



# Area Measurement Report

This measure survey was carried out in accordance with the RICS Code of Measuring Practice 6th Edition, January 2018.

28 Austin Friars  
London  
EC2N 2QQ

Inspection Date  
16/04/2021

Report Date  
23/04/2021



INNOVATIVE SURVEYING SERVICES





# About Us

Pure Real Estate Services Limited (PRE) are a national Multidisciplinary Commercial Surveying firm offering a wide range of expert specialist services. Regulated by the RICS, PRE has offices in London, Croydon and recently Bristol. We cover the whole of the UK working alongside Property Owners, Developers, Occupiers, Funders, Architects, Project Managers, Building Surveyors and Asset & Fund Managers.

## 2019: A year in review

<b>6.2 million</b> Total square foot surveyed in 2019	<b>24</b> Services	<b>72 hours</b> Average lead time, from instruction to onsite
<b>£12,000</b> Raised for charity	<b>3 offices</b> Croydon, London & Bristol	<b>12 years</b> PRE has been in business



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Company Number: 7225701

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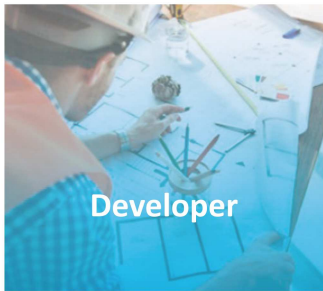
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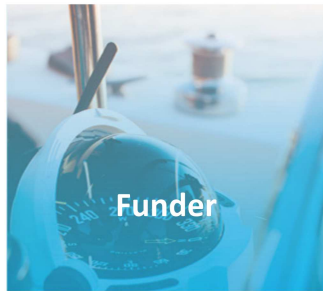


# Our services

Our services are tailored for your project, delivering maximum efficiency from inception to completion.



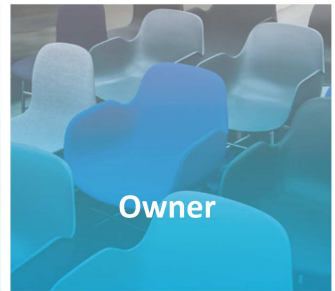
Developer



Funder



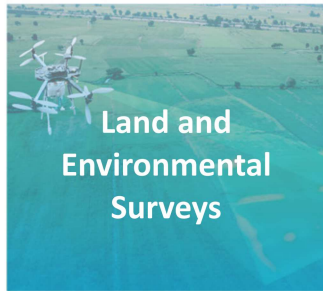
Occupier



Owner



Architectural



Land and Environmental Surveys



Building Information Modelling (BIM) & Revit Models



Energy and Sustainability



Area Measurement Reports



PropTech



Building Surveying



Rights of Light, Daylight & Sunlight



Project Management



Professional Services



Quantity Surveying



Mechanical & Electrical Building Services Consultancy

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# Report Issue Status

Status	Date	Change
Inspected	22/04/2021	Approved
Draft	22/04/2021	Approved
Final Report	23/04/2021	Approved

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# 1. Introduction

This measured survey was undertaken by Pure Real Estate Services Ltd (PRE), in accordance with the guidelines as described in the 1<sup>st</sup> edition (May 2015) and International Property Measurement Standard Measurement Edition 2, dated January 2018, published by the Royal Institution of Chartered Surveyors.

## 2. Scope of Works

The areas measured were as found on site, in accordance with the RICS guidelines. The measurements were undertaken by PRE at the date of survey, under site conditions at that time, and in line with PRE 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.

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## 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 Code of measuring practice and 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.

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## SUMMARY OF AREAS

28 Austin Friars, London, EC2N 2QQ

### Net Internal Areas

Floor	Use	Area (sq m)	Area (sq ft)	Excluded	Count	Area (sq m)	Area (sq ft)
Lower Ground	Offices	60.96	656.2				
	Storage	9.98	107.4				
		70.94	763.6				
Ground				Columns	1	0.09	0.9
	Offices	104.22	1,121.8				
	Reception	12.33	132.7				
		116.55	1,254.5				
First	Offices	127.48	1,372.2				
		127.48	1,372.2				
Second	Offices	119.40	1,285.2				
		119.40	1,285.2				
Third	Offices	104.54	1,125.2				
		104.54	1,125.2				
Fourth	Offices	72.83	783.9				
		72.83	783.9				
OVERALL TOTAL		611.74	6,584.6				

### Gross Internal Areas

Floor	Use	Area (sq m)	Area (sq ft)
Lower Ground	GIA	173.66	1,869.3
Ground	GIA	153.8	1,655.5
First	GIA	164.32	1,768.7
Second	GIA	155.95	1,678.6
Third	GIA	141.92	1,527.6
Fourth	GIA	102.96	1,108.3
Roof	GIA	24.72	266.1
OVERALL TOTAL		917.32	9,874

