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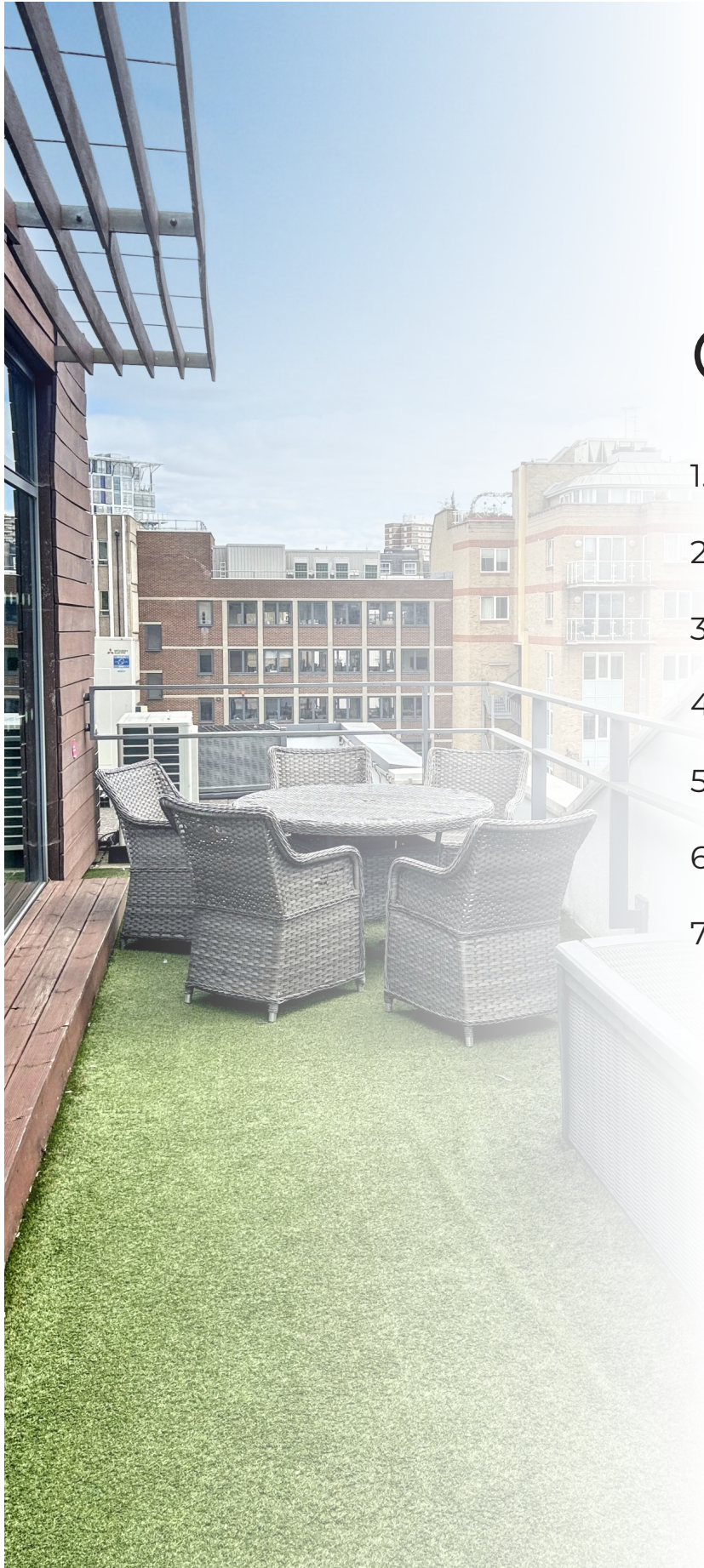
Area Measurement Report

