



PRE
CHARTERED
SURVEYORS

Area Measurement Report

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

Broadway Studios
14-26 Hammersmith Broadway
W6 7AF

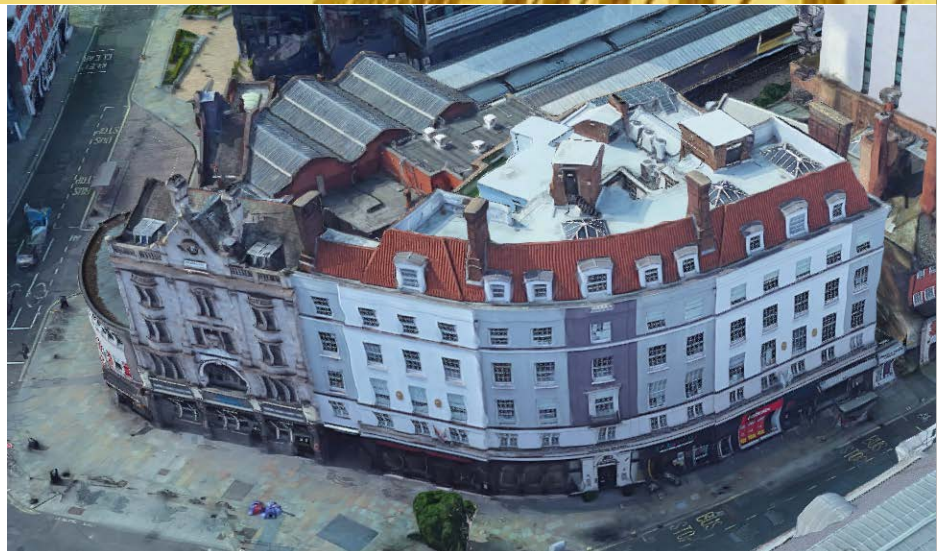
AWAITING COMMENTS

Inspection Date
27/07/2022

Report Date
05/08/2022



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.

2020 A year in review.

Innovative surveying services for the Real Estate Industry



Owner



Developer



Occupier



Funder

Facts & Figures

5.5 million

Total square foot surveyed in 2020

24

Services

48 hours

Average lead time, from instruction to onsite

£5,000

Fixed fee per day

3 offices

Croydon, London & Bristol

13 years

PRE has been in business

London
+44 (0) 20 7233 6688
london@presurveyors.co.uk

East Croydon
+44 (0) 20 8406 3000
croydon@presurveyors.co.uk

Bristol
+44 (0) 117 229 9303
bristol@presurveyors.co.uk

271

Surveys completed in 2020.

| |
|------------------|
| Offices - 105 |
| Retail - 45 |
| Misc - 25 |
| Industrial - 48 |
| Residential - 18 |
| Leisure - 27 |
| Education - 3 |

12 successful years in business with 24 services in 2020

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the world's leading professional institution

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Company Number: 7225701

London Office
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london@presurveyors.co.uk

Croydon Office
+44 (0) 20 8406 3000
croydon@presurveyors.co.uk

Bristol Office
+44 (0) 1172 39 9303
bristol@presurveyors.co.uk

presurveyors.co.uk
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Our services

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



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RICS the world of property
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Company Number: 7225701

London Office
+44 (0) 20 7233 6688
london@presurveyors.co.uk

Croydon Office
+44 (0) 20 8406 3000
croydon@presurveyors.co.uk

Bristol Office
+44 (0) 1172 39 9303
bristol@presurveyors.co.uk

presurveyors.co.uk
/presurveyors
@presurveyors



Report Issue Status

| Status | Date | Change |
|-----------|------------|-------------------|
| Inspected | 27/07/2022 | Approved |
| Draft | 15/08/2022 | Awaiting comments |
| | | |
| | | |

AWAITING COMMENTS

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Company Number: 7225701

London Office
+44 (0) 20 7233 6688
london@presurveyors.co.uk

Croydon Office
+44 (0) 20 8406 3000
croydon@presurveyors.co.uk

Bristol Office
+44 (0) 1172 39 9303
bristol@presurveyors.co.uk

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VAT Number: 940 0374 55
Company Number: 7225701

London Office
+44 (0) 20 7233 6688
london@presurveyors.co.uk

Croydon Office
+44 (0) 20 8406 3000
croydon@presurveyors.co.uk

Bristol Office
+44 (0) 1172 39 9303
bristol@presurveyors.co.uk

presurveyors.co.uk
/presurveyors
@presurveyors



1. Introduction

This measured survey was undertaken by Pure Real Estate Services Ltd (PRE), in accordance with the guidelines as described in the 1st 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.

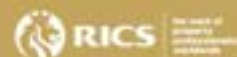
3. Site Survey

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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WIT Number: 990 0374 53
Company Number: 7225701

London Office
+44 (0) 20 7233 6688
london@presurveyors.co.uk

Croydon Office
+44 (0) 20 8406 3000
croydon@presurveyors.co.uk

Bristol Office
+44 (0) 1172 39 9303
bristol@presurveyors.co.uk

presurveyors.co.uk
/presurveyors
@presurveyors



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

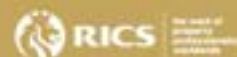
This Area Measurement Report includes a breakdown of the floor areas of the property, floor plans for reference, and photographs.

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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Company Number: 7225701

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+44 (0) 20 7233 6688
london@presurveyors.co.uk