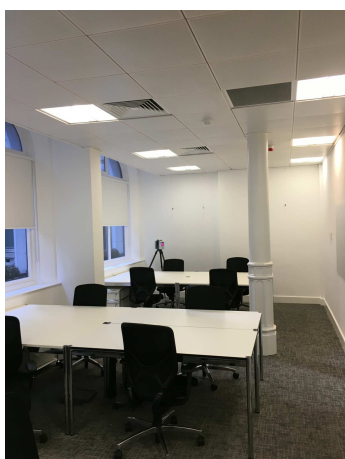
### Condition of Property **Unoccupied**

This measured survey was carried out in accordance with the RICS Code of measuring practice 6th Edition, January 2018.



## 7. Photographs

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



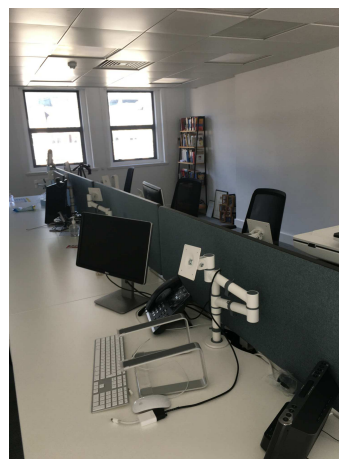
Ground Floor Office



Ground Floor Reception



Third Floor Office



Fourth Floor Office

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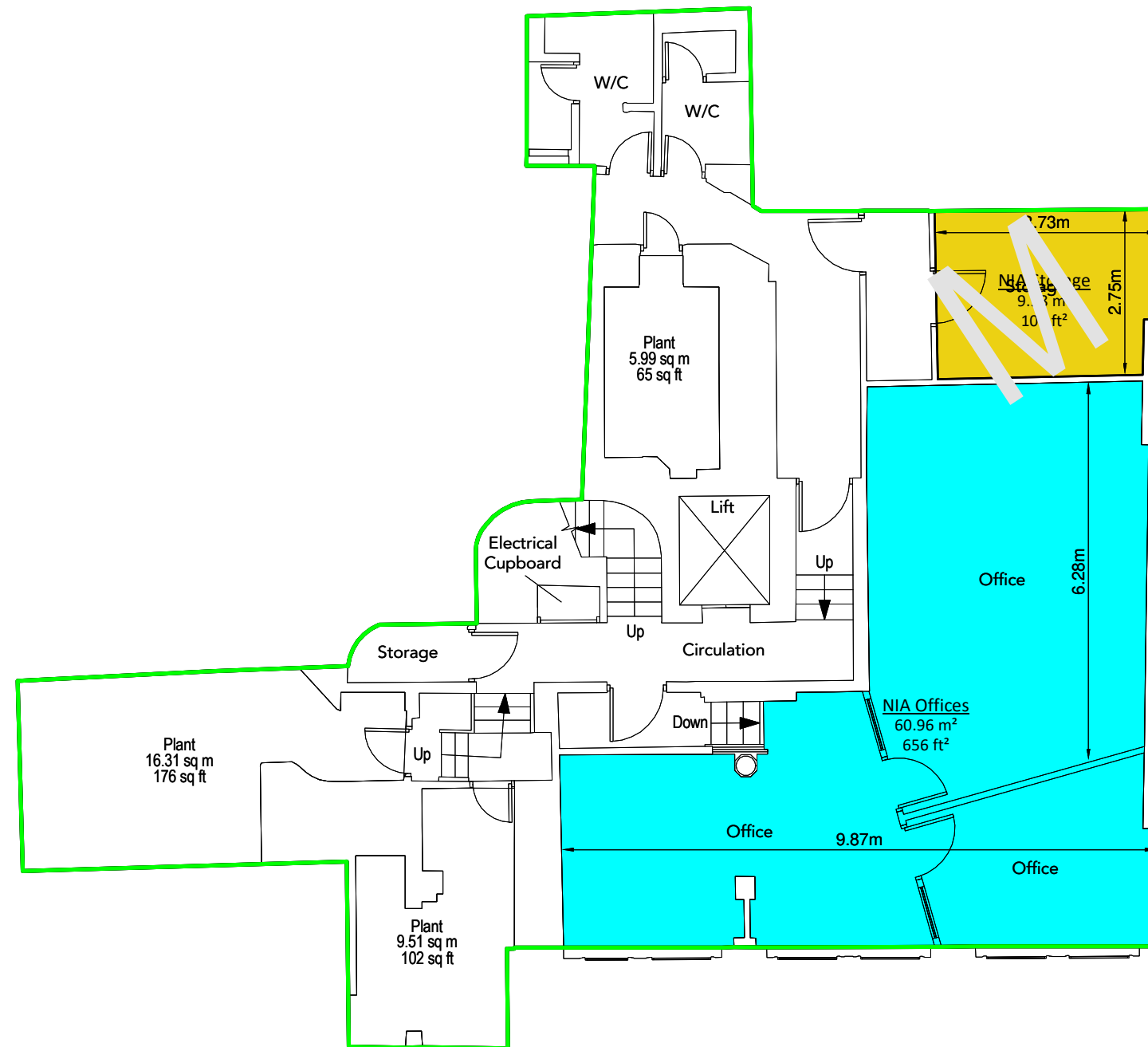
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NIA Offices	60.96 m <sup>2</sup>	656.2 ft <sup>2</sup>
NIA Storage	9.98 m <sup>2</sup>	107.4 ft <sup>2</sup>
<b>Total NIA:</b>	<b>70.94 m<sup>2</sup></b>	<b>763.6 ft<sup>2</sup></b>

