

Geometric Report

Wogan House, 99 Great Portland St.,

London, W1W 7NY

Reference 22.12.2515

27 February 2023



Contents

- 1. What we do & how
- 2. Further services
- 3. Report objective
- 4. Site and survey conditions
- 5. Schedule of Areas
- Drawings

sterlingtemple

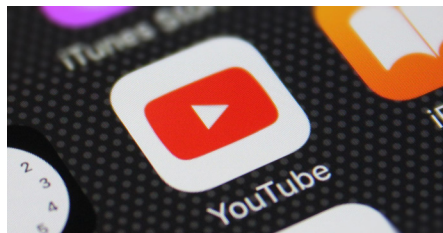
1. What we do



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.



sterlingtemple



3. Report Objective

A measured survey of Wogan House, Great Portland Street, London, to prepare illustrated floor plans and a schedule of areas.

4. Site Conditions

The property consists of commercial office space over lower ground, ground and seven upper floor levels. On the day of the survey the property was occupied. Reasonable access was provided in most places but due to fit out works there were several areas around the building where full access could not be provided.

5. Schedule of Areas

Net Internal Area	SQM	SQFT
Sixth Level	406.5	4,376
Fifth Level	468.6	5,044
Fourth Level	462.6	4,979
Third Level	468.8	5,046
Second Level	465.4	5,010
First Level	463.9	4,993
Ground Level	159.0	1,711
Ground Level Reception	54.1	582
Ground Restaurant	239.5	2,578
Lower Ground	278.4	2,997
Total NIA	3,466.8	37,317
Gross Internal Area	SQM	SQFT
Seventh Level	45.9	494
Sixth Level	477.1	5,136
Fifth Level	540.9	5,822
Fourth Level	548.7	5,906
Third Level	548.3	5,902
Second Level	547.2	5,890
First Level	539.8	5,810
Ground Level	563.9	6,070
Lower Ground	857.6	9,231
Total GIA	4,669.4	50,261
Other	SQM	SQFT
Vaults	137.0	1,475

sterlingtemple

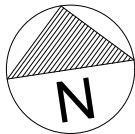


REFERENCES

Net Internal Area



Lower Ground



Great Portland Street

Wogan House
99 Great Portland Street
London
W1W 7NY

Drawing Name: Lower Ground Floor Plan
Scale: 1:200

Date	Revision	Project Number	Description	Rev	Date
27/02/23	00	22.12.2515	Property Survey	0/0	27/02/23

NOTES
A measured survey results for internal areas illustrated on this floor plans.

REFERENCE KEY

sterlingtemple

0203 4639225
www.sterlingtemple.com

REFERENCES

- Net Internal Area
- Reception
- Restaurant



Ground

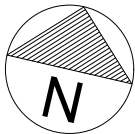
Great Portland Street

Wogan House
99 Great Portland Street
London
W1W 7NY

Drawing Name		Scale	
Ground Level Floor Plan		1:200	
Date	Revision	Project Number	Description
27/02/23	00	22.12.2515	Property Survey
Rev	Date		
0/0	27/02/23		

NOTES
A measured survey results for internal
areas illustrated on this floor plans.

