

sterlingtemple

18 Clerkenwell Close,
London, EC1R 0QN
Reference 24.12.3192
24 January 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 18 Clerkenwell Close, 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 deci-

3. The Property

18 Clerkenwell Close is a beautifully restored Victorian commercial building in London's Clerkenwell district. The four-story yellow brick building, distinguished by its red brick arched window details and basement level, has been thoughtfully converted into modern office space while maintaining its period architectural character. The interior features contemporary workspace design with exposed services, hardwood flooring, and abundant natural light through its large sash windows.

4. Site Conditions

On the day of the survey 18 Clerkenwell Close was vacant, providing an ideal environment for accurate measurements. The property was in a good condition, with no obstacles or restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.



5. Schedule of Areas

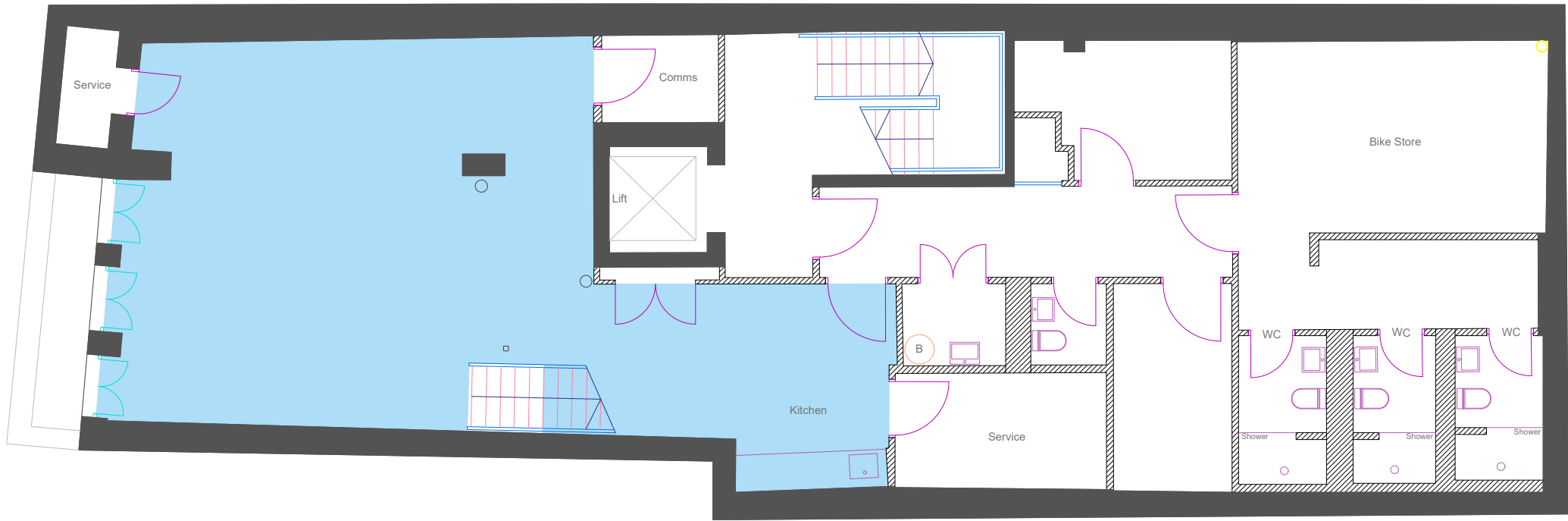
Net Internal Area	SQM	SQFT
Fourth Level	91.9	989
Third Level	130.7	1,407
Second Level	138.4	1,490
First Level	145.3	1,564
Ground Level	122.9	1,323
Lower Ground	70.4	758
Total NIA	699.6	7,530
Gross Internal Area	SQM	SQFT
Fourth Level	134.5	1,448
Third Level	169.1	1,820
Second Level	176.2	1,897
First Level	183.9	1,979
Ground Level	190.2	2,047
Lower Ground	187.8	2,021
Total GIA	1,041.7	11,213
Other	SQM	SQFT
Fourth Level Terrace	13.3	143
Third Level Terrace	5.0	54
Second Level Terrace	12.7	137
First Level Terrace	7.6	82
Lower Ground Patio	3.7	40
Lower Ground Bike Store	26.9	290