Croydon Office
+44 (0) 20 8406 3000
croydon@presurveyors.co.uk

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bristol@presurveyors.co.uk

presurveyors.co.uk
/presurveyors
@presurveyors

SUMMARY OF AREAS

Broadway Studios, 14-26 Hammersmith Broadway, W6 7AF

Net Internal Areas

| FLOOR | UNIT | USE | AREA sq m | AREA sq ft | EXCLUDED AREAS | sq m | sq ft |
|------------------------------|--------------------|---------------|-----------------|---------------|----------------|------|-------|
| BASEMENT | B03 - B.07 | Retail | 371.11 | 3,999 | | | |
| | B09 & B.08 | Retail | 61.05 | 657 | | | |
| | B10 | Retail | 76.81 | 827 | | | |
| | B.01 | Storage | 25.57 | 276 | | | |
| | B.02 | Storage | 8.23 | 88 | | | |
| | B09 & B.08 | Storage | 15.27 | 164 | | | |
| | B10 | Storage | 26.71 | 288 | | | |
| | B11 | Storage | 31.16 | 336 | | | |
| BASEMENT TOTAL | | | 618.31 | 6,666 | Columns x 5 | 6.03 | 65 |
| GROUND | 20 | Reception | 25.83 | 278 | | | |
| | 4, 6, 22, 24 & 26 | Retail | 231.38 | 2,480 | | | |
| | 8 & 16 | Retail | 124.11 | 1,338 | | | |
| | 14 | Retail | 72.72 | 783 | | | |
| | 14A | Retail | 148.19 | 1,598 | | | |
| | 14C | Retail | 34.04 | 366 | | | |
| | 18 | Retail | 29.43 | 316 | | | |
| GROUND TOTAL | | | 665.65 | 7,164 | Columns x 7 | 7.8 | 84 |
| GROUND MEZANINE | M1A | Office | 159.94 | 1,718 | | | |
| | M1B | Office | 84.62 | 911 | | | |
| | M2 | Office | 165.73 | 1,784 | | | |
| | M3 | Office | 124.27 | 1,338 | | | |
| | M10 | Office | 59.67 | 643 | | | |
| | M1 | Storage | 2.88 | 31 | | | |
| GROUND MEZANINE TOTAL | | | 596.81 | 6,424 | Columns x 13 | 1.92 | 21 |
| FIRST | 1.01-1.03 & 1.14 | Office | 184.22 | 1,988 | | | |
| | 1.04 - 1.07 | Office | 175.21 | 1,882 | | | |
| | 1.08 | Office | 168.10 | 1,819 | | | |
| | 1.09 - 1.12 | Office | 177.35 | 1,901 | | | |
| | FIRST TOTAL | | 604.88 | 6,528 | Columns x 13 | 2.25 | 24 |
| SECOND | 2.01 | Office | 363.76 | 3,915 | | | |
| | 2.02 | Office | 125.94 | 1,358 | | | |
| | 2.03 | Office | 152.93 | 1,657 | | | |
| SECOND TOTAL | | 642.63 | 6,928 | Columns x 15 | 4.39 | 47 | |
| THIRD | 3.01 | Office | 326.26 | 3,512 | | | |
| | 3.02 | Office | 302.45 | 3,256 | | | |
| THIRD TOTAL | | 628.71 | 6,768 | Columns x 15 | 1.86 | 20 | |
| FOURTH | 4.01 & 4.02 | Office | 323.04 | 3,477 | | | |
| | 4.03 | Office | 53.82 | 579 | | | |
| FOURTH TOTAL | | 376.86 | 4,056 | Columns x 9 | 0.88 | 9 | |
| OVERALL | TOTAL | | 4,136.16 | 44,322 | | | |

Gross Internal Areas

| FLOOR | USE | AREA sq m | AREA sq ft |
|-----------------|----------------------|-----------------|---------------|
| BASEMENT | Retail and Storage | 892.16 | 9,603 |
| GROUND | Retail and Reception | 837.50 | 9,015 |
| GROUND MEZANINE | Office and Storage | 750.88 | 8,082 |
| FIRST | Office | 758.18 | 8,139 |
| SECOND | Office | 778.49 | 8,358 |
| THIRD | Office | 775.48 | 8,347 |
| FOURTH | Office | 432.70 | 4,658 |
| OVERALL | TOTAL | 5,221.39 | 56,202 |

| | |
|-----------------------|----------|
| Condition of Property | Occupied |
|-----------------------|----------|



7. Photographs

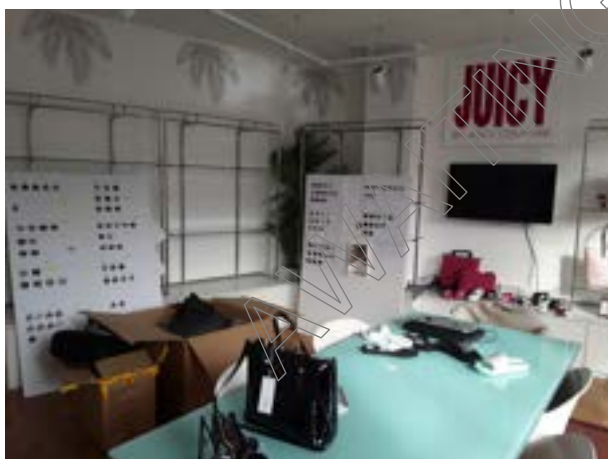
The following photographs were taken during the inspection of the property.



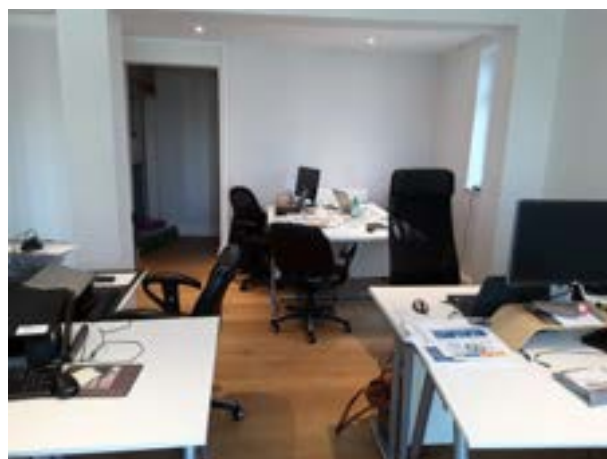
Front Elevation



First Floor - Office



Second Floor - Office



Fourth Floor - Office

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VAT Number: 940 0374 53
Company Number: 7225701

London Office
+44 (0) 20 7233 6688
london@presurveyors.co.uk

Croydon Office
+44 (0) 20 8406 3000
croydon@presurveyors.co.uk

Bristol Office
+44 (0) 1172 39 9303
bristol@presurveyors.co.uk

presurveyors.co.uk
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Basement

Net Internal Area

| | | |
|---------------------------|-----------------------|-----------------------|
| ■ NIA Retail B.03-B.07 | 371.11 m ² | 3,995 ft ² |
| ■ NIA Retail B.09 & B.08 | 61.05 m ² | 657 ft ² |
| ■ NIA Retail B.10 | 76.81 m ² | 827 ft ² |
| ■ NIA Storage B.01 | 25.97 m ² | 280 ft ² |
| ■ NIA Storage B.02 | 8.23 m ² | 89 ft ² |
| ■ NIA Storage B.09 & B.08 | 15.27 m ² | 164 ft ² |
| ■ NIA Storage B.10 | 28.71 m ² | 309 ft ² |
| ■ NIA Storage B.11 | 31.16 m ² | 335 ft ² |