27 Union Street,
London, SE1 1SD
Reference 25.04.3293
13 May 2025



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1. About Sterling Temple

Sterling Temple is a leading provider of measured property surveys, delivering precise area measurement reports and detailed planning drawings to clients across the UK. Using advanced 3D laser scanning technology and efficient workflows, we ensure exceptional accuracy and fast turnaround times. Our expertise spans a range of property types, from commercial and industrial spaces to complex architectural structures. At Sterling Temple, we are committed to combining cutting-edge technology with professional insight to meet the diverse needs of our clients. Our services provided

- A. Area Measurement Reports
- B. Existing Planning Drawings (floor plans, sections, elevations & site plans)
- C. Land Registry compliant Lease Plans
- D. Matterport Virtual Tours

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2. Report Objective

Our objective was to deliver a precise and reliable area measurement survey of 27 Union Street, London, ensuring accuracy in net internal and gross internal area calculations. This survey supports our client's property planning, valuation, and compliance needs, providing clear data for informed decision-making.

3. The Property

27 Union Street successfully combines the retained character of its historic "Union Hall" origins with a high-quality, contemporary internal fit-out and a modern extension. The building offers well-lit, flexible open-plan office accommodation with modern services, complemented by attractive breakout spaces and a desirable rooftop terrace, making it a well-appointed commercial property in a prime London location.

4. Site Conditions

On the day of the survey 27 Union Street was partially occupied, providing an ideal environment for accurate measurements. The property was in a satisfactory condition, with no obstacles or restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.



5. Schedule of Areas

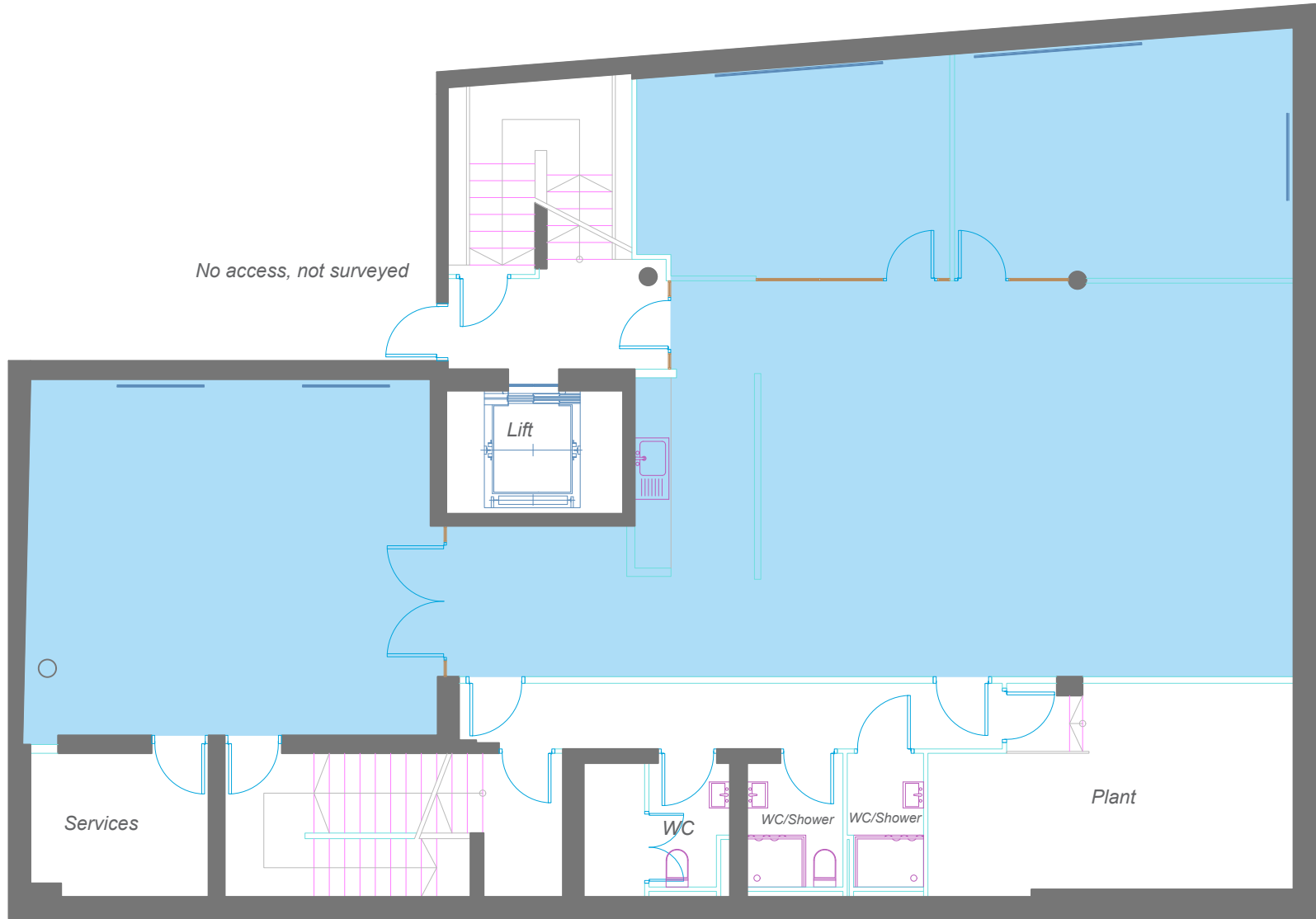
Net Internal Area		
	SQM	SQFT
Third Level	75.3	811
Second Level	169.6	1,826
First Level	169.1	1,820
Ground Level	136.0	1,464
Reception	29.9	322
Lower Ground	149.4	1,608
Total NIA	729.3	7,850
Gross Internal Area		
	SQM	SQFT
Third Level	109.5	1,179
Second Level	212.5	2,287
First Level	212.0	2,282
Ground Level	266.1	2,864
Lower Ground	266.3	2,866
Total GIA	1,066.4	11,479