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REFERENCES

Net Internal Area



Lower Ground

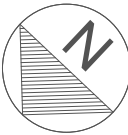
Clerkenwell Close

18 Clerkenwell Close
London
EC1R 0QN

Drawing Name
Lower Ground Floor Plan

Date	Revision	Project Number	Description	Rev
31/01/2025	00	25.01.3192	Property Survey	0/0

REFERENCE KEY

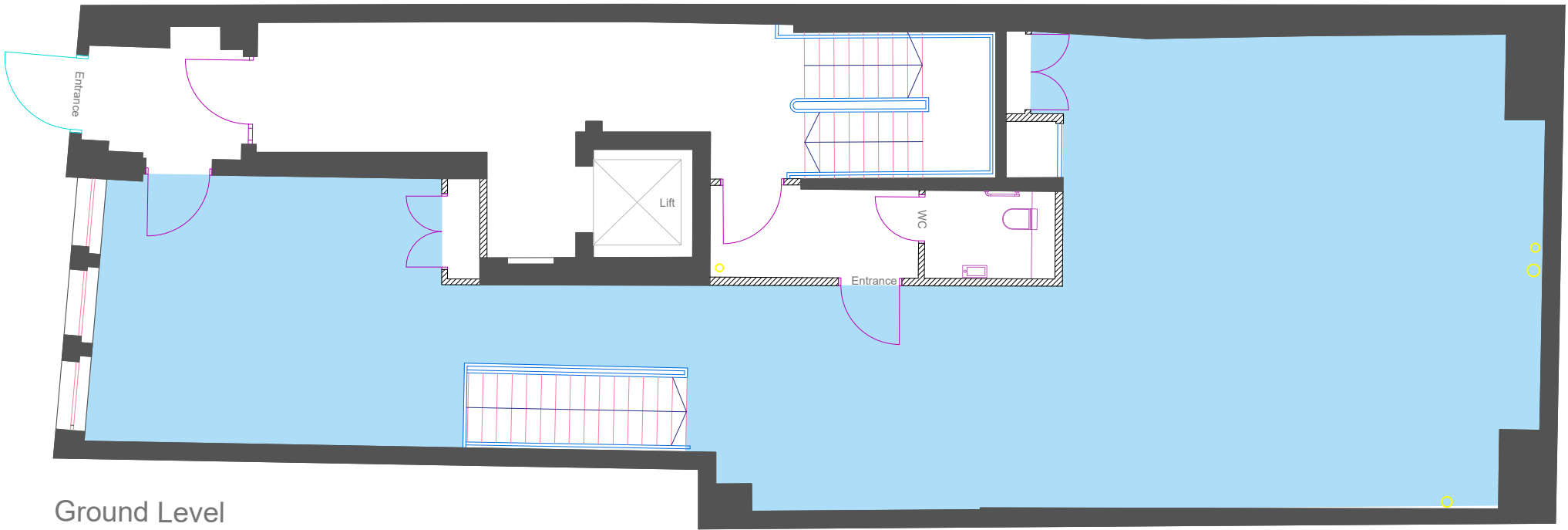


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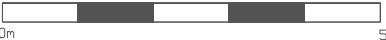
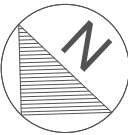
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REFERENCES

Net Internal Area



Ground Level



Clerkenwell Close

18 Clerkenwell Close
London
EC1R 0QN

Drawing Name
Ground Level Floor Plan

Date	Revision	Project Number	Description	Rev
31/01/2025	00	25.01.3192	Property Survey	0/0

