



Lane & Frankham



AREA

114

REFERENCING

CHANCERY LANE

REPORT

LONDON

LF7300

WC2

Lane & Frankham Limited

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Regulated by RICS

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AREA REFERENCING REPORT - JOB REF: LF7300

Report Issue Status

ISSUE	DATE ISSUED	STATUS	CHANGE
A	January 2026	ORIGINAL	

Survey Report

1. INTRODUCTION

This Net and Gross Internal Area survey was undertaken by Lane & Frankham in January 2026, in accordance with the guidelines as described in the Sixth Edition (September 2007) of the Code of Measuring Practice, published by the Royal Institution of Chartered Surveyors, the office elements were also measured in accordance with The RICS Professional Statement: The RICS Property Measurement 2nd edition, effective May 2018 incorporating the International Property Measurement Standard (IPMS).

IPMS 3

The floor area available on an exclusive basis to an occupier, but excluding standard facilities and shared circulation areas, and calculated on an occupier-by-occupier or floor-by-floor basis for each building.

Standard facilities are those parts of a building providing shared or common facilities that typically do not change over time, including for example stairs, escalators, lifts/elevators and motor rooms, toilets cleaners' cupboards, plant rooms, fire refuge areas and maintenance rooms.

The measurement was undertaken by Lane & Frankham's representative at the date of survey, under site conditions at that time and in line with Lane & Frankham's standard conditions of contract.

2. SCOPE OF WORKS

Internal area measurements were required for all named floors of the building.

The areas measured were as found on site, in accordance with the Measuring Code. Lease plans, with demise areas outlined, were unavailable.

3. SITE SURVEY

Measurements were taken to the internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas. Where these were not accessible, professional estimations may have been made based upon the location of these walls on adjacent floors and/or on information contained on supplied drawings.

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Dimensions, using a steel tape and "Leica Disto" laser device, 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.

4. AREA CALCULATION

Site survey work and corresponding accuracy levels are constrained by the methods adopted to capture relevant site data given the nature of access afforded 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.

The drawings have been retained as digital CAD files comprising accurate data of area extents and configurations.

The drawings have been produced for area referencing purposes and should not be used for engineering or architectural purposes.

5. REPORT PRODUCTION

This report includes copies of:

- Schedules of Internal Areas
- Internal Area Plans - showing the extent of the area measured, identifying specific areas of inclusion/exclusion and quoting area values in square metres and square feet.

6. QUALITY CONTROL

All figures and drawings are checked as part of the Lane & Frankham standard works procedures and in accordance with the Frankham Group Company (FCG) accreditation to BS EN ISO 9001:2000

SUMMARY OF INTERNAL AREAS

114 CHANCERY LANE, LONDON, WC2

NET INTERNAL AREAS (NIA)

FLOOR NIA	USE	AREA		INCLUDED AREAS		EXCLUDED AREAS	
		sq m	sq ft	sq m	sq ft	sq m	sq ft
FIFTH	Office	68.7	740			R/Headroom	2.1 23
FOURTH	Office	239.4	2577			R/Headroom	1.5 16
THIRD	Office	208.0	2239			R/Headroom	0.7 8
SECOND	Office	343.2	3694				
FIRST	Office	205.6	2213				
GROUND	Office	322.2	3467				
BASEMENT	Office	131.8	1419				
TOTAL		1518.9	16349				

GROSS INTERNAL AREAS (GIA)

FLOOR GIA	USE	AREA		INCLUDED AREAS		EXCLUDED AREAS	
		sq m	sq ft	sq m	sq ft	sq m	sq ft
FIFTH	Office	130.7	1407				
FOURTH	Office	359.3	3867				
THIRD	Office	271.8	2926				
SECOND	Office	509.8	5487				
FIRST	Office	283.0	3046				
GROUND	Office	571.3	6149				
BASEMENT	Office	633.4	6818				
TOTAL		2759.3	29700				