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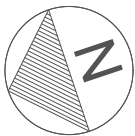


REFERENCES

Net Internal Area



Lower Ground Level



Union Street

27 Union Street
London
SE1 1SD

Drawing Name
Lower Ground Floor Plan

Date	Revision	Project Number	Description	Rev
12/05/2025	00	25.04.3293	Property Survey	0/0

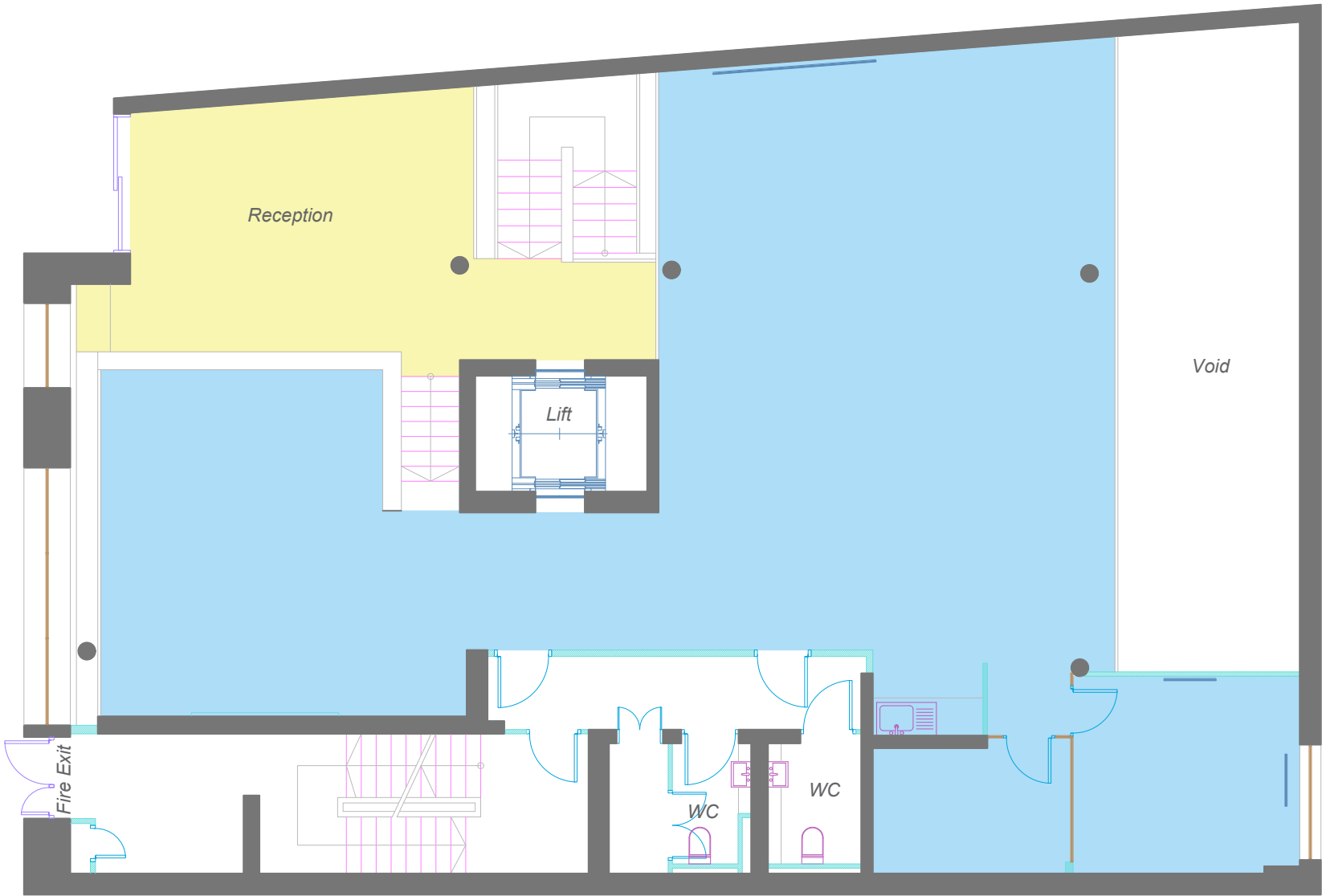
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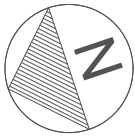
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REFERENCES

- Net Internal Area
- Reception



Ground Level



Union Street

27 Union Street
London
SE1 1SD

Drawing Name
Ground Level Floor Plan

Date	Revision	Project Number	Description	Rev
12/05/2025	00	25.04.3293	Property Survey	0/0