REFERENCE KEY



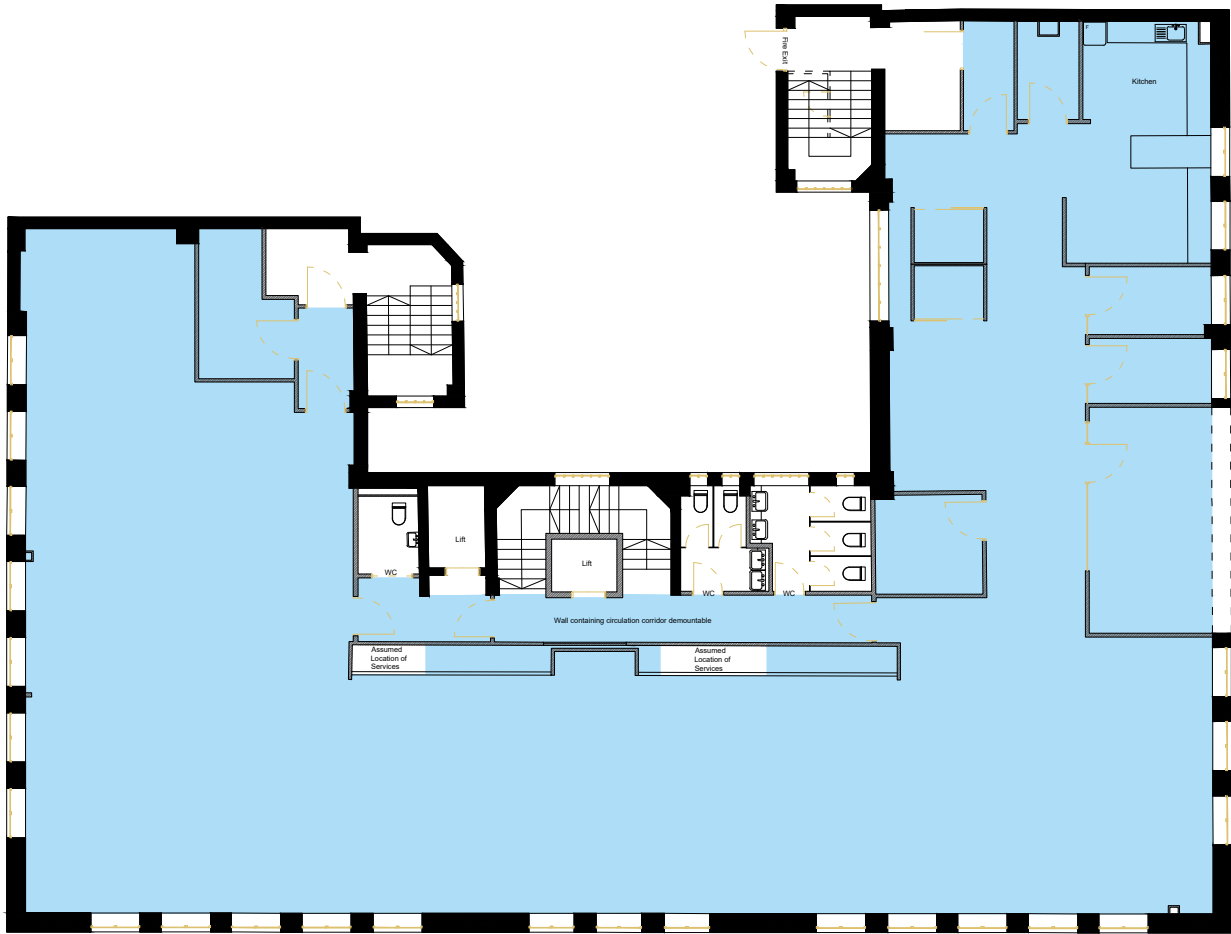
0m 10m
Scale 1:200

sterlingtemple

0203 4639225
www.sterlingtemple.com

REFERENCES

Net Internal Area



First Level

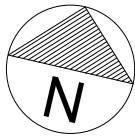
Great Portland Street

Wogan House
99 Great Portland Street
London
W1W 7NY

Drawing Name				Scale	
First Level Floor Plan				1:200	
Date	Revision	Project Number	Description	Rev	Date
27/02/23	00	22.12.2515	Property Survey	0/0	27/02/23