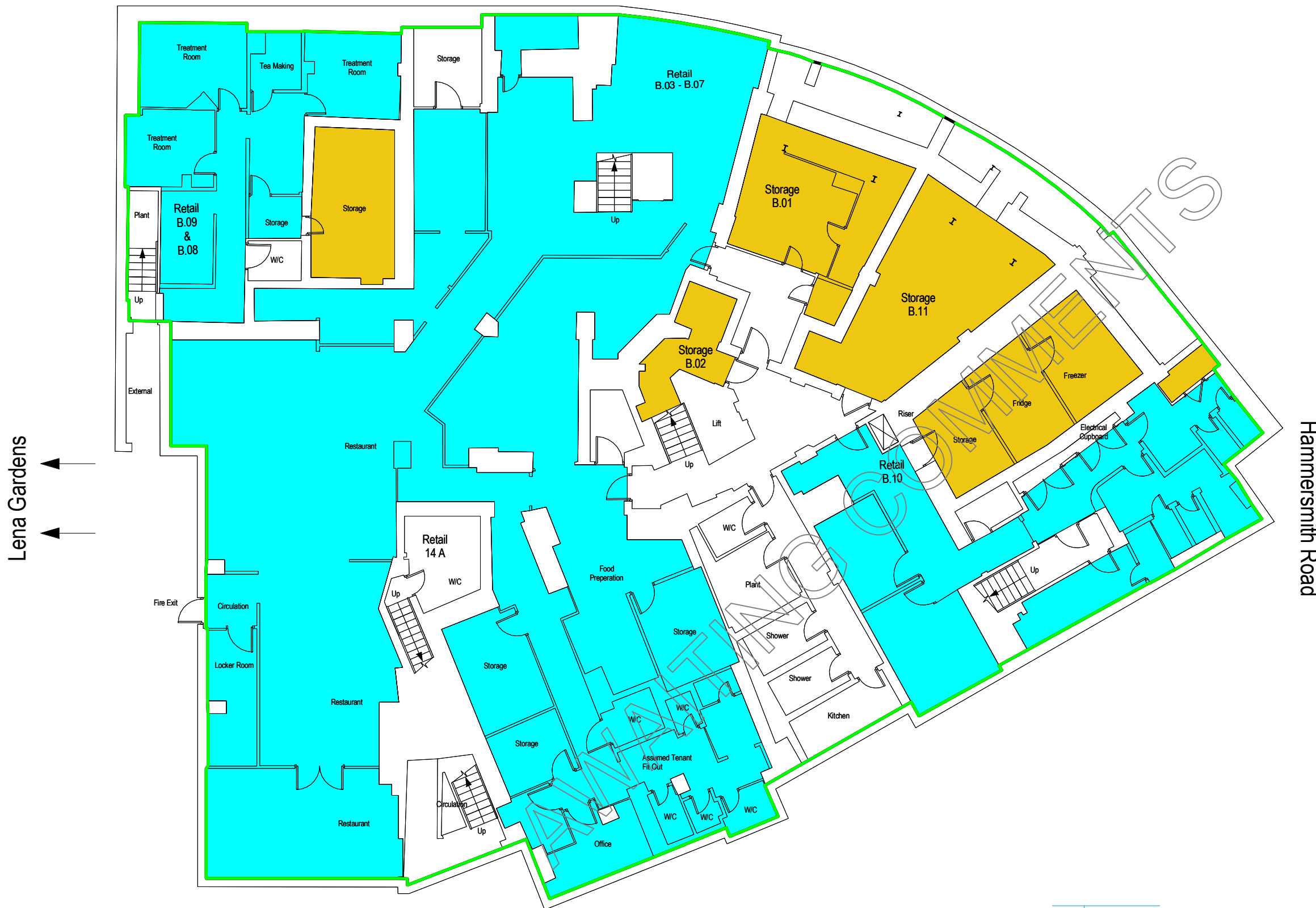
Total NIA: 618.31 m² 6,656 ft²

Areas excluded from NIA - Basement

Columns 6 6.03 m² 65 ft²

Gross Internal Area

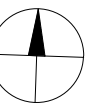
■ GIA 892.16 m² 9,603 ft²



Lena Gardens

Hammersmith Road

Beadon Road



Scale 1:150 @ A3



PROJECT Broadway Studios
14-26 Hammersmith Broadway
W6 7AF

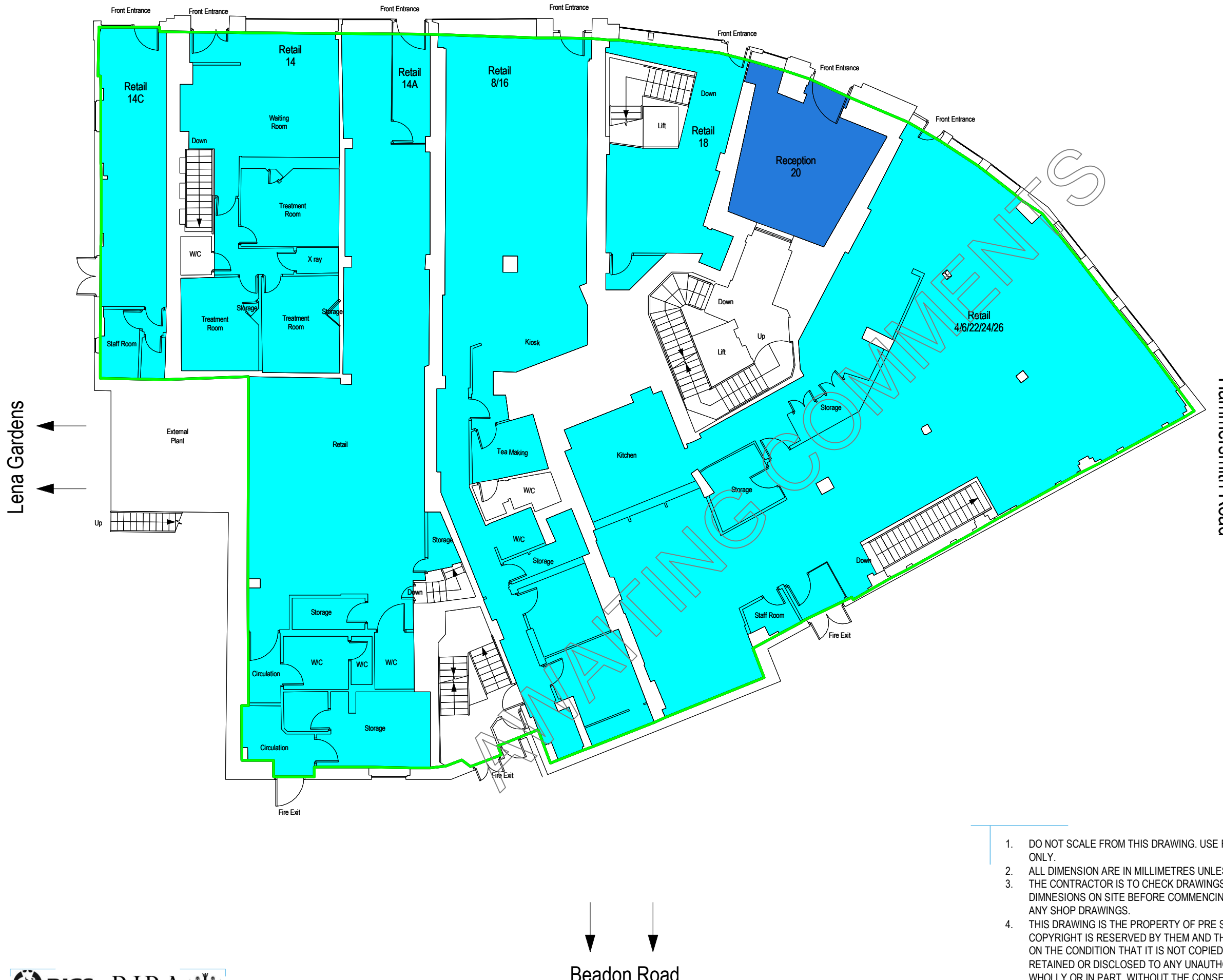
DRAWING TITLE Basement Floor Plan
SCALE 1 : 150 @ A3

Area Measurement Report
DRAWN BY MS DATE OF INSPECTION 27/07/2022
QA ASSESSOR JA DRAWING NO. 10117254_A1



CONTACT E: surveys@presurveyors.co.uk
London: +44 (0) 20 7233 6668
Croydon: +44 (0) 20 8406 3000
Bristol: +44 (0) 1172 39 9303
W: www.presurveyors.co.uk

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Ground

Net Internal Area

| | | |
|-----------------------------|-----------------------|-----------------------|