International Property Measurement Standard

FLOOR IPMS-3	USE	AREA		INCLUDED COMPONENTS		LIMITED USE AREAS	
		sq m	sq ft	sq m	sq ft	sq m	sq ft
FIFTH	Office	72.9	785			Internal Dominant Face	2.2 24
						R/Headroom	2.1 23
FOURTH	Office	245.3	2641			Internal Dominant Face	3.8 41
						Structural Features	0.7 8
						R/Headroom	1.5 16
THIRD	Office	212.5	2287			Internal Dominant Face	3.3 36
						Structural Features	0.5 5
						R/Headroom	0.7 8
SECOND	Office	348.7	3754			Internal Dominant Face	5.0 54
						Structural Features	0.6 6
FIRST	Office	211.3	2274			Internal Dominant Face	4.7 51
						Structural Features	1.0 11
GROUND	Office	328.5	3536			Internal Dominant Face	4.9 53
						Structural Features	1.3 14
BASEMENT	Office	135.4	1458			Internal Dominant Face	1.4 15
						Structural Features	2.2 24
OVERALL TOTAL				1554.6	16735	Included Component Total	0.0 0
						Limited Use Total	35.9 389

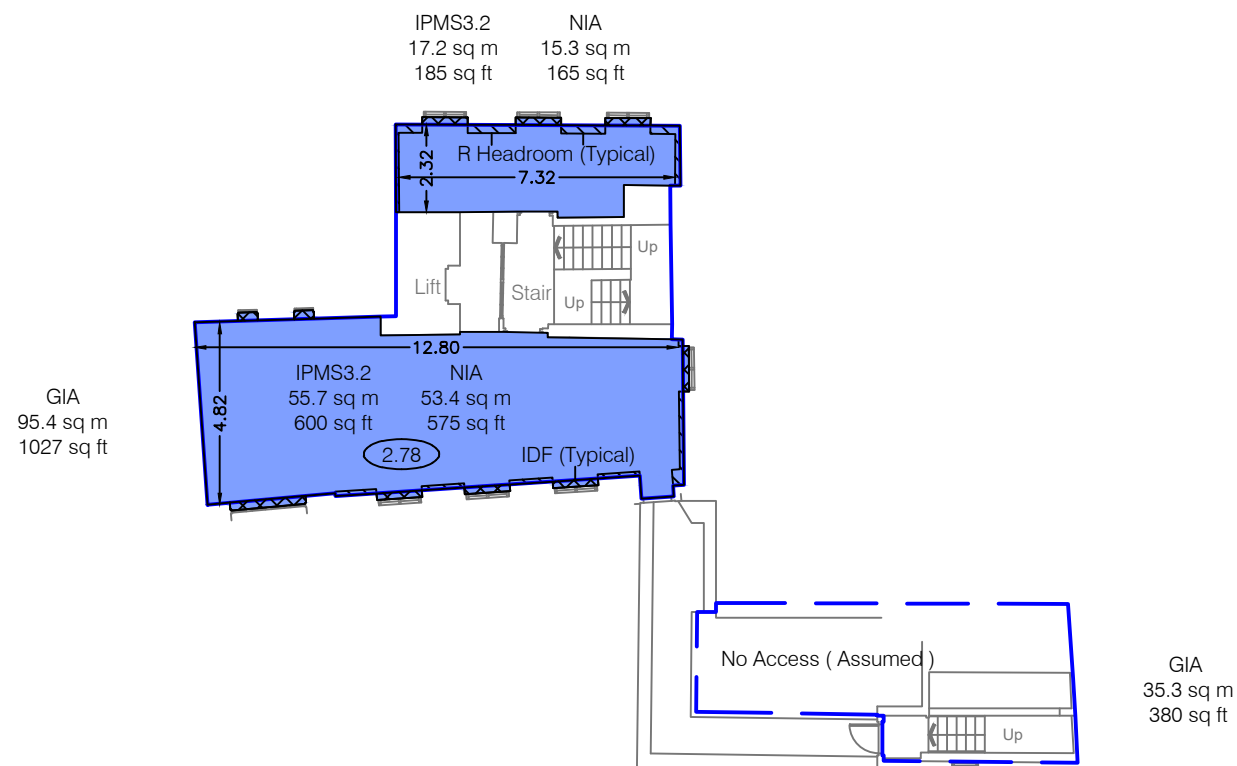
AREA PLAN

114 CHANCERY LANE

LONDON, WC2

Fifth Floor

IPMS3.2 Office Area Plan



IPMS 3.2	72.9 sq m	785 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

Internal Dominant Face (IDF)	2.2 sq m	24 sq ft
Restricted Headroom	2.1 sq m	23 sq ft

Net Internal Area

NIA	68.7 sq m	740 sq ft
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All IPMS3 'Limited Use' areas are excluded from the TOTAL NIA Area:

The following has been EXCLUDED from the TOTAL NIA:

Restricted Headroom	2.1 sq m	23 sq ft
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Gross Internal Area

GIA	130.7 sq m	1407 sq ft
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Notes:

(X.XX) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF7300-AREA-05

Issue A January 2026

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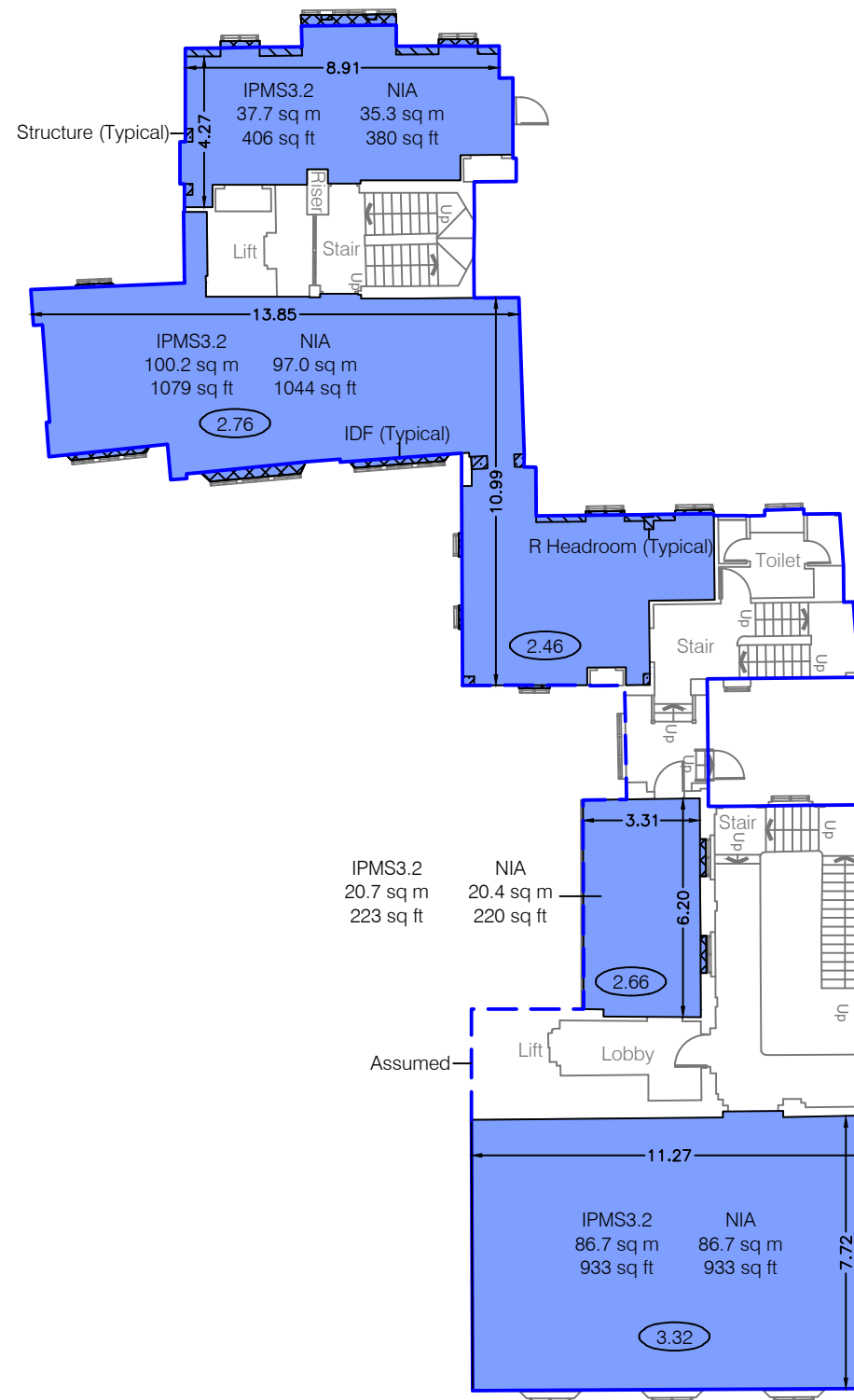
AREA PLAN

114 CHANCERY LANE

LONDON, WC2

Fourth Floor

IPMS3.2 Office Area Plan



CHANCERY LANE

■	IPMS 3.2	245.3 sq m	2641 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

	Internal Dominant Face (IDF)	3.8 sq m	41 sq ft
	Structure	0.7 sq m	8 sq ft
	Restricted Headroom	1.5 sq m	16 sq ft

