

Geometric Report

Cosmopolitan House, 2 Phipp Street

London, EC2A 2PJ

Reference 22.05.2361

30 May 2022



Contents

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

sterlingtemple

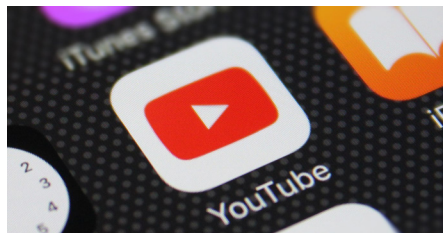
1. What we do



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 took place at Cosmopolitan House, 2 Phipp Street, London, to prepare illustrated floor plans and a schedule of areas.

4. Site Conditions

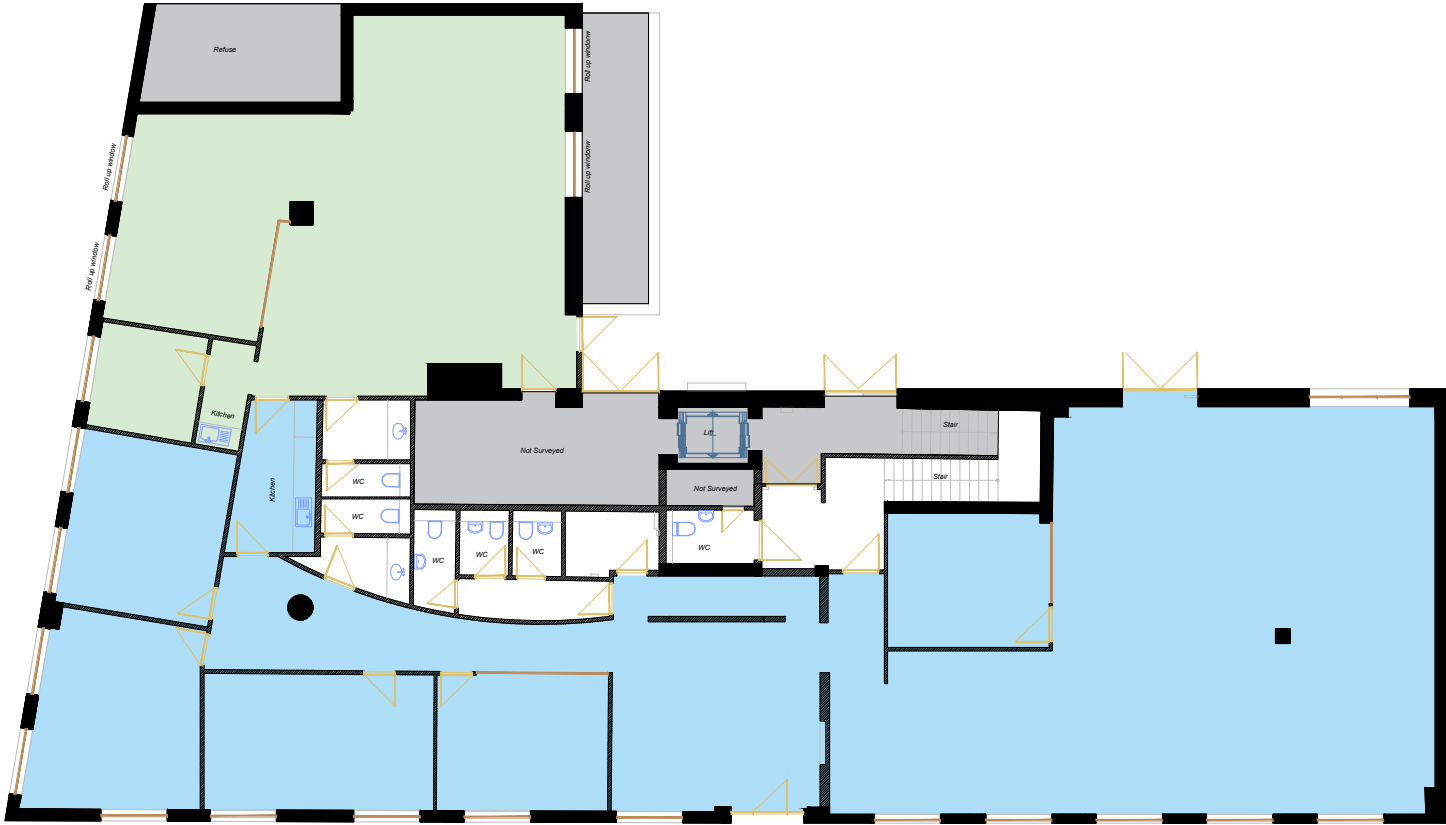
The property comprises of commercial office space over lower ground and ground level floors. On the day of the survey, the property was unoccupied with nobody in attendance, providing satisfactory conditions for the survey.

