height of below 1.5m

E: Below pavement recess with plant and machinery behind wall with access panel. Ceiling height below 1.5m.

F: Below pavement recess utilised as waste cardboard and paper storage, ceiling height below 1.5m.

G: Below pavement recess utilised as cleaner's store, ceiling height below 1.5m.

H: Changing area and bike storage.

I: Main shower room.

J: Secondary shower room.

K: Communal corridor area that allows access to the lift, bike store and office area.

L: Comms room located in lower ground riser cupboard.

M: Cleaner's cupboard.

N: Corridor.

O: Main electrical riser.

For the purpose of NIA measurements the following areas have been excluded from the calculations:

C, D, E, F, G, K, L, M, N and O