| ■ NIA Reception 20 | 25.83 m ² | 278 ft ² |
| ■ NIA Retail 4 6 22 24 & 26 | 231.36 m ² | 2,490 ft ² |
| ■ NIA Retail 8 & 16 | 124.11 m ² | 1,336 ft ² |
| ■ NIA Retail 14 | 72.72 m ² | 783 ft ² |
| ■ NIA Retail 14A | 148.19 m ² | 1,595 ft ² |
| ■ NIA Retail 14C | 34.04 m ² | 366 ft ² |
| ■ NIA Retail 18 | 29.40 m ² | 316 ft ² |

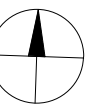
Total NIA: 665.65 m² 7,164 ft²

Areas Excluded from NIA - Ground

Columns x 6 1.74 m² 19 ft²

Gross Internal Area

■ GIA 837.50 m² 9,015 ft²



Scale 1:150 @ A3



PROJECT Broadway Studios
14-26 Hammersmith Broadway
W6 7AF

DRAWING TITLE Ground Floor Plan

SCALE 1 : 150 @ A3

Area Measurement Report

DRAWN BY MS_ DATE OF INSPECTION 27/07/2022
QA ASSESSOR JA DRAWING NO. 10117254_A2



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Croydon: +44 (0) 20 8406 3000
Bristol: +44 (0) 1172 39 9303
W: www.presurveyors.co.uk