Net Internal Area

■	NIA	239.4 sq m	2577 sq ft
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All IPMS3 'Limited Use' areas are excluded from the TOTAL NIA Area:

The following has been EXCLUDED from the TOTAL NIA:

Restricted Headroom	1.5 sq m	16 sq ft
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Gross Internal Area

□	GIA	359.3 sq m	3867 sq ft
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Notes:

(X.XX) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF7300-AREA-04

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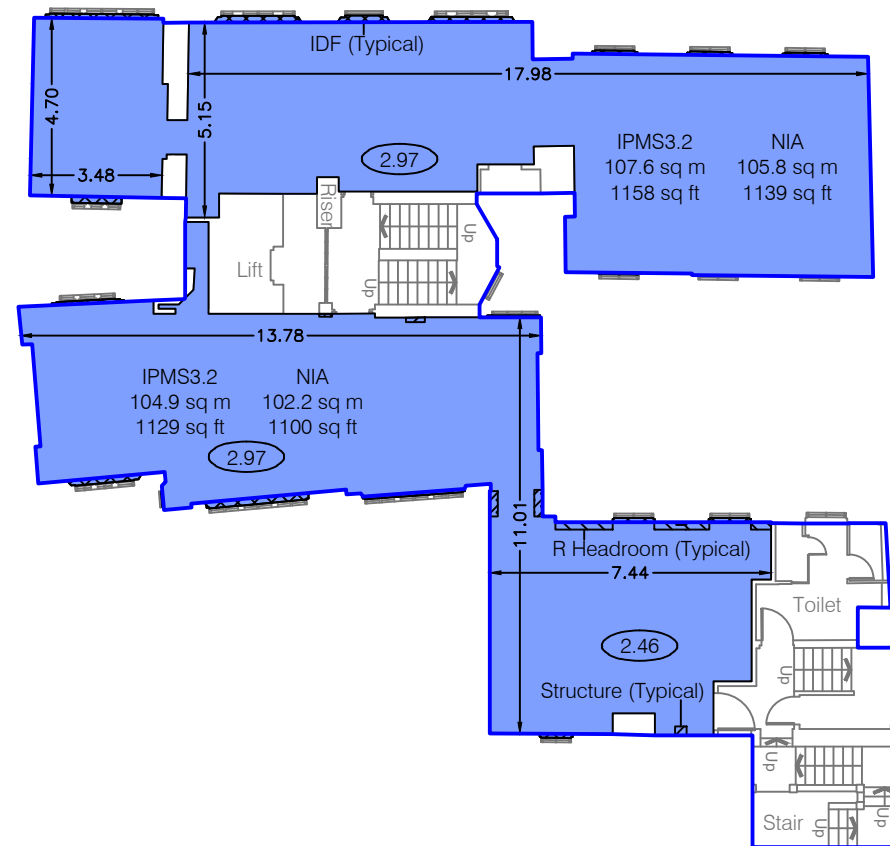
AREA PLAN

114 CHANCERY LANE

LONDON, WC2

Third Floor

IPMS3.2 Office Area Plan



	IPMS 3.2	212.5 sq m	2287 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

	Internal Dominant Face (IDF)	3.3 sq m	36 sq ft
	Structure	0.5 sq m	5 sq ft
	Restricted Headroom	0.7 sq m	8 sq ft

Net Internal Area

	NIA	208.0 sq m	2239 sq ft
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All IPMS3 'Limited Use' areas are excluded from the TOTAL NIA Area:

The following has been EXCLUDED from the TOTAL NIA:

Restricted Headroom	0.7 sq m	8 sq ft
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Gross Internal Area

	GIA	271.8 sq m	2926 sq ft
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Notes:

(X.XX) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF7300-AREA-03

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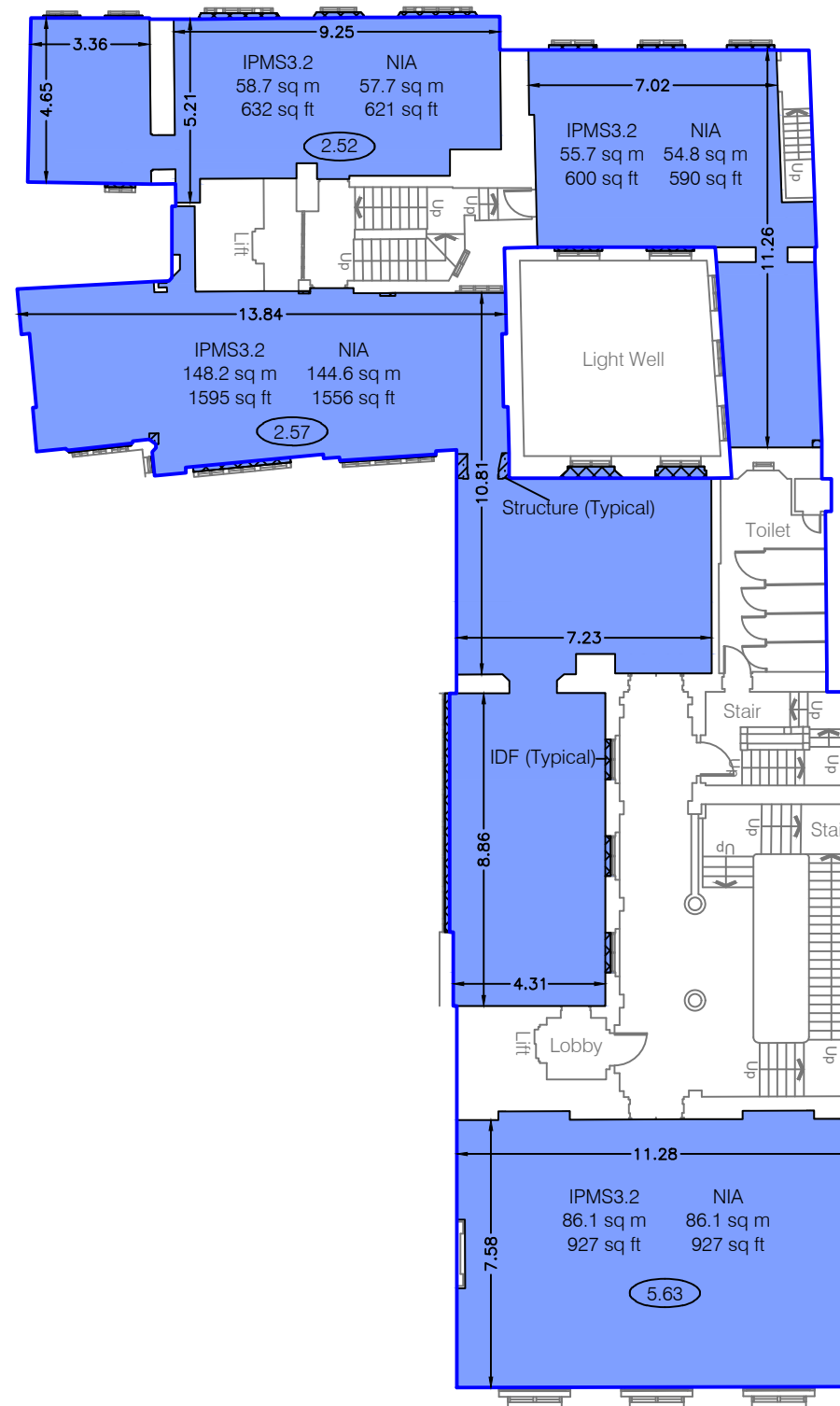
AREA PLAN

114 CHANCERY LANE

LONDON, WC2

Second Floor

IPMS3.2 Office Area Plan



CHANCERY LANE

	IPMS 3.2	348.7 sq m	3754 sq ft
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LIMITED USE AREAS


The following areas are 'Limited Use' Areas within the TOTAL Area:

	Internal Dominant Face (IDF)	5.0 sq m	54 sq ft
	Structure	0.6 sq m	6 sq ft

Net Internal Area

	NIA	343.2 sq m	3694 sq ft
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Gross Internal Area

	GIA	509.8 sq m	5487 sq ft
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Notes:

(X.XX) - Floor to Ceiling Height (Metres)
 A dashed line denotes assumed - inaccessible due to fit out.
 This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF7300-AREA-02