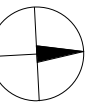
Areas excluded from the NIA - 00 Lower Ground

GIA	173.66 m <sup>2</sup>	1,869.3 ft <sup>2</sup>
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Throgmorton Street



Austin Friars



Scale 1:100 @ A3



PROJECT	28 Austin Friars London EC2N 2QQ		
DRAWING TITLE	Lower Ground Floor Plan		
SCALE	1 : 100 @ A3		
Area Measurement Report			
DRAWN BY	GC	DATE OF INSPECTION	22/04/2021
QA ASSESSOR	JA	DRAWING NO.	10116776_B1



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- ALL STRUCTURAL ELEMENTS ARE ASSUMED AND ARE SUBJECT TO REVIEW BY QUALIFIED STRUCTURAL ENGINEER.

NIA Offices	104.22 m <sup>2</sup>	1,121.8 ft <sup>2</sup>
NIA Reception	12.33 m <sup>2</sup>	132.7 ft <sup>2</sup>
<b>Total NIA:</b>	<b>116.55 m<sup>2</sup></b>	<b>1,254.5 ft<sup>2</sup></b>

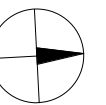
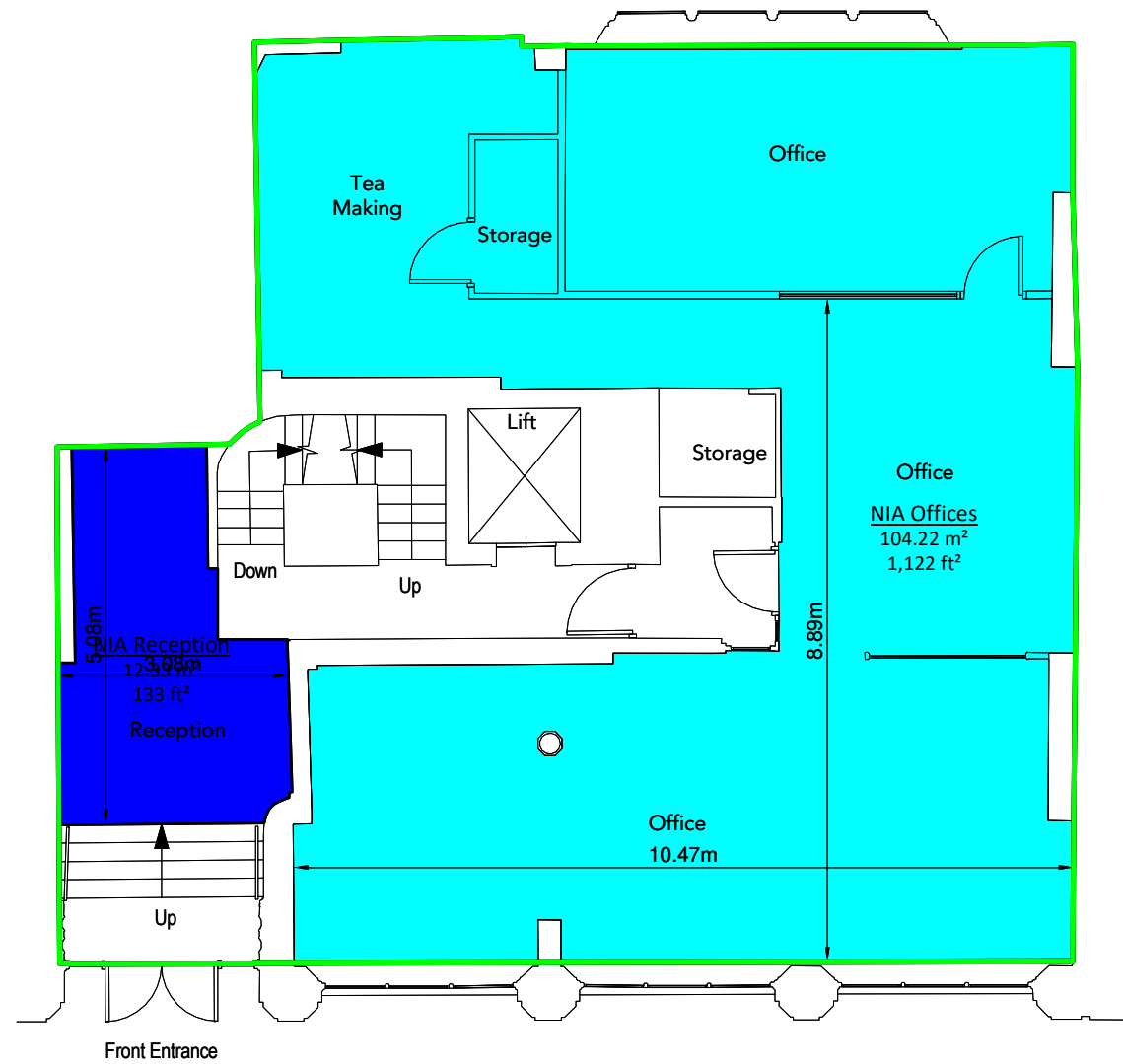
Areas excluded from the NIA - 01 Ground