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Ground Mezzanine

Net Internal Area

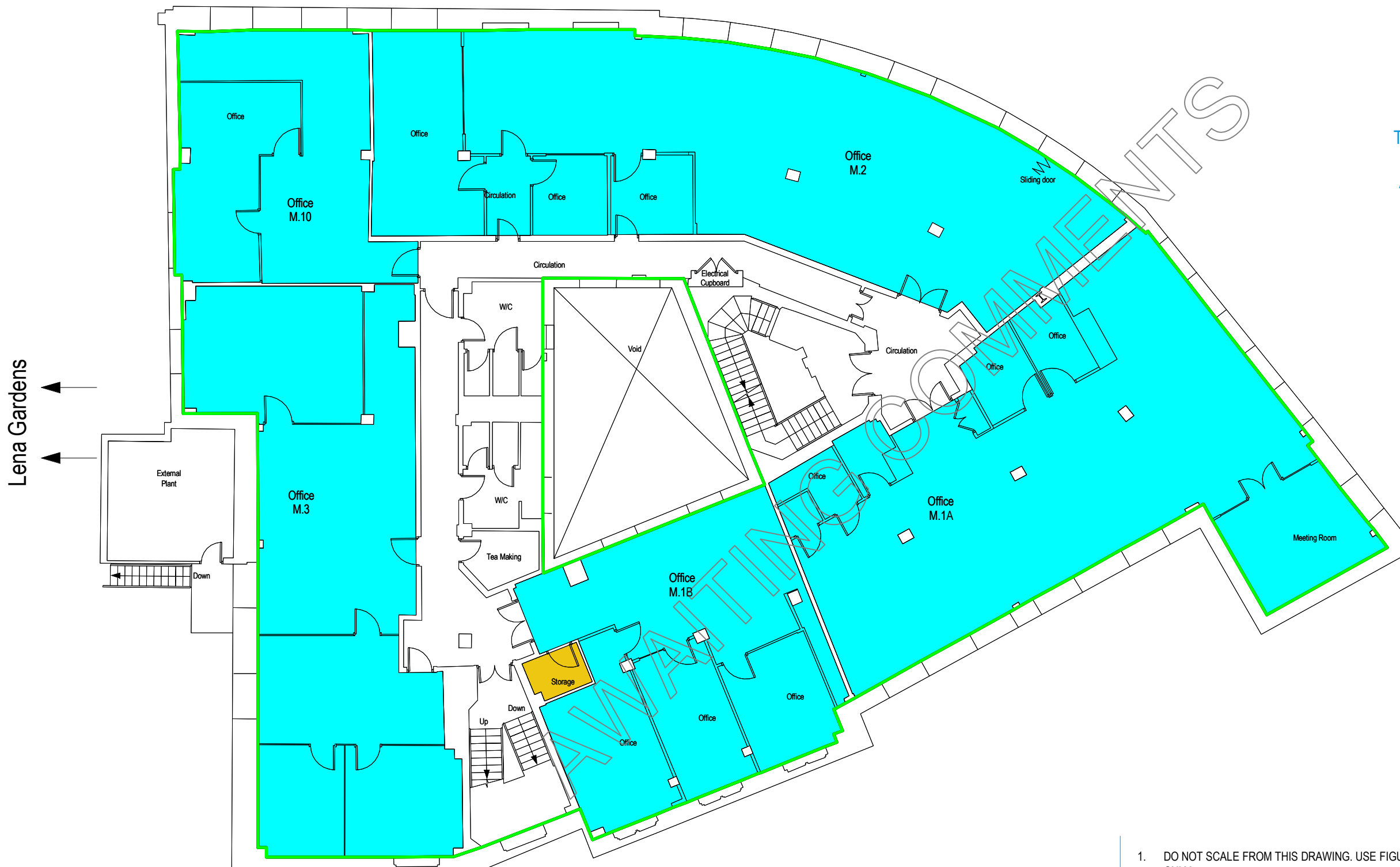
| | | |
|-------------------|-----------------------------|-----------------------------|
| ■ NIA Office M.1A | 159.64 m ² | 1,718 ft ² |
| ■ NIA Office M.1B | 84.62 m ² | 911 ft ² |
| ■ NIA Office M.2 | 165.73 m ² | 1,784 ft ² |
| ■ NIA Office M.3 | 124.27 m ² | 1,338 ft ² |
| ■ NIA Office M.10 | 59.67 m ² | 642 ft ² |
| ■ NIA Storage M.1 | 2.88 m ² | 31 ft ² |
| Total | 596.81 m² | 6,424 ft² |

Areas excluded from the NIA - Ground Mezzanine

| | | |
|-------------|---------------------|--------------------|
| Columns x13 | 1.92 m ² | 21 ft ² |
|-------------|---------------------|--------------------|

Gross Internal Area

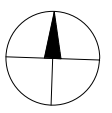
| | | |
|-------|-----------------------|-----------------------|
| ■ GIA | 750.88 m ² | 8,082 ft ² |
|-------|-----------------------|-----------------------|



Lena Gardens

Hammersmith Road

Beadon Road



Scale 1:150 @ A3



| | | | |
|-------------------------|--|--------------------|-------------|
| PROJECT | Broadway Studios 14-26 Hammersmith Broadway W6 7AF | | |
| DRAWING TITLE | Ground Mezzanine Floor Plan | | |
| SCALE | 1 : 150 @ A3 | | |
| Area Measurement Report | | | |
| DRAWN BY | MS | DATE OF INSPECTION | 27/07/2022 |
| QA ASSESSOR | JA | DRAWING NO. | 10117254_B3 |



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|---------|---|
| CONTACT | E: surveys@presurveyors.co.uk |
| | London: +44 (0) 20 7233 6668 |
| | Croydon: +44 (0) 20 8406 3000 |
| | Bristol: +44 (0) 1172 39 9303 |
| | W: www.presurveyors.co.uk |