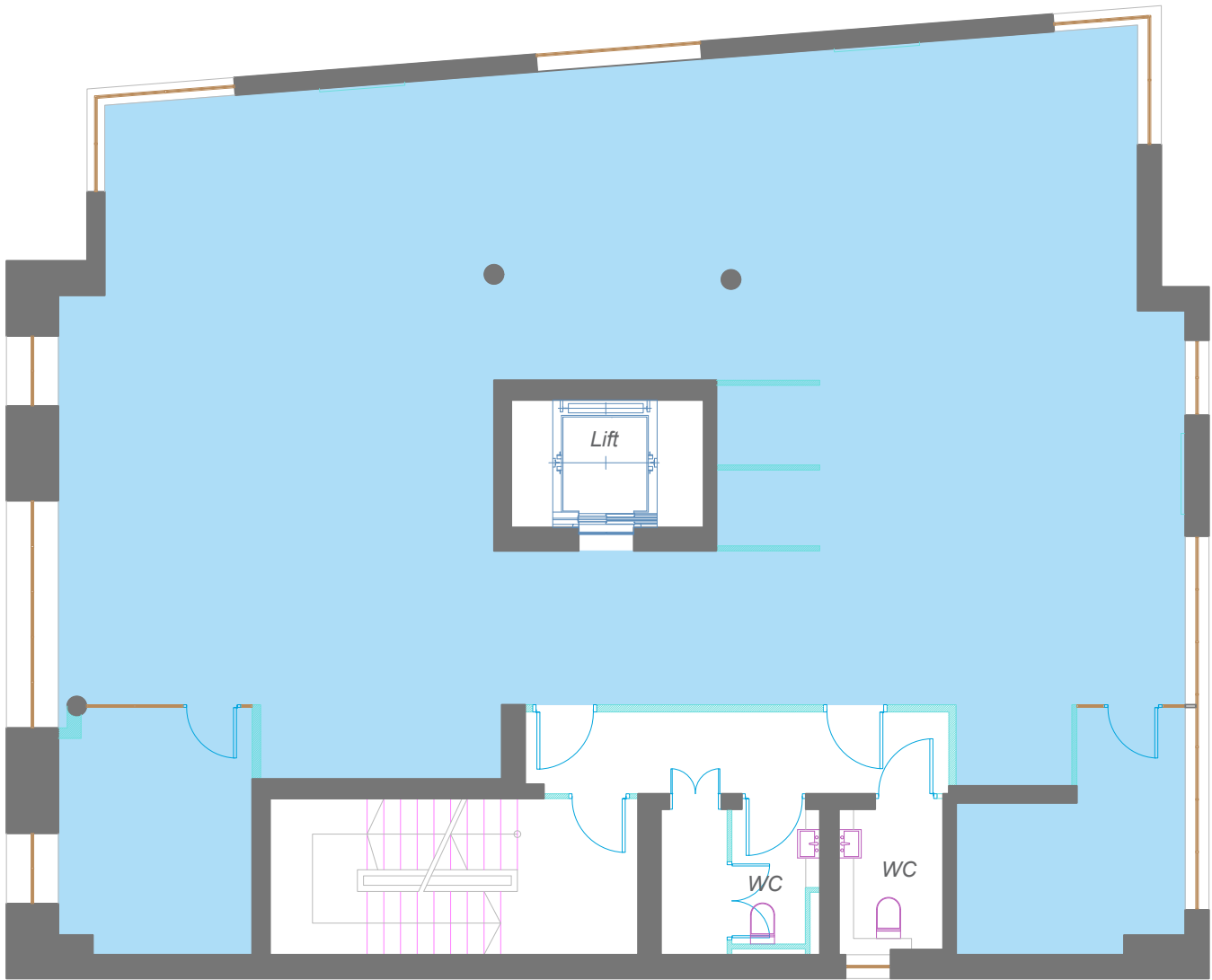
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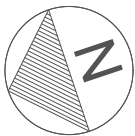
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REFERENCES