Columns 1	0.09 m <sup>2</sup>	0.9 ft <sup>2</sup>
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GIA	153.8 m <sup>2</sup>	1,655.5 ft <sup>2</sup>
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Throgmorton Street

Austin Friars



Scale 1:100 @ A3



PROJECT	28 Austin Friars London EC2N 2QQ
DRAWING TITLE	Ground Floor Plan
SCALE	1 : 100 @ A3
Area Measurement Report	
DRAWN BY	DATE OF INSPECTION
GC	22/04/2021
QA ASSESSOR	DRAWING NO.
JA	10116776_A2



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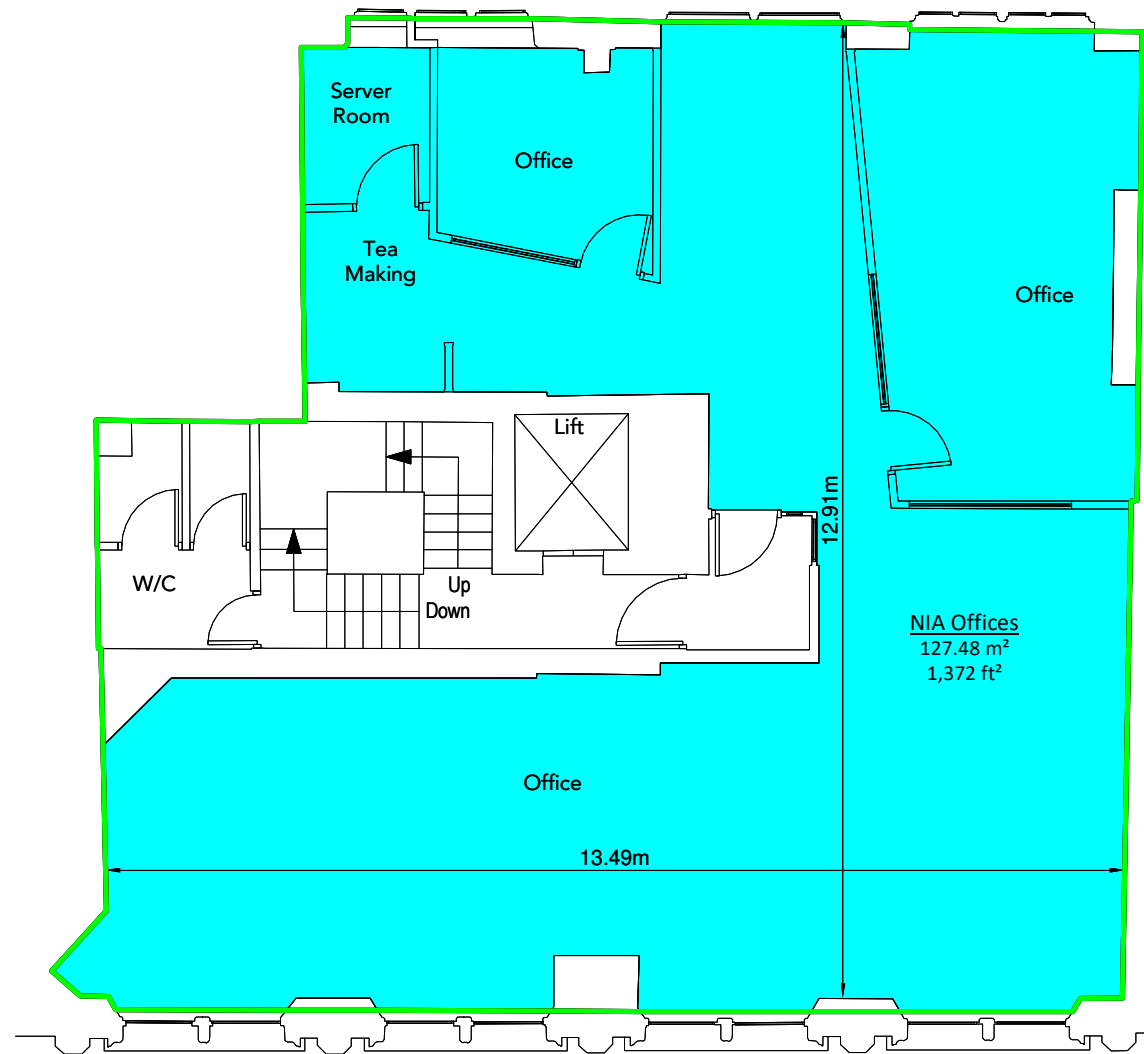
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■ NIA Offices	127.48 m <sup>2</sup>	1,372.2 ft <sup>2</sup>
<b>Total NIA:</b>	<b>127.48 m<sup>2</sup></b>	<b>1,372.2 ft<sup>2</sup></b>