5. Schedule of Areas

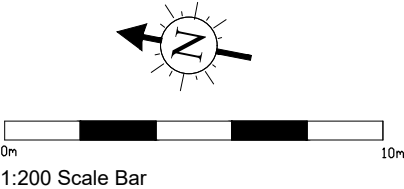
Net Internal Area		
<u>2 Phipp Street</u>		
	SQM	SQFT
Ground Level	299.6	3,225
Lower Ground Level	365.0	3,929
Total NIA	664.6	7,153
<u>6 Motley Avenue</u>		
	SQM	SQFT
Ground Level	106.4	1,145
Total NIA	106.4	1,145
Gross Internal Area		
	SQM	SQFT
Ground Level	500.9	5,392
Lower Ground Level	488.8	5,262
Total GIA	989.7	10,653

sterlingtemple





Ground Level



- General Notes
- 2 Phipp Street - Net Internal Area
 - 6 Motley Avenue - Net Internal Area

1	Issue	30/05/22
No.	Revision/Issue	Date

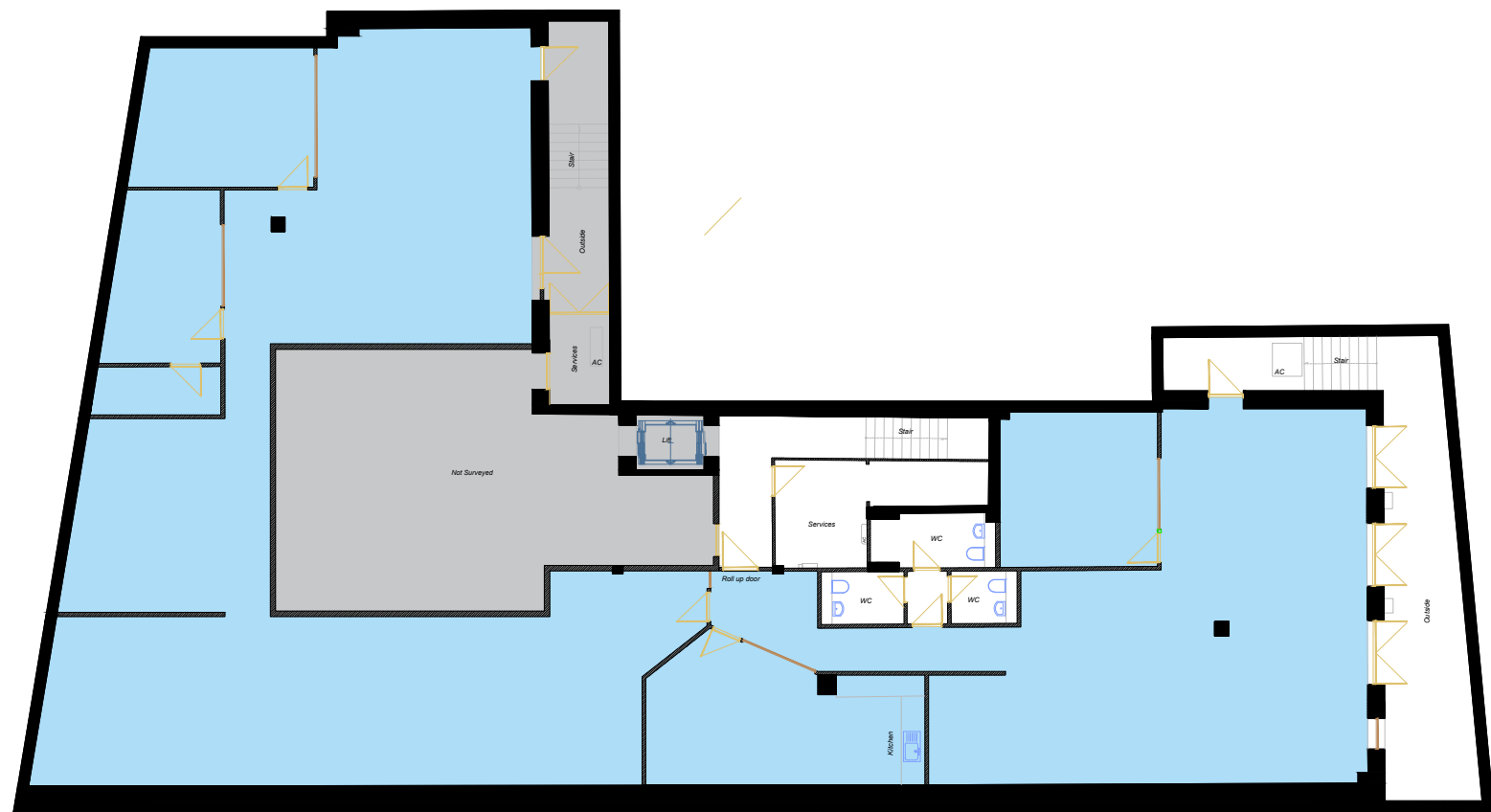
Firm Name and Address

sterlingtemple
0203 4639225
www.sterlingtemple.com

Project Name and Address

Cosmopolitan House
2 Phipp Street
London
EC2A 2PJ

Project 22.05.2361	Sheet
Date 30 May 2022	Ground Level Floor Plan
Scale 1:200 @ A3	



Lower Ground Level

General Notes

- 2 Phipp Street - Net Internal Area
- 6 Motley Avenue - Net Internal Area

1	Issue	30/05/22
No.	Revision/Issue	Date

Firm Name and Address

sterlingtemple
0203 4639225
www.sterlingtemple.com

Project Name and Address

Cosmopolitan House
2 Phipp Street
London
EC2A 2PJ

Project 22.05.2361	Sheet Lower Ground Level Floor Plan
Date 30 May 2022	
Scale 1:200 @ A3	