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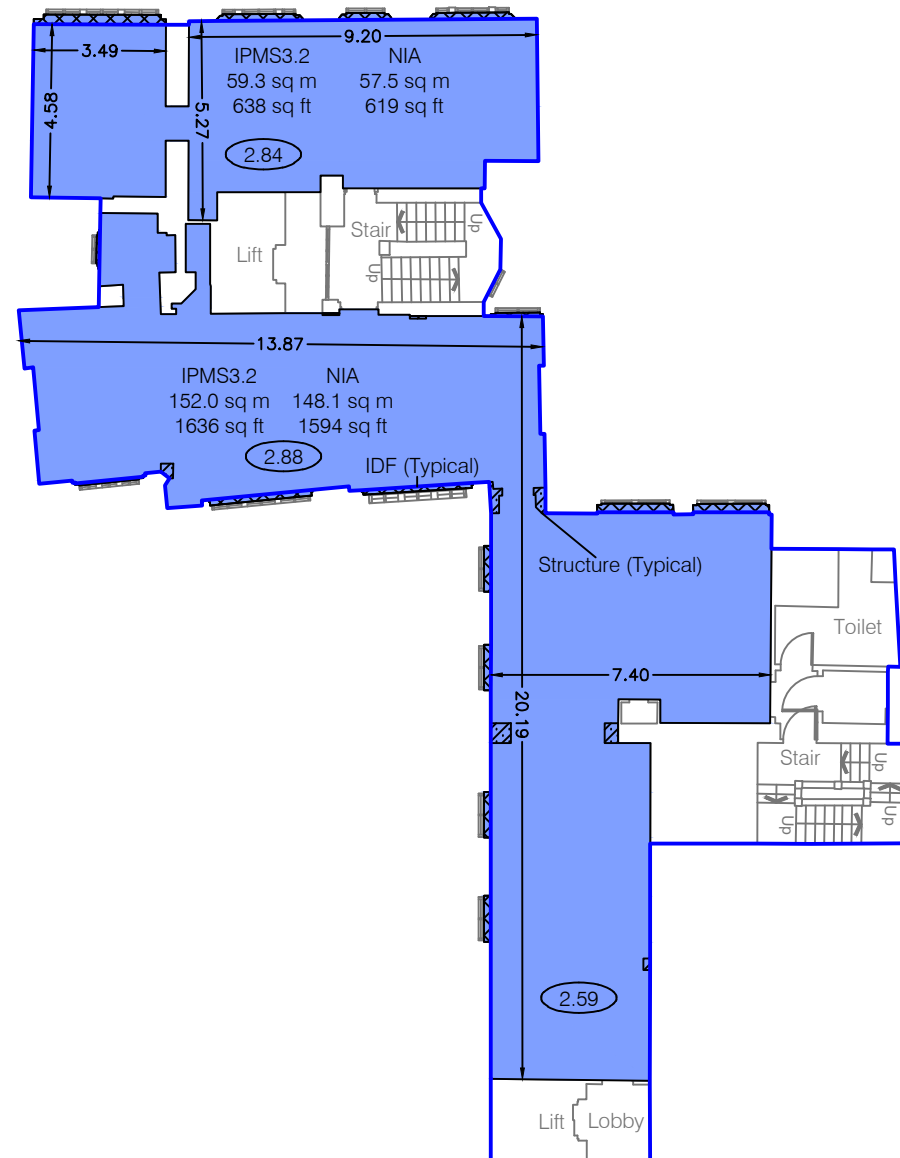
AREA PLAN


114 CHANCERY LANE

LONDON, WC2

First Floor

IPMS3.2 Office Area Plan



	IPMS 3.2	211.3 sq m	2274 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

	Internal Dominant Face (IDF)	4.7 sq m	51 sq ft
	Structure	1.0 sq m	11 sq ft

Net Internal Area

	NIA	205.6 sq m	2213 sq ft
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Gross Internal Area

	GIA	283.0 sq m	3046 sq ft
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Notes:

(X.XX) - Floor to Ceiling Height (Metres)
 A dashed line denotes assumed - inaccessible due to fit out.
 This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF7300-AREA-01