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First

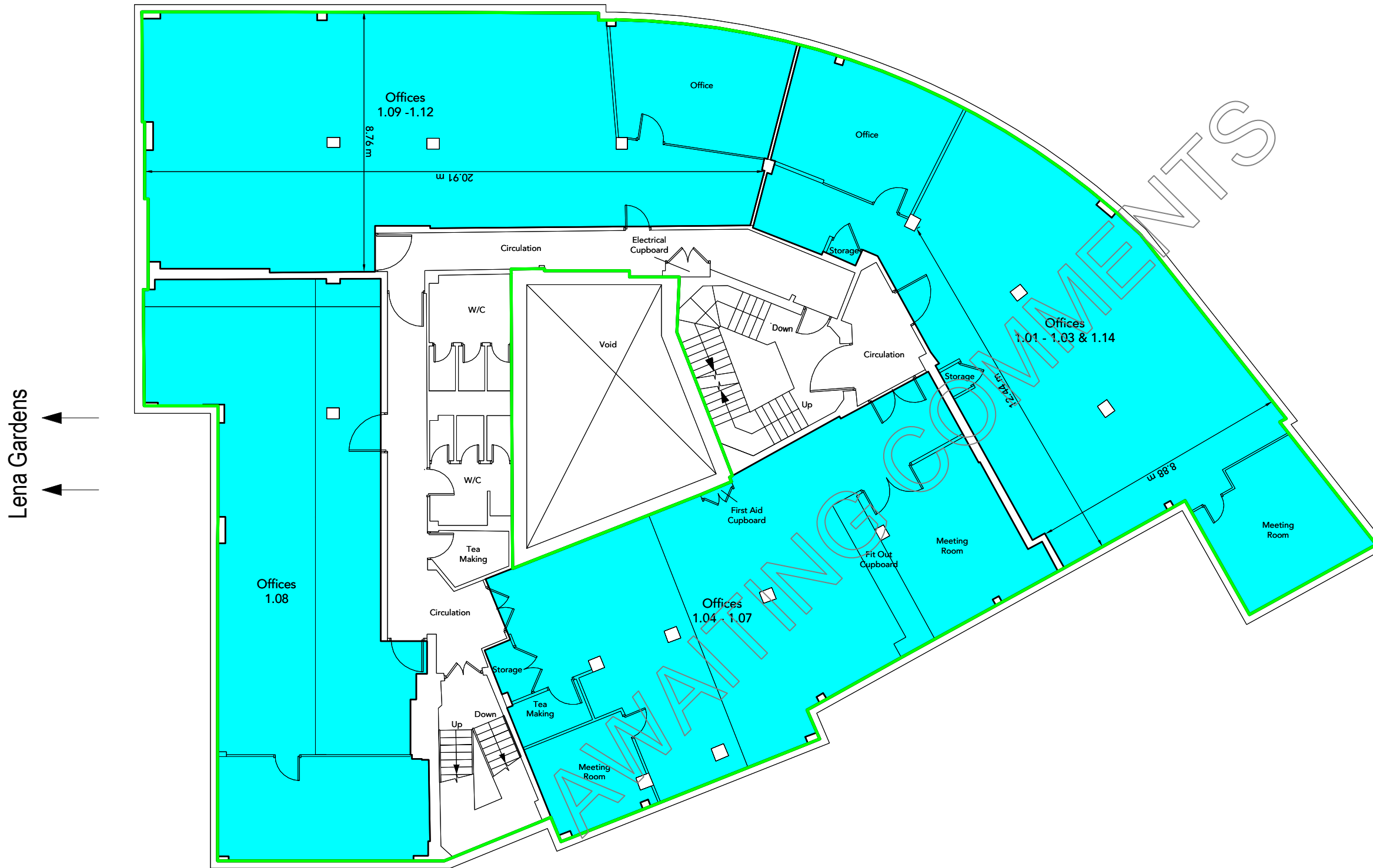
Net Internal Area

| | | |
|------------------------------|-----------------------------|-----------------------------|
| NIA Office 1.01- 1.03 & 1.14 | 164.22 m ² | 1,768 ft ² |
| NIA Office 1.04 - 1.07 | 152.52 m ² | 1,642 ft ² |
| NIA Office 1.08 | 128.10 m ² | 1,379 ft ² |
| NIA Office 1.09 | 161.35 m ² | 1,737 ft ² |
| Total NIA: | 606.19 m² | 6,525 ft² |

Area excluded from NIA - First
Columns 13 2.25 m² 24 ft²

Gross Internal Area

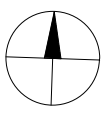
| | | |
|-----|-----------------------|-----------------------|
| GIA | 756.18 m ² | 8,139 ft ² |
|-----|-----------------------|-----------------------|



Lena Gardens

Hammersmith Road

Beadon Road



Scale 1:150 @ A3



PROJECT Broadway Studios
14-26 Hammersmith Broadway
W6 7AF

DRAWING TITLE First Floor Plan
SCALE 1 : 150 @ A3

Area Measurement Report
DRAWN BY MS_ DATE OF INSPECTION 27/07/2022
QA ASSESSOR JA DRAWING NO. 10117254_ A4



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London: +44 (0) 20 7233 6668
Croydon: +44 (0) 20 8406 3000
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Second

Net Internal Area

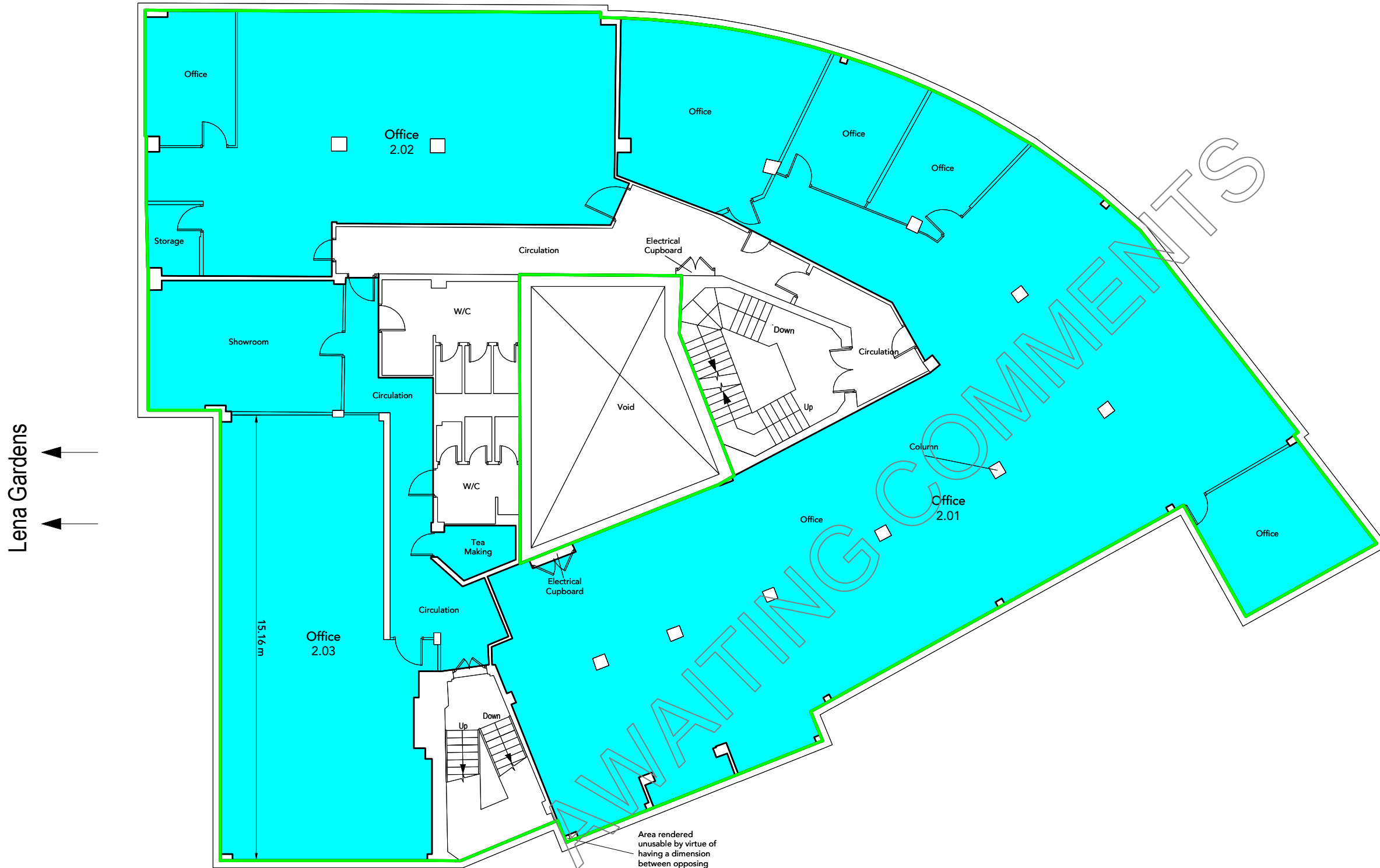
| | | |
|-------------------|-----------------------------|-----------------------------|
| NIA Office 2.01 | 363.76 m ² | 3,915 ft ² |
| NIA Office 2.02 | 125.94 m ² | 1,356 ft ² |
| NIA Office 2.03 | 153.93 m ² | 1,657 ft ² |
| Total NIA: | 643.63 m² | 6,928 ft² |