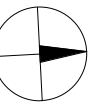
Areas excluded from the NIA - 02 First

■ GIA	164.32 m <sup>2</sup>	1,768.7 ft <sup>2</sup>
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Throgmorton Street



Austin Friars



Scale 1:100 @ A3



PROJECT  
28 Austin Friars  
London  
EC2N 2QQ

DRAWING TITLE  
First Floor Plan

SCALE  
1 : 100 @ A3

Area Measurement Report

DRAWN BY	GC	DATE OF INSPECTION	22/04/2021
QA ASSESSOR	JA	DRAWING NO.	10116776_B3



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Throgmorton Avenue



28 Austin Friars

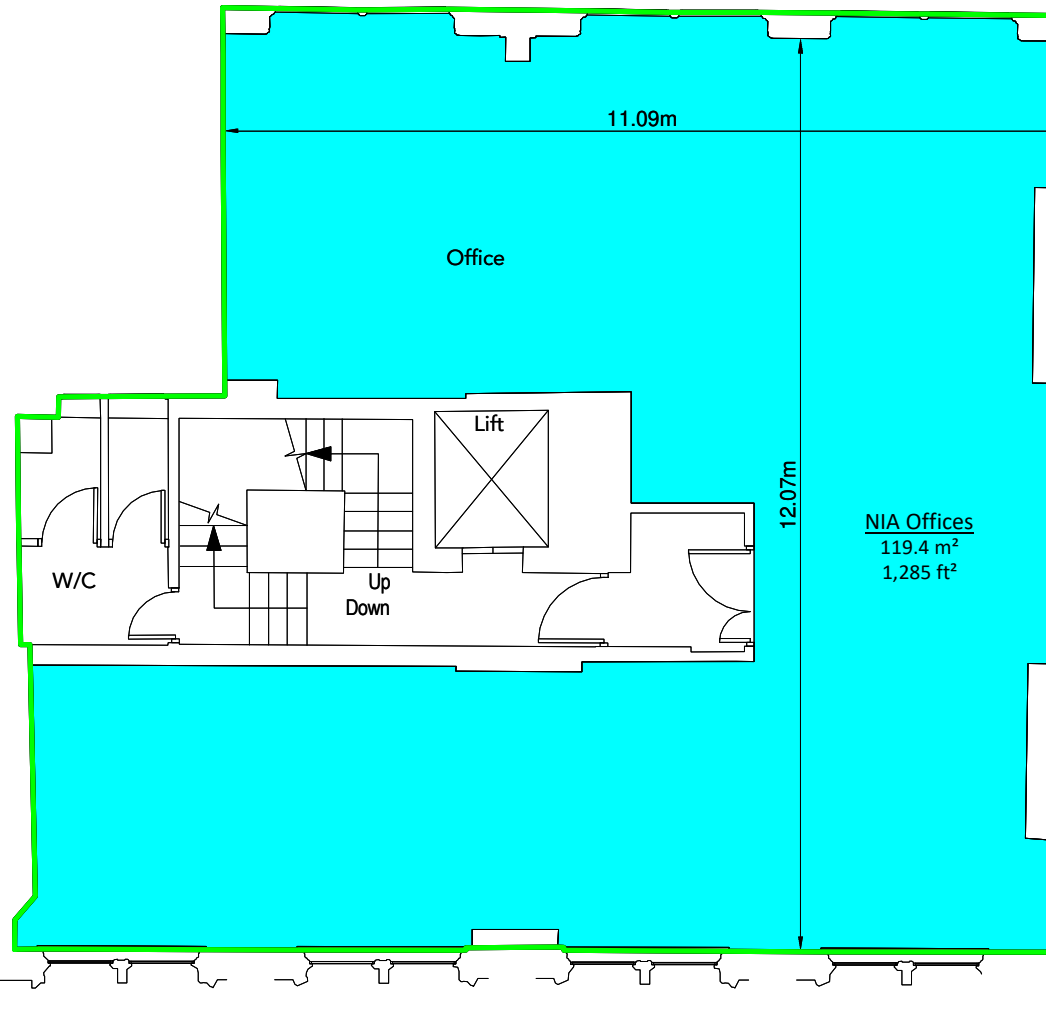
London, EC2N 2QQ.