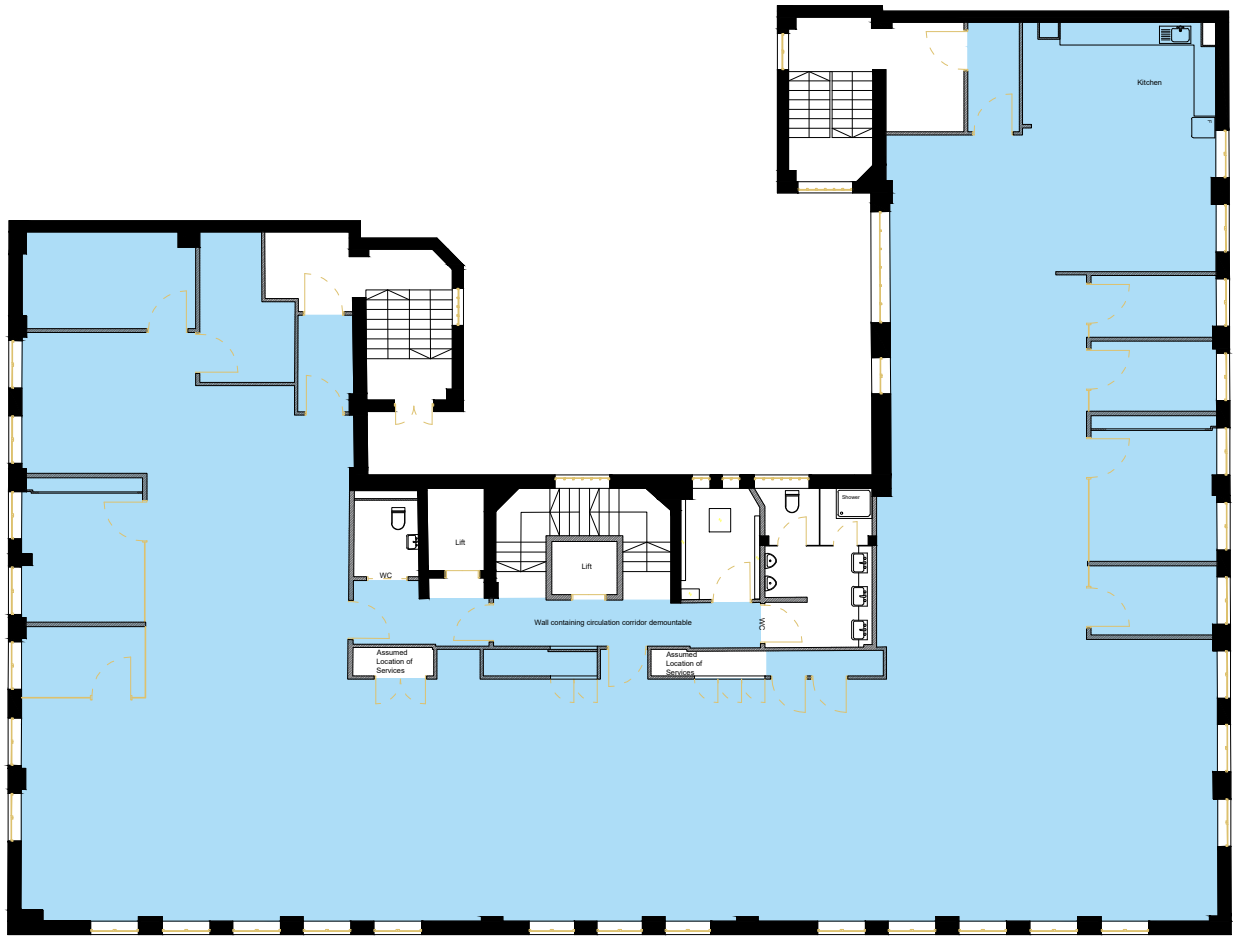
NOTES
A measured survey results for internal areas illustrated on this floor plans.

REFERENCE KEY



sterlingtemple

0203 4639225
www.sterlingtemple.com



Second Level

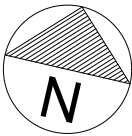
Great Portland Street

Wogan House
99 Great Portland Street
London
W1W 7NY

Drawing Name		Scale	
Second Level Floor Plan		1:200	
Date	Revision	Project Number	Description
27/02/23	00	22.12.2515	Property Survey
Rev	Date		
0/0	27/02/23		

NOTES
A measured survey results for internal areas illustrated on this floor plans.