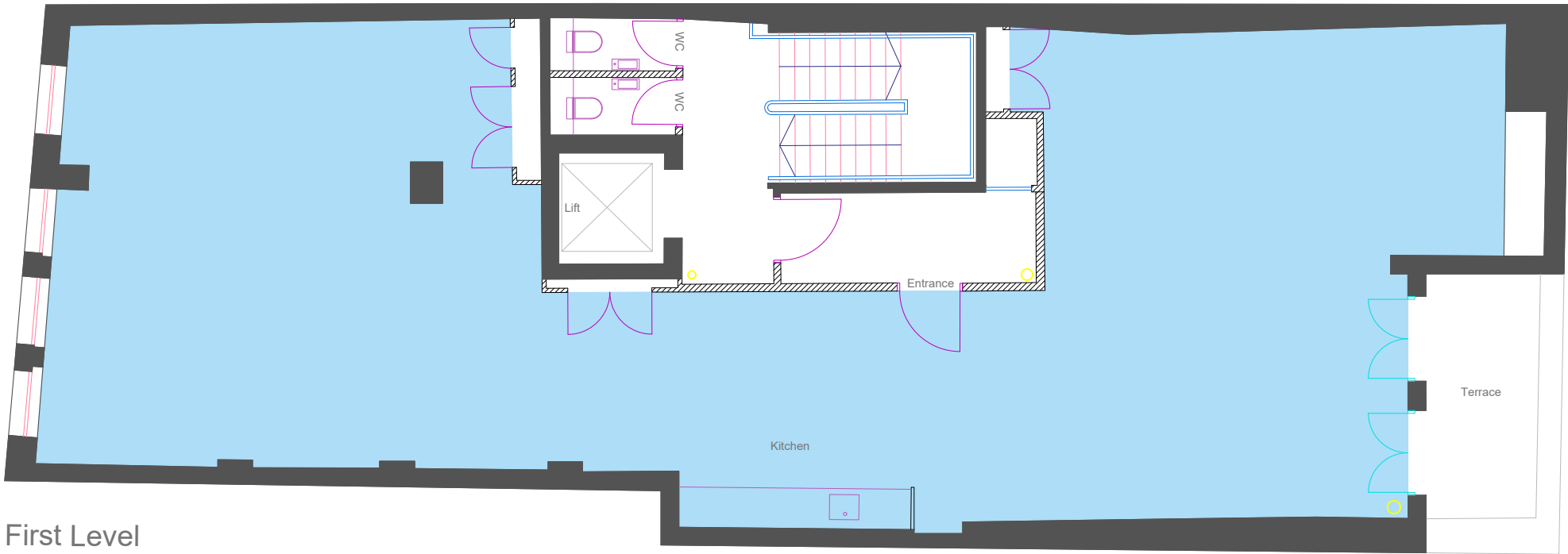
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Net Internal Area



First Level

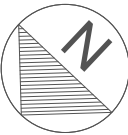
Clerkenwell Close

18 Clerkenwell Close
London
EC1R 0QN

Drawing Name
First Level Floor Plan

Date	Revision	Project Number	Description	Rev
31/01/2025	00	25.01.3192	Property Survey	0/0