Second

■ NIA Offices	119.40 m <sup>2</sup>	1,285.2 ft <sup>2</sup>
<b>Total NIA:</b>	<b>119.40 m<sup>2</sup></b>	<b>1,285.2 ft<sup>2</sup></b>

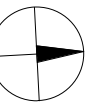
Areas excluded from the NIA - 03 Second

■ GIA	155.95 m <sup>2</sup>	1,678.6 ft <sup>2</sup>
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Throgmorton Street

Austin Friars



Scale 1:100 @ A3



PROJECT  
28 Austin Friars  
London  
EC2N 2QQ

DRAWING TITLE  
Second Floor Plan

SCALE  
1 : 100 @ A3

Area Measurement Report

DRAWN BY	GC	DATE OF INSPECTION	22/04/2021
QA ASSESSOR	JA	DRAWING NO.	10116776_ A4



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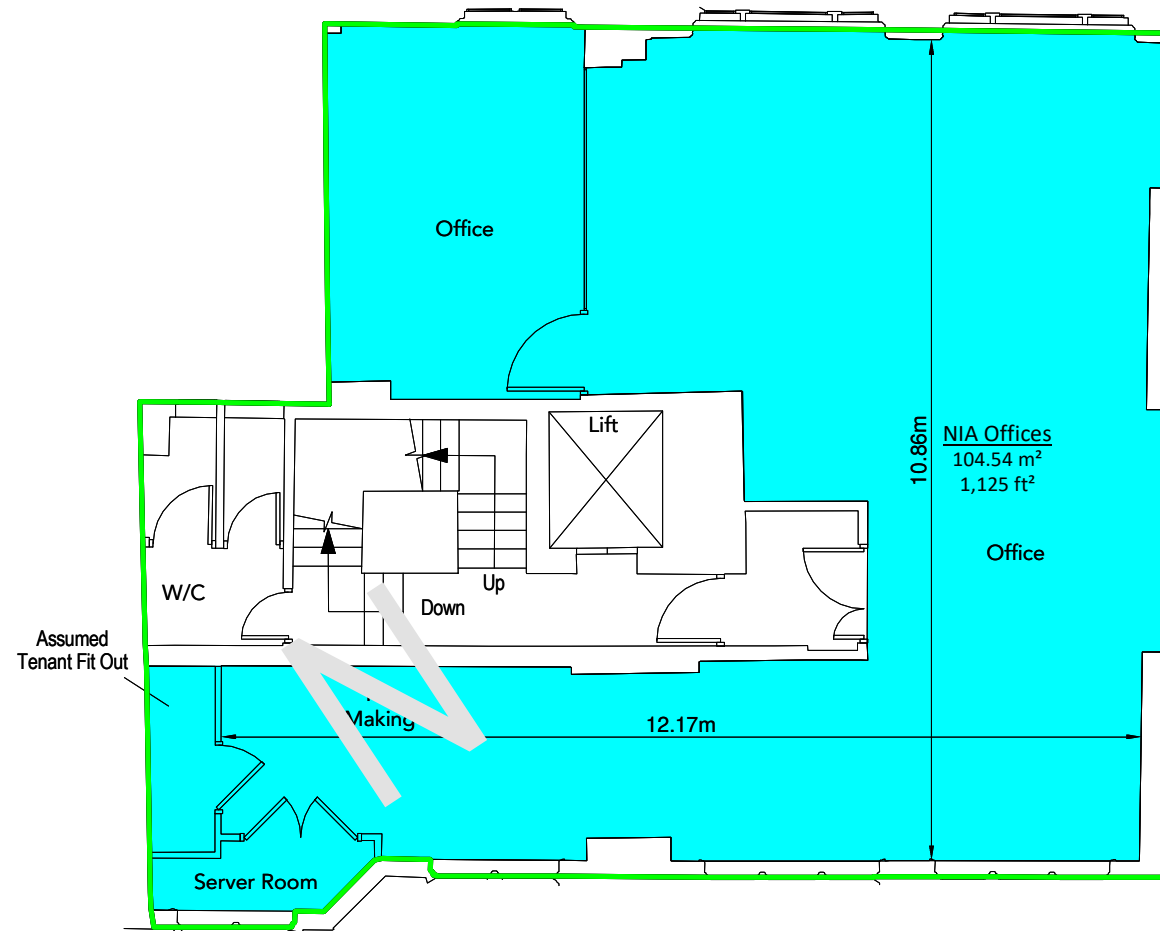
Third