Areas excluded from the NIA - Second

| | | | |
|---------|----|---------------------|--------------------|
| Columns | 15 | 4.39 m ² | 47 ft ² |
|---------|----|---------------------|--------------------|

Gross Internal Area

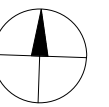
| | | |
|-----|-----------------------|-----------------------|
| GIA | 776.49 m ² | 8,358 ft ² |
|-----|-----------------------|-----------------------|



Lena Gardens

Hammersmith Road

Beadon Road



Scale 1:150 @ A3



| | | | |
|-------------------------|--|--------------------|-------------|
| PROJECT | Broadway Studios 14-26 Hammersmith Broadway W6 7AF | | |
| DRAWING TITLE | Second Floor Plan | | |
| SCALE | 1 : 150 @ A3 | | |
| Area Measurement Report | | | |
| DRAWN BY | AM | DATE OF INSPECTION | 27/07/2022 |
| QA ASSESSOR | JA | DRAWING NO. | 10117254_B5 |



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Third

Net Internal Area

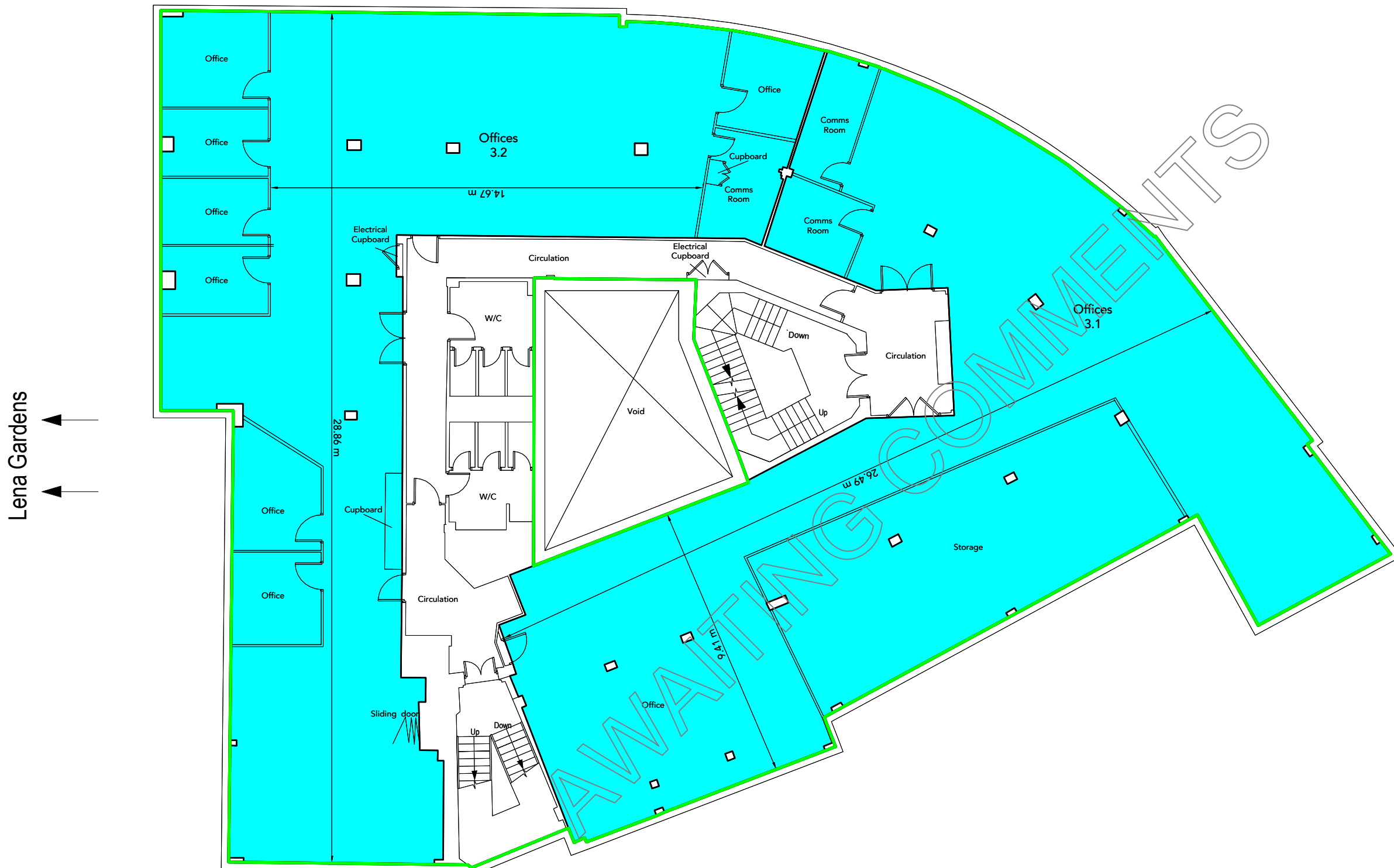
| | | | |
|---|-------------------|----------------------------|-----------------------------|
| ■ | NIA Offices 3.1 | 326.26 m ² | 3,512 ft ² |
| ■ | NIA Offices 3.2 | 302.45 m ² | 3,256 ft ² |
| | Total NIA: | 628.7 m² | 6,768 ft² |

Areas excluded from the NIA - Third

| | | |
|------------|---------------------|--------------------|
| Columns 15 | 1.86 m ² | 20 ft ² |
|------------|---------------------|--------------------|