Net Internal Area



First Level



Union Street

27 Union Street
London
SE1 1SD

Drawing Name
First Level Floor Plan

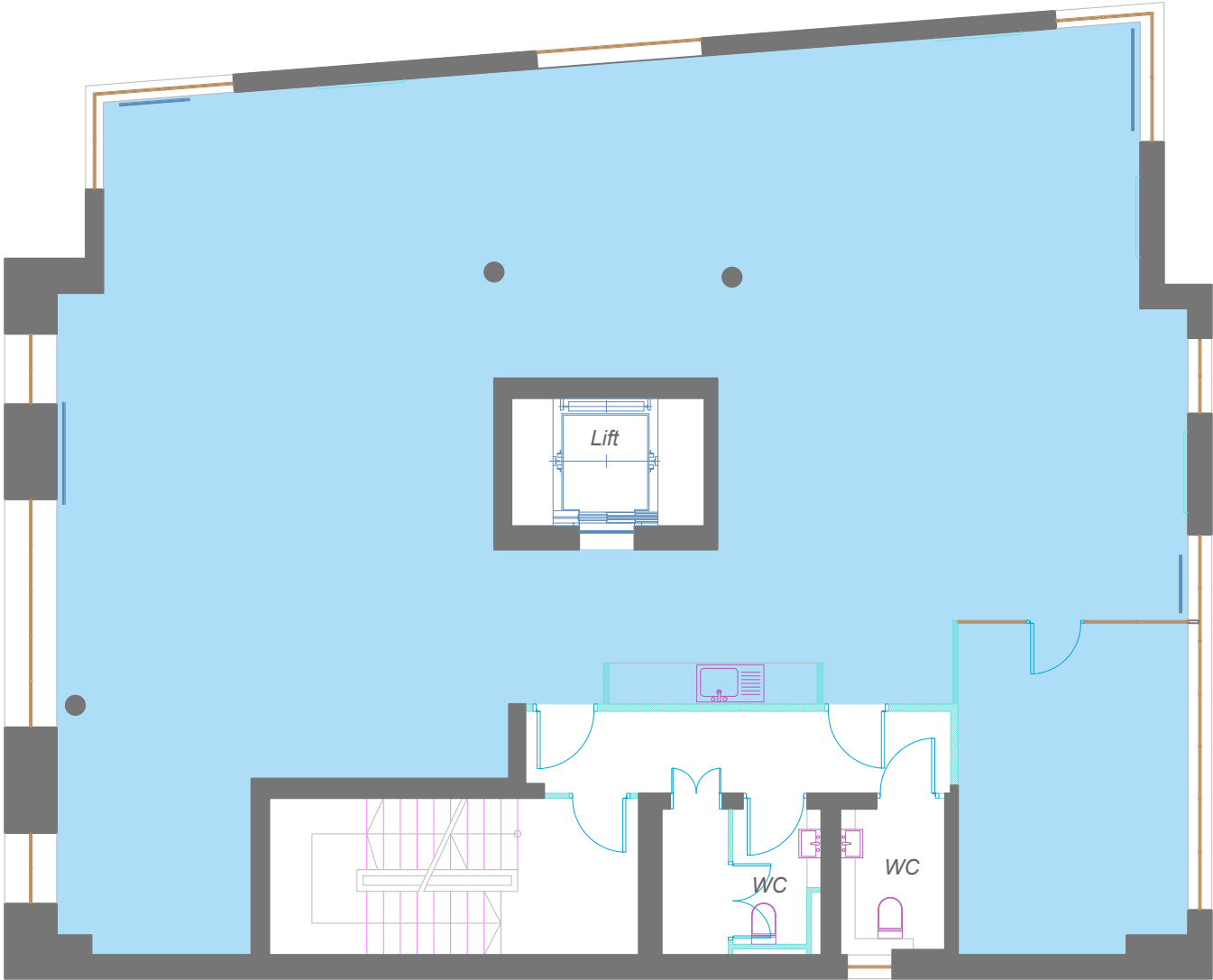
Date	Revision	Project Number	Description	Rev
12/05/2025	00	25.04.3293	Property Survey	0/0

REFERENCE KEY

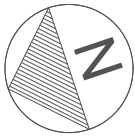
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Net Internal Area



Second Level



Union Street

27 Union Street
London
SE1 1SD

Drawing Name
Second Level Floor Plan

Date	Revision	Project Number	Description	Rev
12/05/2025	00	25.04.3293	Property Survey	0/0