Issue A January 2026

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CHANCERY LANE

AREA PLAN

114 CHANCERY LANE

LONDON, WC2

Ground Floor

IPMS3.2 Office Area Plan


	IPMS 3.2	328.5 sq m	3536 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

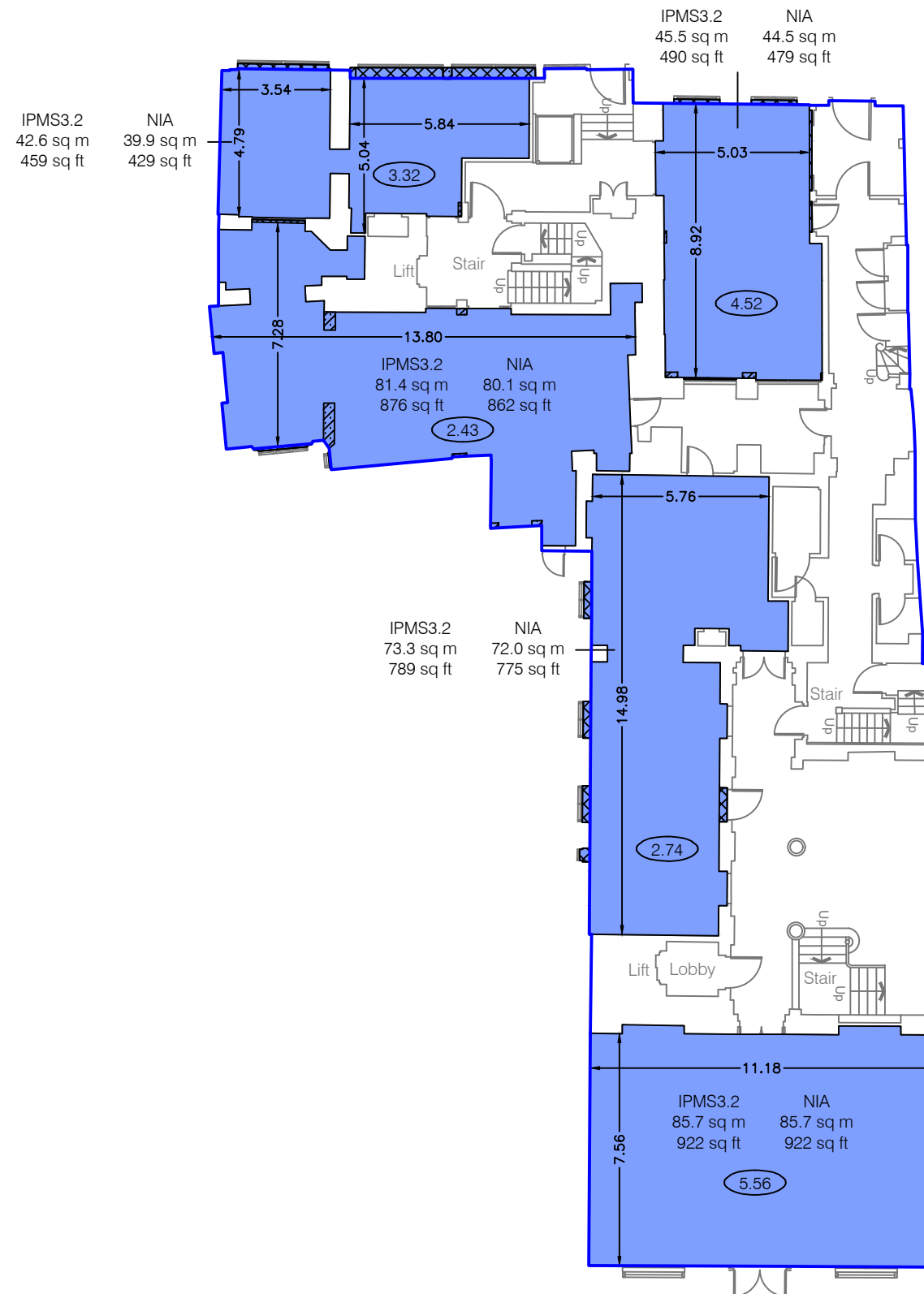
	Internal Dominant Face (IDF)	4.9 sq m	53 sq ft
	Structure	1.3 sq m	14 sq ft

Net Internal Area

	NIA	322.2 sq m	3467 sq ft
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Gross Internal Area

	GIA	571.3 sq m	6149 sq ft
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CHANCERY LANE

Notes:

(X.XX) - Floor to Ceiling Height (Metres)
 A dashed line denotes assumed - inaccessible due to fit out.
 This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF7300-AREA-G