■ NIA Offices	104.54 m <sup>2</sup>	1,125.2 ft <sup>2</sup>
<b>Total NIA:</b>	<b>104.54 m<sup>2</sup></b>	<b>1,125.2 ft<sup>2</sup></b>

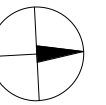
Areas excluded from the NIA - 04 Third

■ GIA	141.92 m <sup>2</sup>	1,527.6 ft <sup>2</sup>
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Throgmorton Street



Austin Friars



Scale 1:100 @ A3



PROJECT  
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DRAWING TITLE  
Third Floor Plan

SCALE  
1 : 100 @ A3

Area Measurement Report

DRAWN BY GC\_ DATE OF INSPECTION 22/04/2021

QA ASSESSOR JA DRAWING NO. 10116776\_B5



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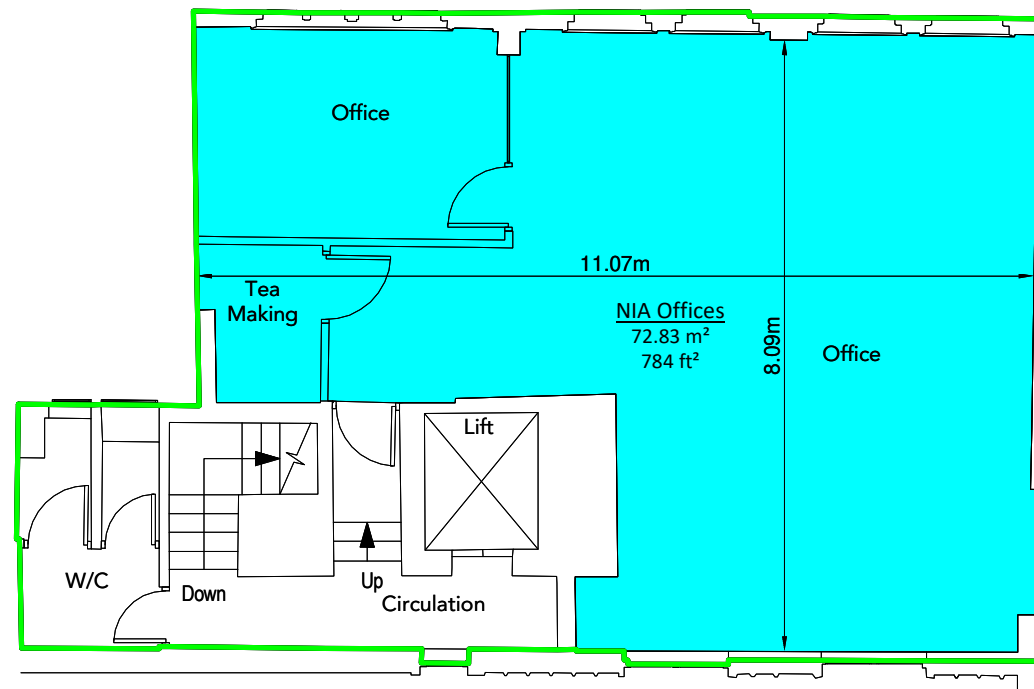
Fourth

■ NIA Offices	72.83 m <sup>2</sup>	783.9 ft <sup>2</sup>
<b>Total NIA:</b>	<b>72.83 m<sup>2</sup></b>	<b>783.9 ft<sup>2</sup></b>

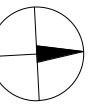
Areas excluded from the NIA - 05 Fourth

■ GIA	102.96 m <sup>2</sup>	1,108.3 ft <sup>2</sup>
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Austin Friars



Scale 1:100 @ A3



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DRAWING TITLE  
Fourth Floor Plan