REFERENCE KEY

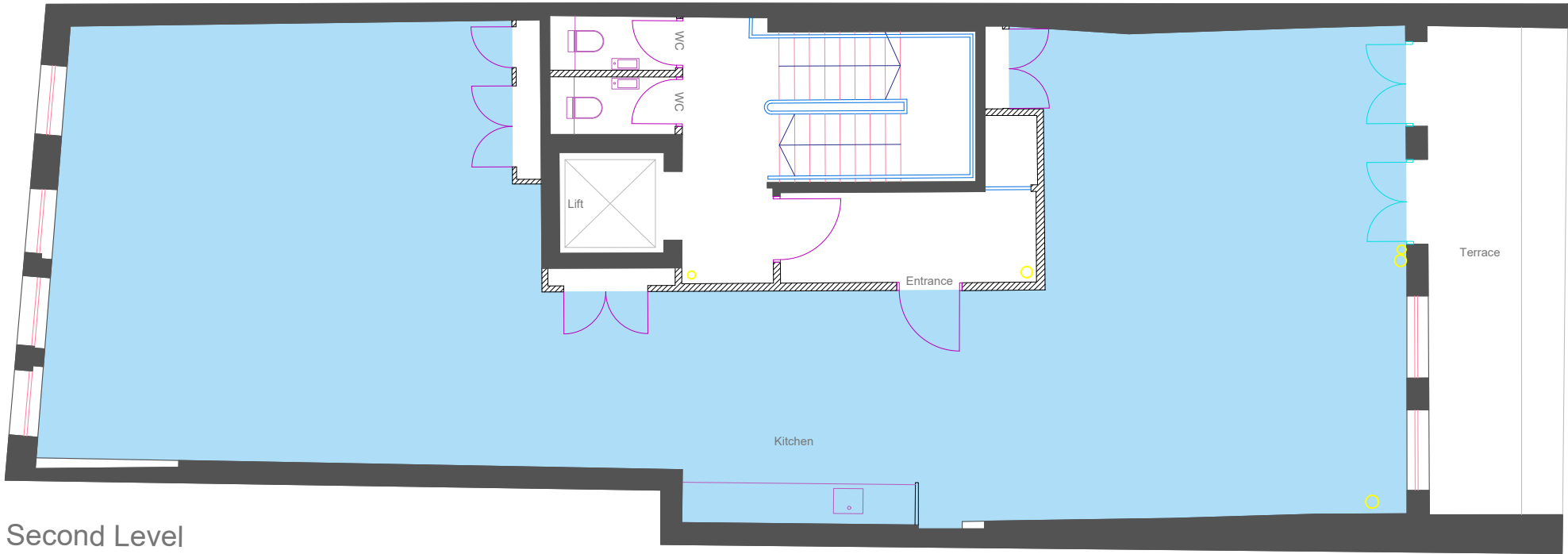


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Net Internal Area



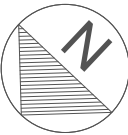
Clerkenwell Close

18 Clerkenwell Close
London
EC1R 0QN

Drawing Name
Second Level Floor Plan

Date	Revision	Project Number	Description	Rev
31/01/2025	00	25.01.3192	Property Survey	0/0

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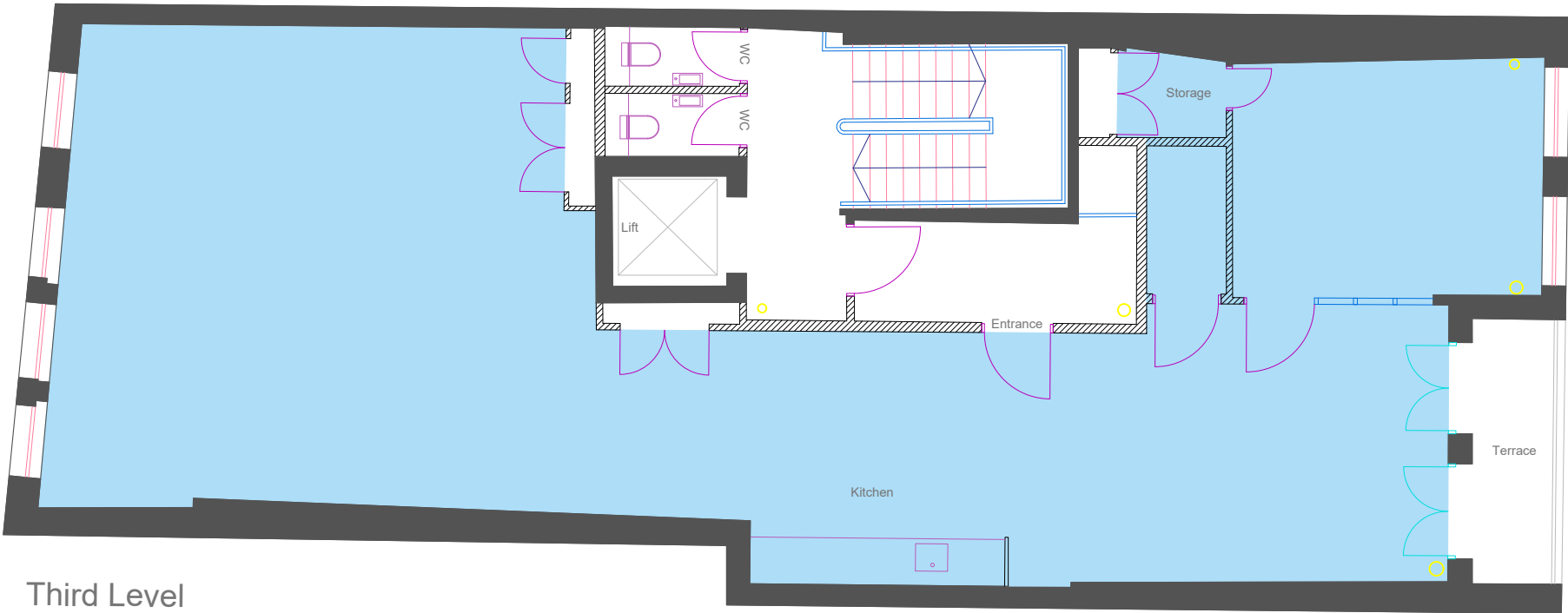