Issue A January 2026

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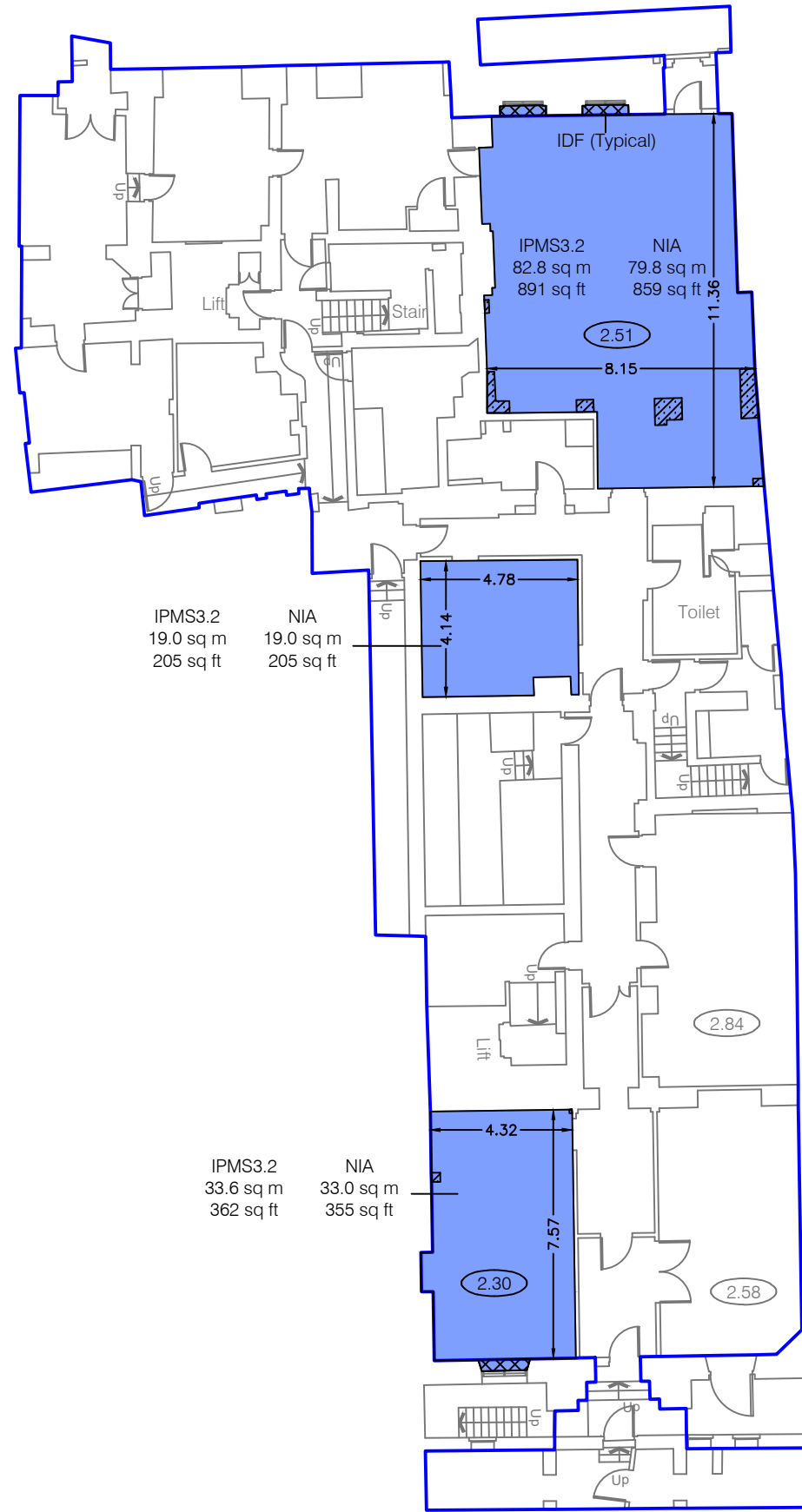
AREA PLAN

114 CHANCERY LANE

LONDON, WC2

Basement

IPMS3.2 Office Area Plan



CHANCERY LANE

IPMS 3.2	135.4 sq m	1458 sq ft
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LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

Internal Dominant Face (IDF)	1.4 sq m	15 sq ft
Structure	2.2 sq m	24 sq ft

Net Internal Area

NIA	131.8 sq m	1419 sq ft
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Gross Internal Area

GIA	633.4 sq m	6818 sq ft
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Notes:

(X.XX)- Floor to Ceiling Height (Metres)
 A dashed line denotes assumed - inaccessible due to fit out.
 This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF7300-AREA-B

Issue B January 2026

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