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Area Measurement Report

Units 6 + 11, Durham Yard,

London, E2 6QF

Reference 26.07.3676

24 July 2026



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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

The objective of this report was to deliver a precise and reliable area measurement survey of Units 6 + 11, Durham Yard, 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

Units 6 and 11 Durham Yard occupy a converted late-Victorian/Edwardian industrial building in Bethnal Green, E2, characterised by red brick elevations with painted dark green timber sash windows, gable-end parapets and roller-shutter frontages at ground floor. Internally, the accommodation has been fitted out as contemporary office space, retaining exposed brickwork (painted white) and timber flooring, with meeting rooms, kitchenette and open-plan desking.

4. Site Conditions

On the day of the survey the property was occupied while providing a satisfactory environment for accurate measurements. The property was in good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

5. Schedule of Areas

Net Internal Area		
	SQM	SQFT
First Level	53.3	574
Ground Level	51.7	556
Lower Ground	92.3	994
Total	197.3	2,124
Gross Internal Area		
	SQM	SQFT
First Level	59.7	643
Ground Level	60.7	653
Lower Ground	117.1	1,260
Total	237.5	2,556

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Lower Ground



Units 6 + 11

Durham Yard
London
E2 6QF

Date	Revision	Project Number	Description	Rev
24/07/2026	00	26.07.3676	Property Survey	0/0

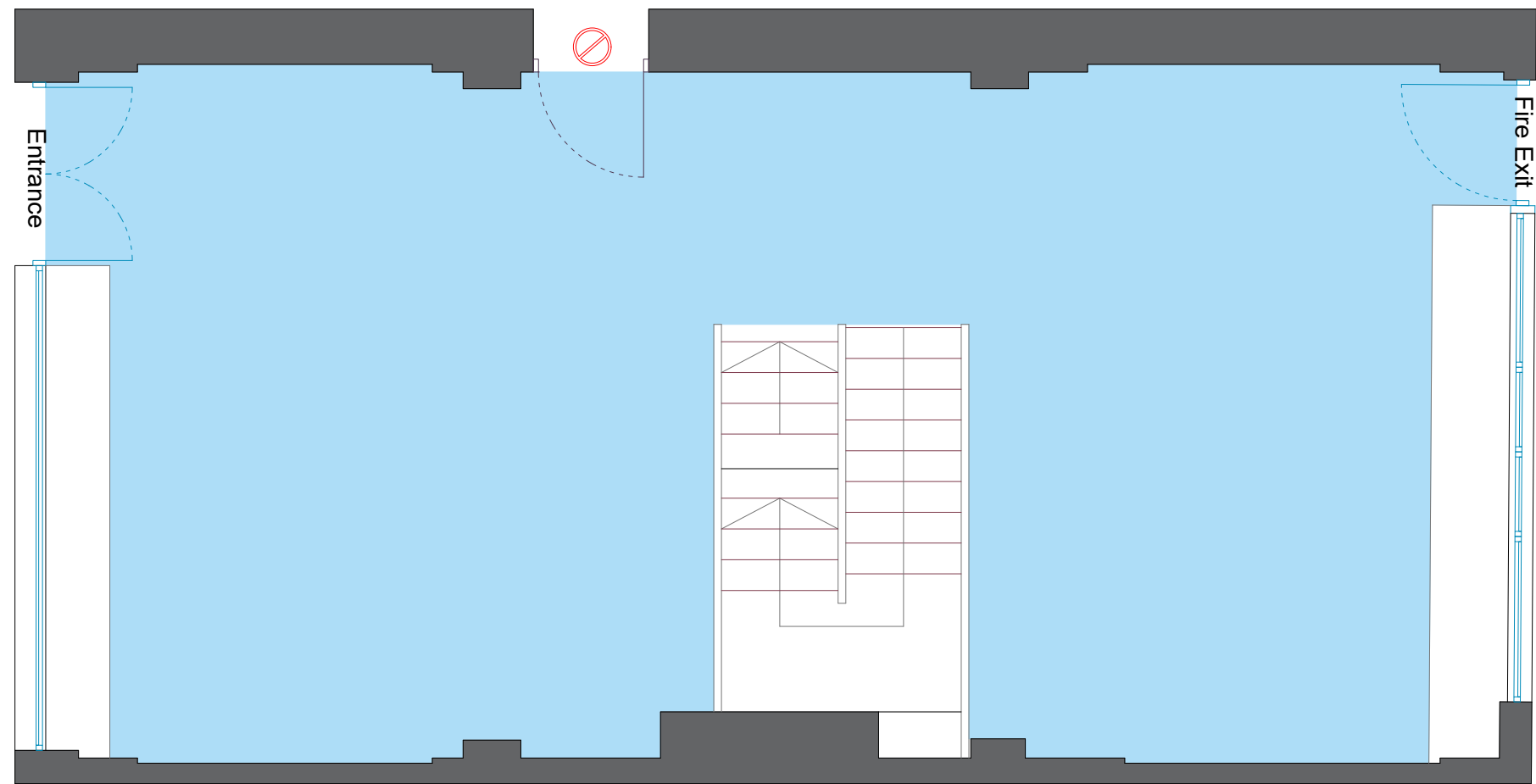
Drawing Name
Lower Ground Level Plan

REFERENCES

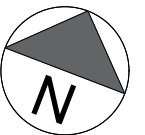
 Net Internal Area

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Ground Level



Units 6 + 11

Durham Yard
London
E2 6QF

Date	Revision	Project Number	Description	Rev
24/07/2026	00	26.07.3676	Property Survey	0/0