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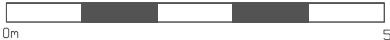
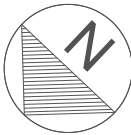
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REFERENCES

Net Internal Area



Third Level



Scale 1:100

Clerkenwell Close

18 Clerkenwell Close
London
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Drawing Name
Third Level Floor Plan

Date	Revision	Project Number	Description	Rev
31/01/2025	00	25.01.3192	Property Survey	0/0

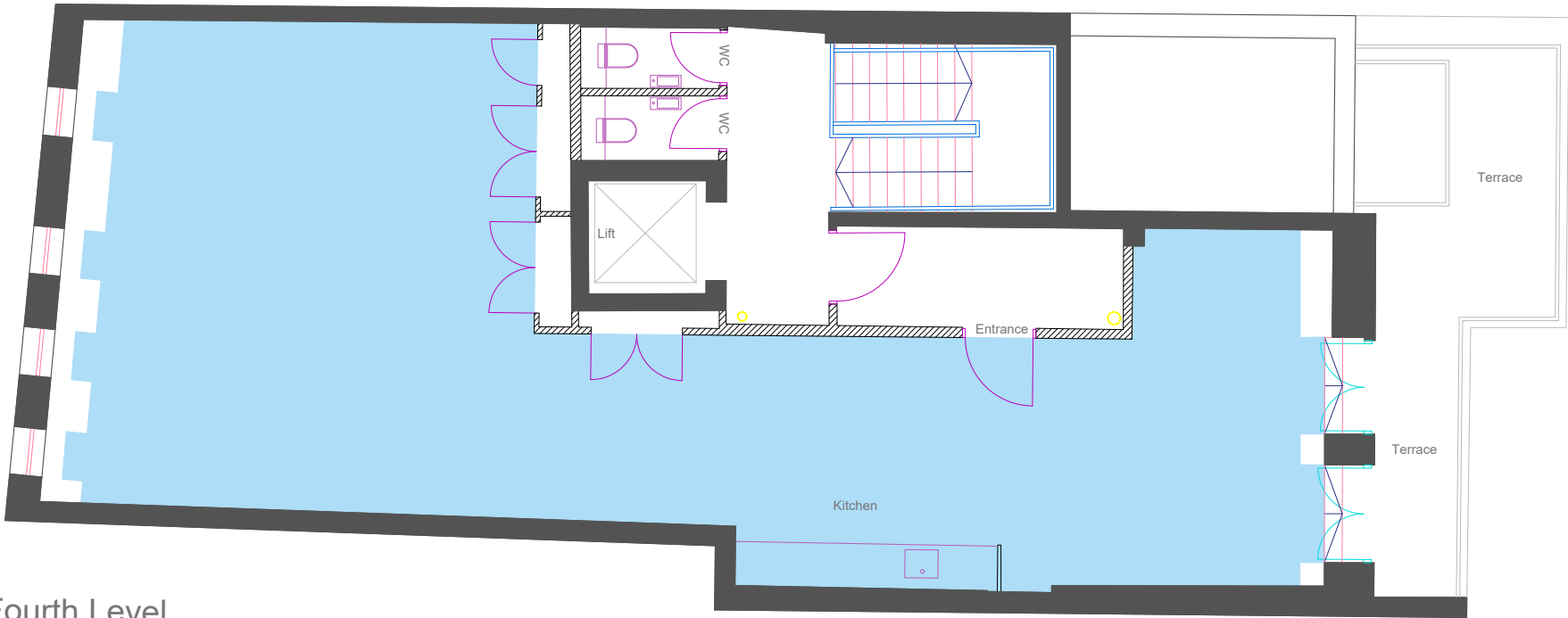
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REFERENCES

Net Internal Area



Fourth Level

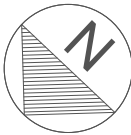
Clerkenwell Close

18 Clerkenwell Close
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EC1R 0QN

Drawing Name
Fourth Level Floor Plan

Date	Revision	Project Number	Description	Rev
31/01/2025	00	25.01.3192	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 18 Clerkenwell Close, 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.