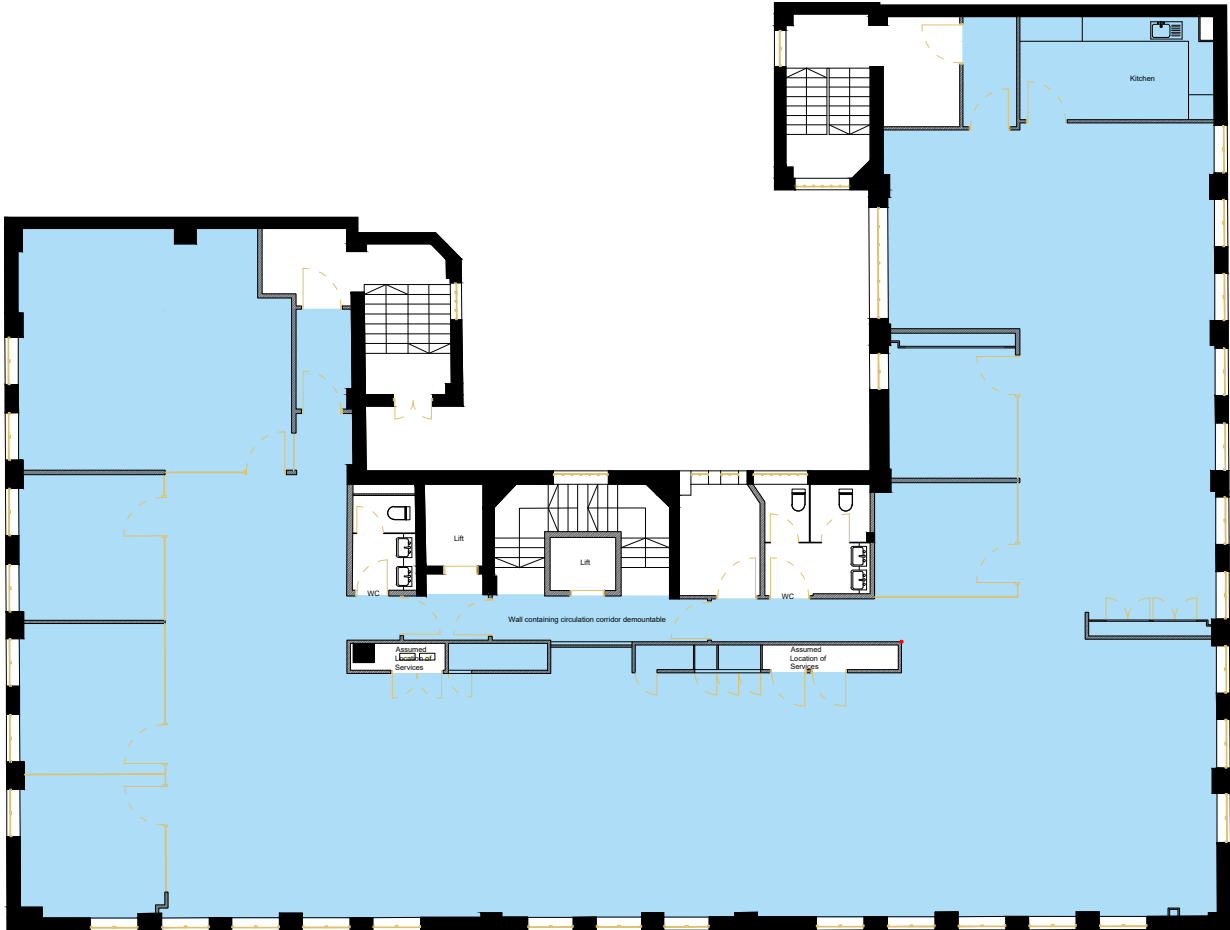
REFERENCE KEY



sterlingtemple

0203 4639225
www.sterlingtemple.com

Net Internal Area



Third Level

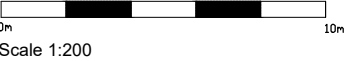
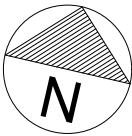
Great Portland Street

Wogan House
99 Great Portland Street
London
W1W 7NY

Drawing Name		Scale	
Third Level Floor Plan		1:200	
Date	Revision	Project Number	Description
27/02/23	00	22.12.2515	Property Survey
Rev	Date		
0/0	27/02/23		

NOTES
A measured survey results for internal areas illustrated on this floor plans.

REFERENCE KEY



sterlingtemple

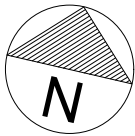
0203 4639225
www.sterlingtemple.com

REFERENCES

Net Internal Area



Fourth Level



Great Portland Street

Wogan House
99 Great Portland Street
London
W1W 7NY

Drawing Name		Scale	
Fourth Level Floor Plan		1:200	
Date	Revision	Project Number	Description
27/02/23	00	22.12.2515	Property Survey
Rev	Date		
0/0	27/02/23		

NOTES
A measured survey results for internal areas illustrated on this floor plans.