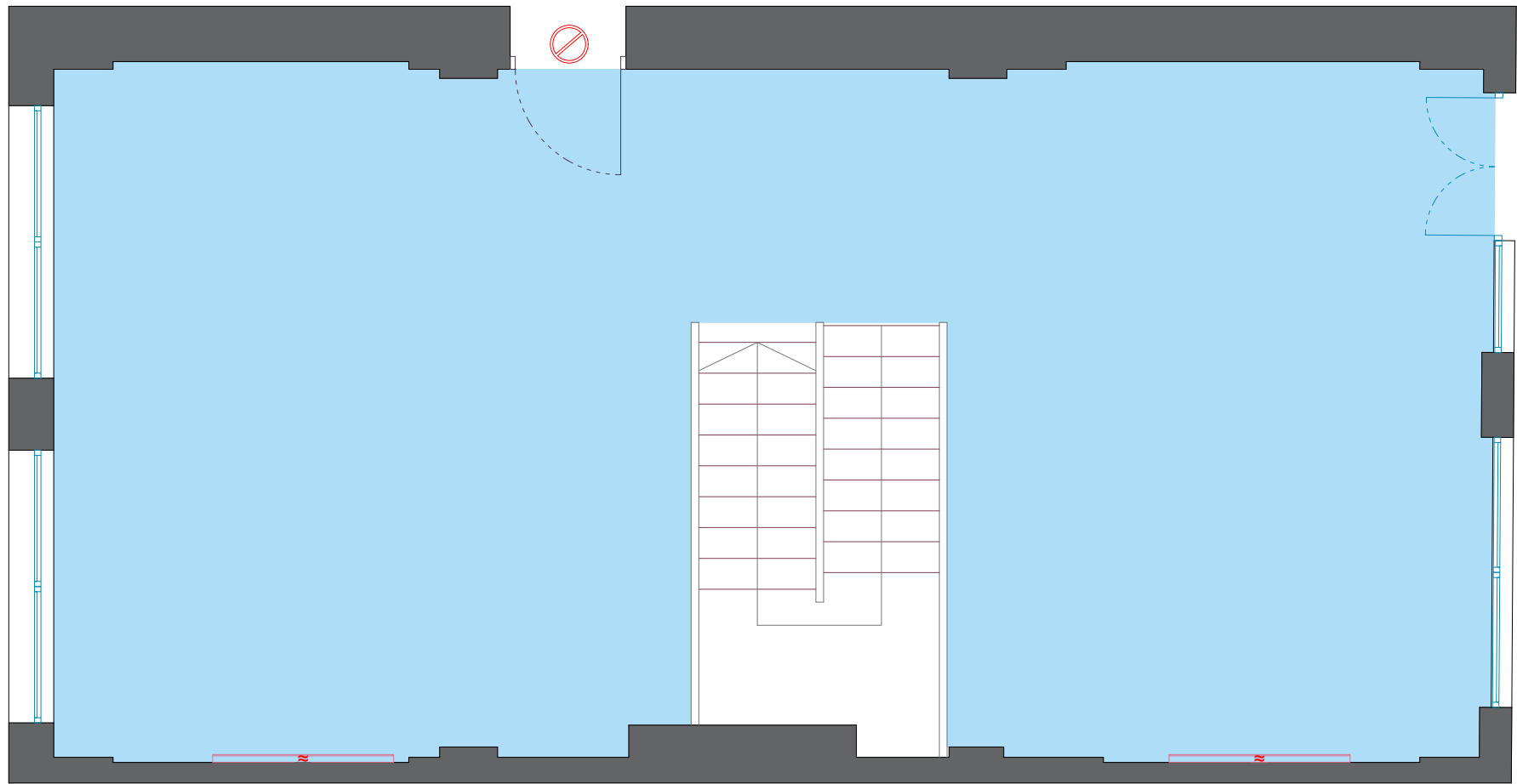
Drawing Name
Ground Level Floor Plan

REFERENCES

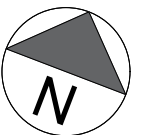
 Net Internal Area

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First Level



Units 6 + 11

Durham Yard
London
E2 6QF

Date	Revision	Project Number	Description	Rev
24/07/2026	00	26.07.3676	Property Survey	0/0

Drawing Name
First Level Floor Plan

REFERENCES

 Net Internal Area

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7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at Units 6 + 11, Durham Yard. 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.