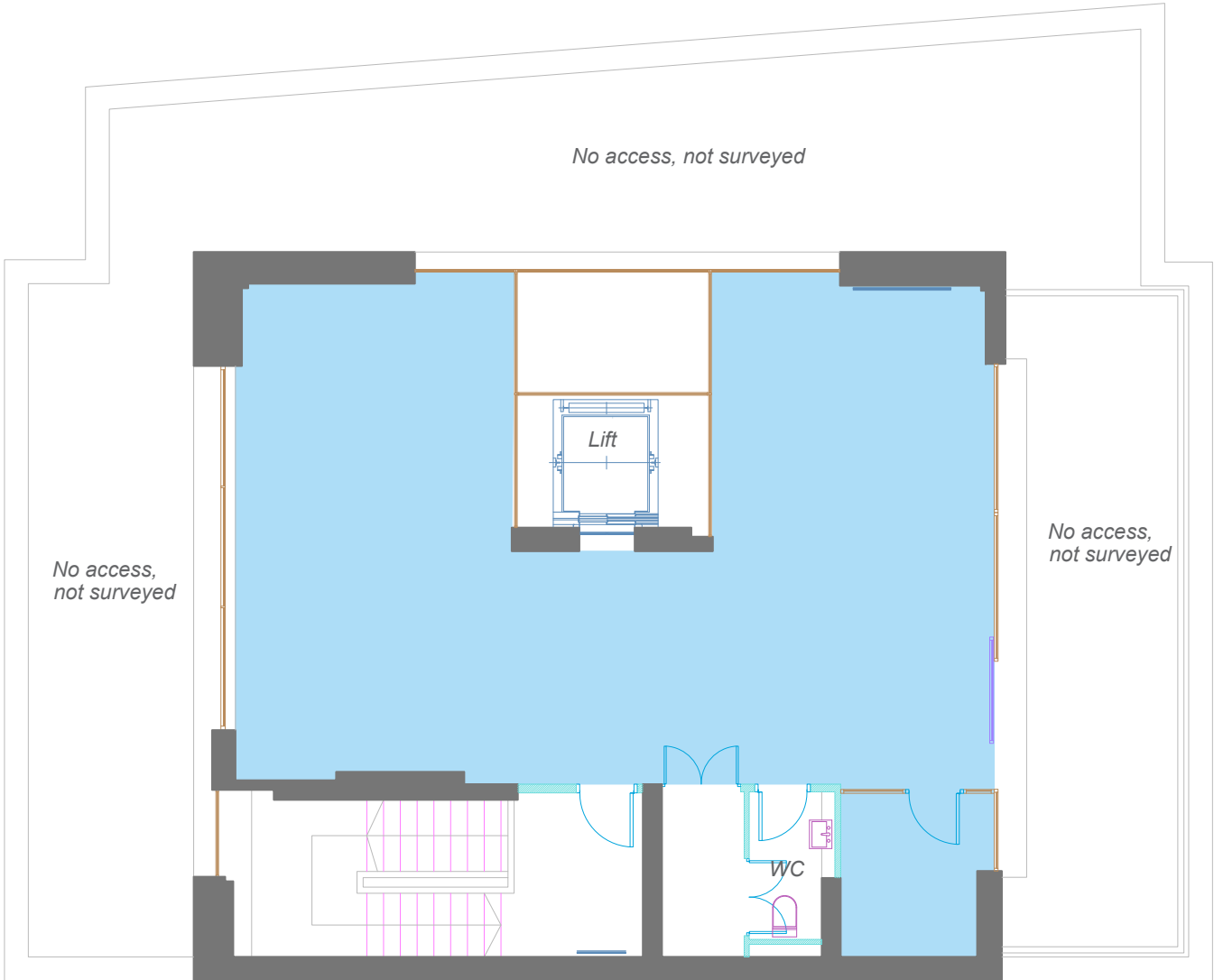
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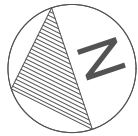
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REFERENCES

Net Internal Area



Third Level



Union Street

27 Union Street
London
SE1 1SD

Drawing Name
Third Level Floor Plan

Date	Revision	Project Number	Description	Rev
12/05/2025	00	25.04.3293	Property Survey	0/0

REFERENCE KEY

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7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at 27 Union Street, London. Our team has delivered precise calculations for the net internal and gross internal areas, supported by a detailed floor plan and survey notes. The property was surveyed under optimal conditions, ensuring accuracy and reliability in the results.

We are confident that the data and insights provided in this report will support your property planning, valuation, and compliance needs. Should you require any further information or additional services, please do not hesitate to contact us.

Thank you for choosing Sterling Temple for your measured surveying requirements.