SCALE  
1 : 100 @ A3

Area Measurement Report

DRAWN BY  
GC\_

DATE OF INSPECTION  
22/04/2021

QA ASSESSOR  
JA

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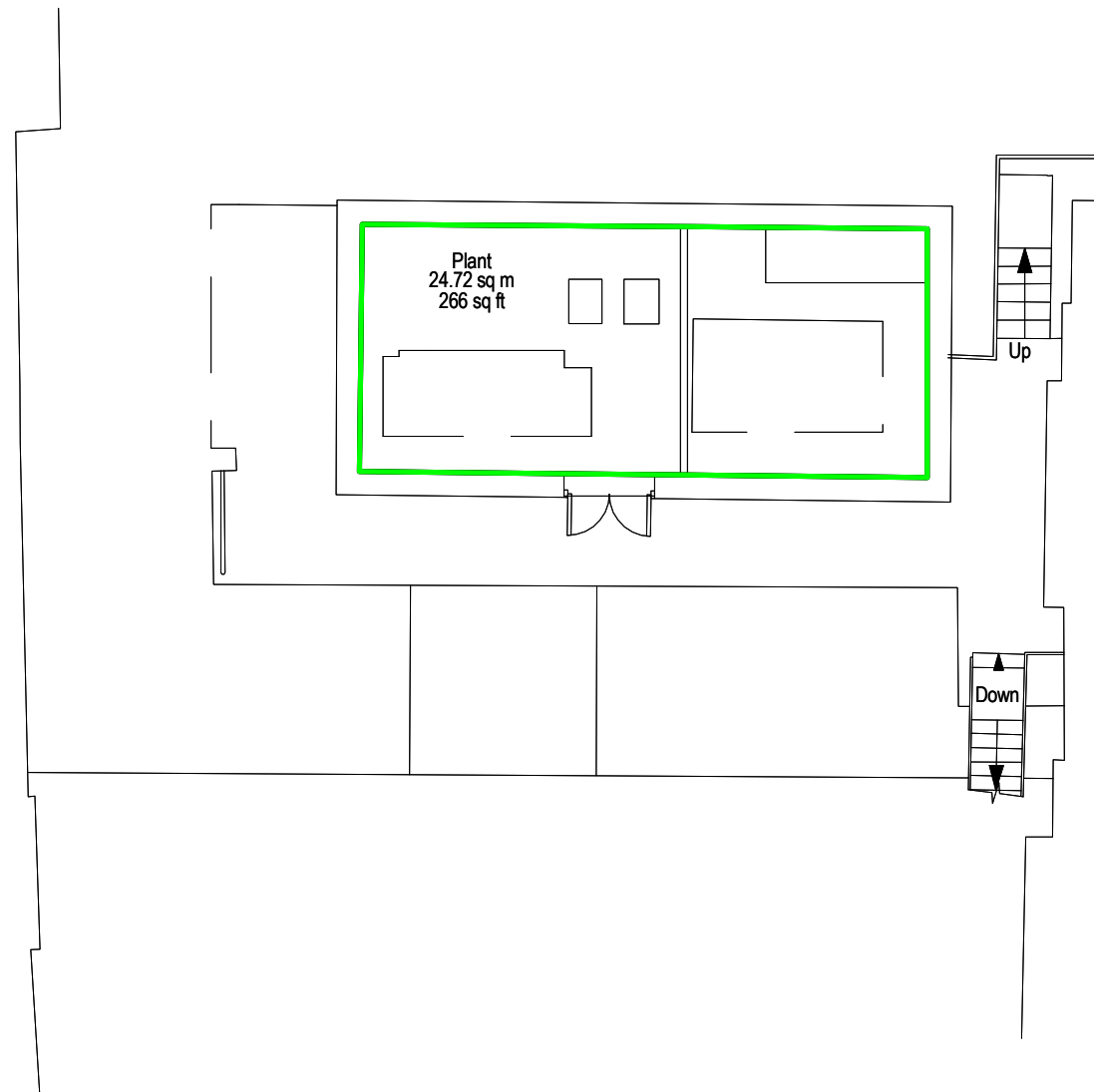


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London, EC2N 2QQ.

Roof

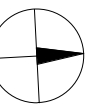
Throgmorton Street



Areas excluded from the NIA - 06 Roof

■ GIA 24.72 m<sup>2</sup> 266.1 ft<sup>2</sup>

Austin Friars



Scale 1:100 @ A3



PROJECT  
28 Austin Friars  
London  
EC2N 2QQ

DRAWING TITLE  
Roof Floor Plan

SCALE  
1 : 100 @ A3

Area Measurement Report

DRAWN BY GC\_ DATE OF INSPECTION 22/04/2021  
QA ASSESSOR JA DRAWING NO. 10116776\_ A7



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