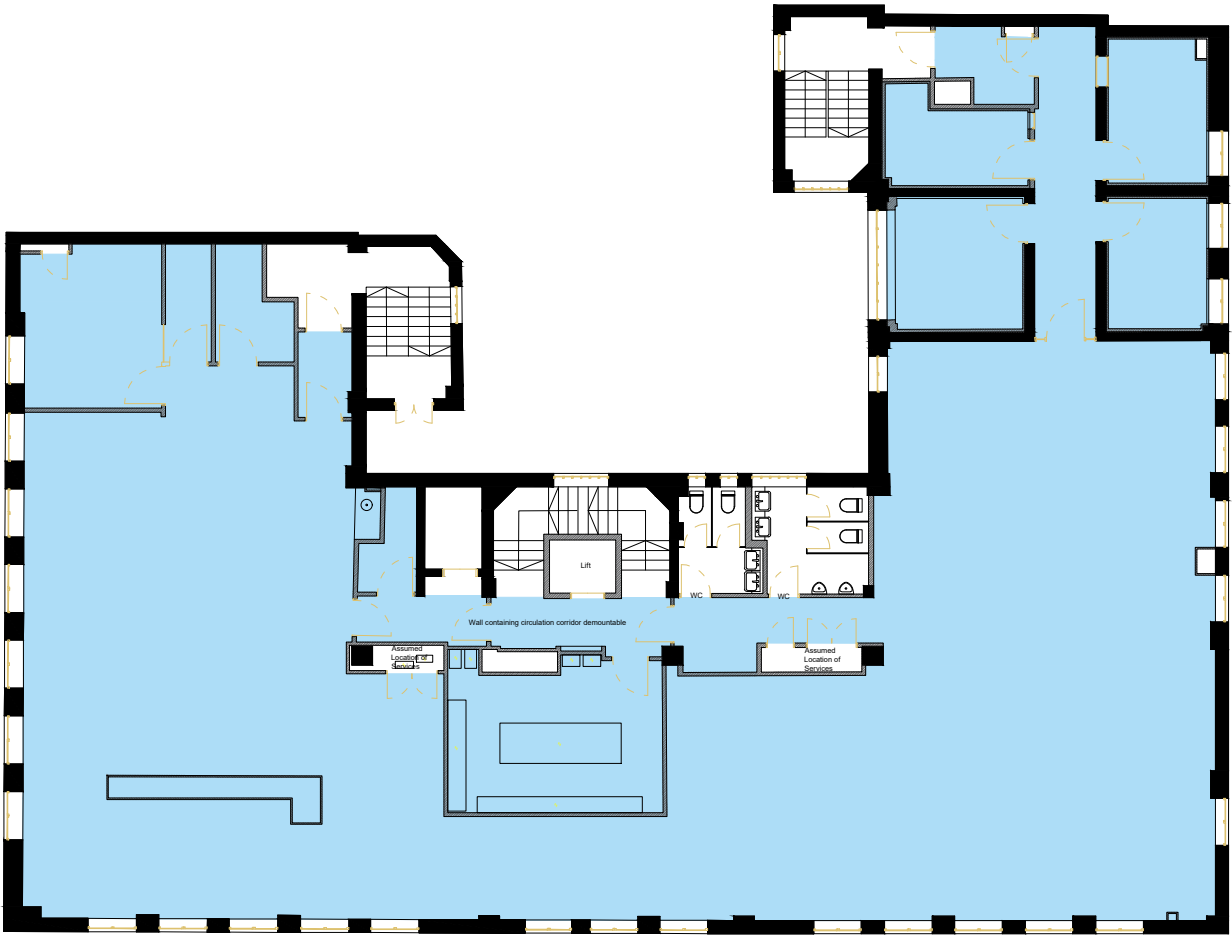
REFERENCE KEY

sterlingtemple

0203 4639225
www.sterlingtemple.com

REFERENCES

Net Internal Area



Fifth Level

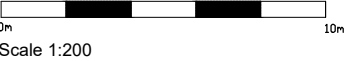
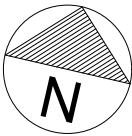
Great Portland Street

Wogan House
99 Great Portland Street
London
W1W 7NY

Drawing Name		Scale	
Fifth Level Floor Plan		1:200	
Date	Revision	Project Number	Description
27/02/23	00	22.12.2515	Property Survey
Rev	Date		
0/0	27/02/23		

NOTES
A measured survey results for internal areas illustrated on this floor plans.