Gross Internal Area

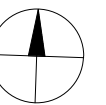
| | | | |
|---|-----|-----------------------|-----------------------|
| ■ | GIA | 775.48 m ² | 8,347 ft ² |
|---|-----|-----------------------|-----------------------|



Lena Gardens

Hammersmith Road

Beadon Road



Scale 1:150 @ A3



PROJECT Broadway Studios
14-26 Hammersmith Broadway
W6 7AF

DRAWING TITLE Third Floor Plan

SCALE 1 : 150 @ A3

Area Measurement Report

DRAWN BY AM DATE OF INSPECTION 27/07/2022
QA ASSESSOR JA DRAWING NO. 10117254_B6



CONTACT E: surveys@presurveyors.co.uk
London: +44 (0) 20 7233 6668
Croydon: +44 (0) 20 8406 3000
Bristol: +44 (0) 1172 39 9303
W: www.presurveyors.co.uk

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Net Internal Area

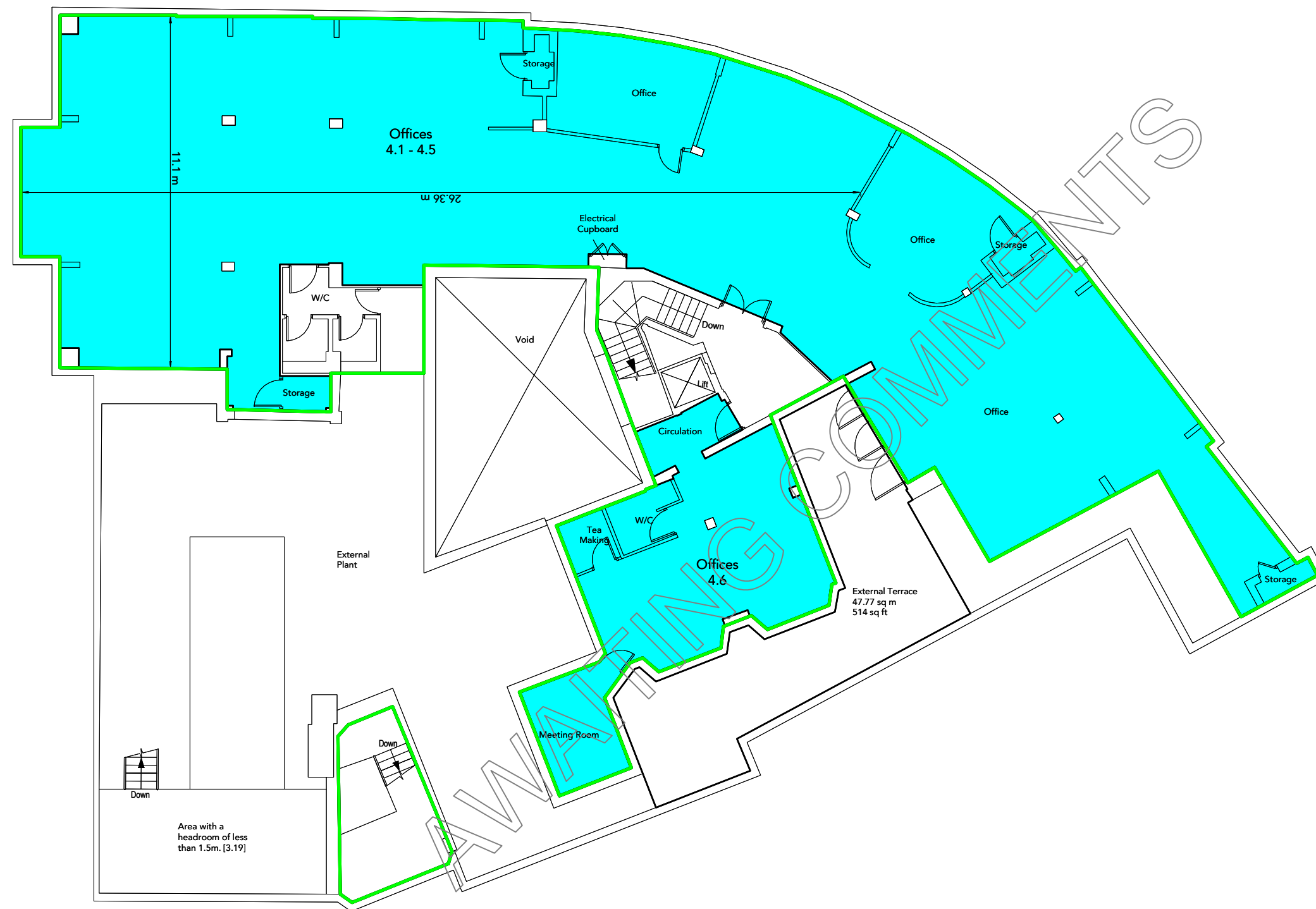
| | | |
|----------------------|-----------------------------|-----------------------------|
| ■ NIA Office 4.1-4.5 | 323.04 m ² | 3,477 ft ² |
| ■ NIA Office 4.6 | 53.82 m ² | 579 ft ² |
| Total NIA: | 376.86 m² | 4,056 ft² |

Areas excluded from the NIA - Fourth

| | | |
|-----------|---------------------|-------------------|
| Columns 9 | 0.88 m ² | 9 ft ² |
|-----------|---------------------|-------------------|

Gross Internal Area

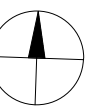
| | | |
|-------|-----------------------|-----------------------|
| ■ GIA | 432.70 m ² | 4,658 ft ² |
|-------|-----------------------|-----------------------|



Lena Gardens

Hammersmith Road

Beadon Road



Scale 1:150 @ A3



| | |
|-------------------------|--|
| PROJECT | Broadway Studios 14-26 Hammersmith Broadway W6 7AF |
| DRAWING TITLE | Fourth Floor Plan |
| SCALE | 1 : 150 @ A3 |
| Area Measurement Report | |
| DRAWN BY | DATE OF INSPECTION |
| AM | 27/07/2022 |
| QA ASSESSOR | DRAWING NO. |
| JA | 10117254_ A7 |



| | |
|---------|-------------------------------|
| CONTACT | E: surveys@presurveyors.co.uk |
| | London: +44 (0) 20 7233 6668 |
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AWAITING COMMENTS