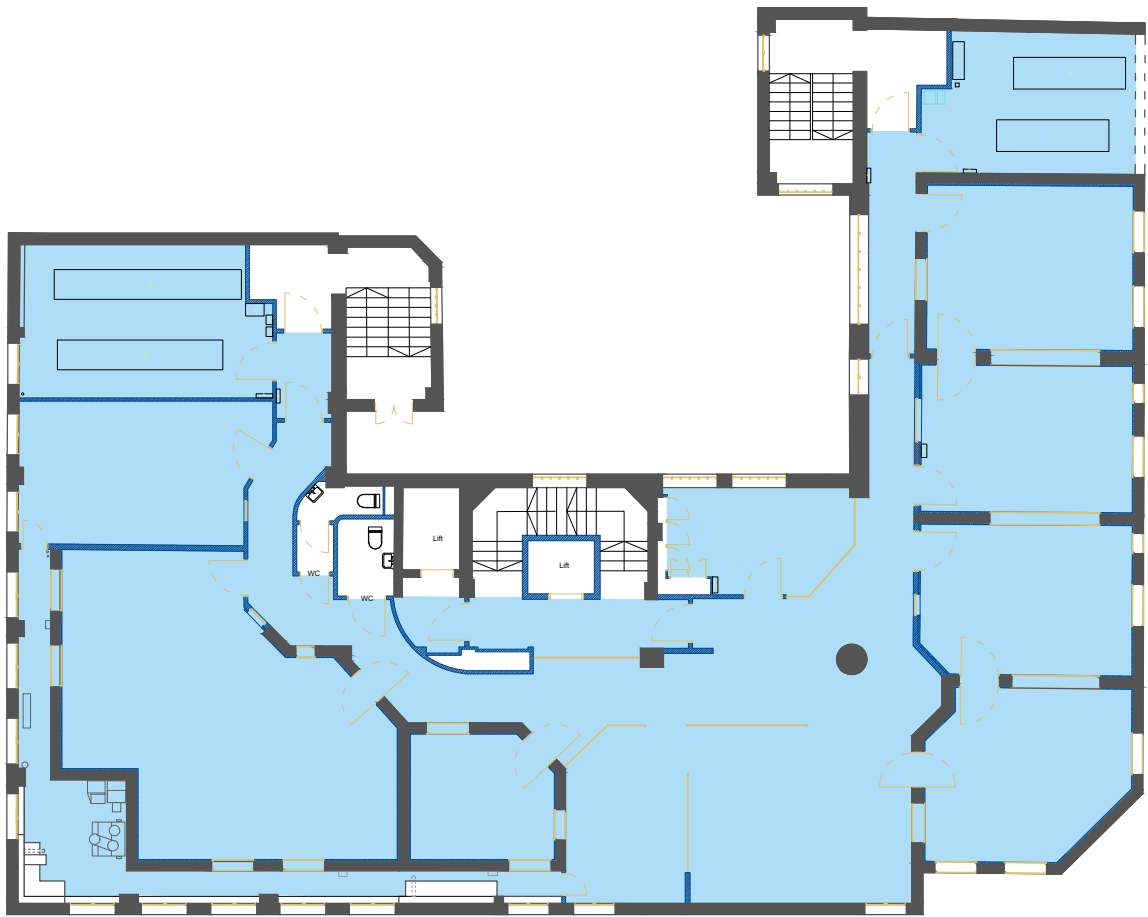
REFERENCE KEY



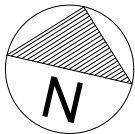
sterlingtemple

0203 4639225
www.sterlingtemple.com

Net Internal Area



Sixth Level
(Acoustic walls present)



0m 10m
Scale 1:200

Great Portland Street

Wogan House
99 Great Portland Street
London
W1W 7NY

Drawing Name
Sixth Level Floor Plan

Scale
1:200

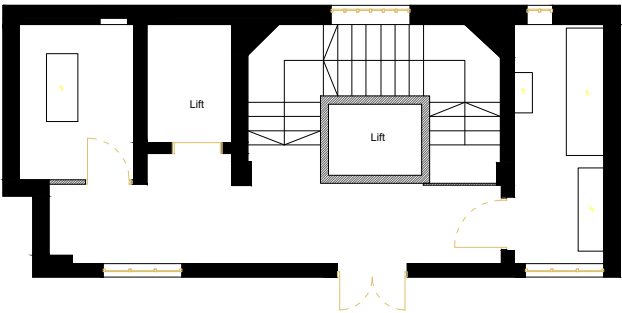
Date	Revision	Project Number	Description	Rev	Date
27/02/23	00	22.12.2515	Property Survey	0/0	27/02/23

NOTES
A measured survey results for internal
areas illustrated on this floor plans.

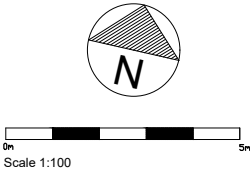
REFERENCE KEY

sterlingtemple

0203 4639225
www.sterlingtemple.com



Seventh Level



Great Portland Street

Wogan House
99 Great Portland Street
London
W1W 7NY

Drawing Name
Seventh Level Floor Plan

Scale
1:100

Date	Revision	Project Number	Description	Rev	Date
27/02/23	00	22.12.2515	Property Survey	0/0	27/02/23

NOTES
A measured survey results for internal
areas illustrated on this floor plans.

REFERENCE KEY

sterlingtemple

0203 4639225
www.sterlingtemple.com