



# Lane & Frankham

ISSUED FOR COMMENT



AREA 26 GROSVENOR STREET  
REFERENCING LONDON  
REPORT W1K 4QW  
LF5235

## Lane & Frankham Limited

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Ground \_\_\_\_\_

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ISSUED FOR COMMENT

# AREA REFERENCING REPORT - JOB REF: LF5235

## Report Issue Status

ISSUE	DATE ISSUED	STATUS	CHANGE
A	October 2023	ORIGINAL	

ISSUED FOR COMMENT

## Survey Report

### 1. INTRODUCTION

This Net and Gross Internal Area survey was undertaken by Lane & Frankham in October 2023, 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-Office Definition

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 levels 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.

# AREA REFERENCING REPORT - JOB REF: LF5235

A total station electronic theodolite with distance measuring facility was used to observe the geometrical framework of the building. The bearings and distances are automatically stored into linked data loggers and later downloaded directly to office computers.

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 that could be used as a basis for future space management or architectural refurbishment 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

NET INTERNAL AREAS (NIA)

FLOOR NIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
FIFTH	Office	42.9	462			Heaters	0.9 10
						R Headroom	0.8 9
FOURTH	Office	47.7	513			Heaters	0.7 8
THIRD	Office	47.6	512			Heaters	0.7 8
SECOND	Office	56.0	603			Heaters	0.8 9
FIRST	Office	61.8	665			Heaters	1.3 14
GROUND	Office	84.3	907	Reception	30.3 326	Heaters	0.9 10
LOWER GROUND	Office	73.2	788				
	Storage	18.1	196			Heaters	0.4 4
	<b>Lower Ground Total</b>	<b>91.3</b>	<b>984</b>				
<b>TOTAL</b>		<b>431.6</b>	<b>4646</b>				

GROSS INTERNAL AREAS (GIA)

FLOOR GIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
FIFTH	Office	64.8	698				
FOURTH	Office	73.9	795				
THIRD	Office	77.6	835				
SECOND	Office	76.6	825				
FIRST	Office	82.4	887				
GROUND	Office	114.9	1237				
LOWER GROUND	Office	142.4	1533				
<b>TOTAL</b>		<b>632.6</b>	<b>6810</b>				

International Property Measurement Standard

FLOOR IPMS-3	USE	AREA sq m	AREA sq ft	INCLUDED COMPONENTS		LIMITED USE AREAS	
				sq m	sq ft	sq m	sq ft
FIFTH	Office	45.0	484			Internal Dominant Face	0.1 1
						Structural Features	0.3 3
						Heaters	0.9 10
						R Headroom	0.8 9
FOURTH	Office	49.7	535			Internal Dominant Face	1.0 11
						Structural Features	0.2 2
						Heaters	0.7 8
THIRD	Office	50.0	538			Internal Dominant Face	0.9 10
						Structural Features	0.9 10
						Heaters	0.7 8
SECOND	Office	58.1	625			Internal Dominant Face	1.1 12
						Structural Features	0.3 3
						Heaters	0.8 9
FIRST	Office	65.3	703			Internal Dominant Face	1.5 16
						Structural Features	0.6 6
						Heaters	1.3 14
GROUND	Office	87.0	936	Reception	31.5 339	Internal Dominant Face	0.8 9
						Structural Features	1.0 11
						Heaters	0.9 10
BASEMENT	Office	74.4	801			Structural Features	0.8 9
						Heaters	0.4 4
<b>OVERALL TOTAL</b>		<b>429.5</b>	<b>4622</b>	<b>Included Component Total</b>	<b>31.5 339</b>	<b>Limited Use Total</b>	<b>16.0 175</b>

## AREA PLAN

**26 GROSVENOR STREET**  
LONDON, W1K 4QW


**Fifth Floor**

### IPMS3 Office Area Plan

	<b>IPMS 3</b>	<b>45.0 sq m</b>	<b>484 sq ft</b>
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#### LIMITED USE AREAS

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

	Internal Dominant Face (IDF)	0.1 sq m	1 sq ft
	Structure	0.3 sq m	3 sq ft
	Heaters	0.9 sq m	10 sq ft
	R Headroom	0.8 sq m	9 sq ft


#### Net Internal Area

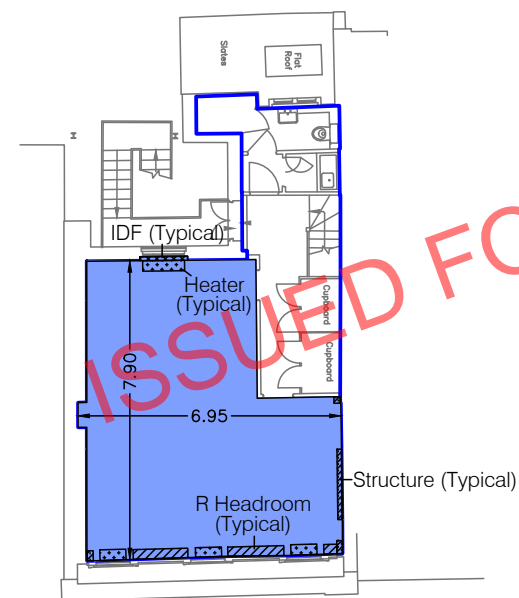
	<b>NIA</b>	<b>42.9 sq m</b>	<b>462 sq ft</b>
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The following has been EXCLUDED from the TOTAL NIA:

Heaters	0.9 sq m	10 sq ft
R Headroom	0.8 sq m	9 sq ft

#### Gross Internal Area

	<b>GIA</b>	<b>64.8 sq m</b>	<b>698 sq ft</b>
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GROSVENOR STREET

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. LF5235-AREA-05**

Issue A October 2022

Scaled for presentation - 1:200 @ A3

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## AREA PLAN

**26 GROSVENOR STREET**  
LONDON, W1K 4QW

### Fourth Floor

#### IPMS3 Office Area Plan

	<b>IPMS 3</b>	<b>49.7 sq m</b>	<b>535 sq ft</b>
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#### LIMITED USE AREAS

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

	Internal Dominant Face (IDF)	1.0 sq m	11 sq ft
	Structure	0.2 sq m	2 sq ft
	Heaters	0.7 sq m	8 sq ft


#### Net Internal Area

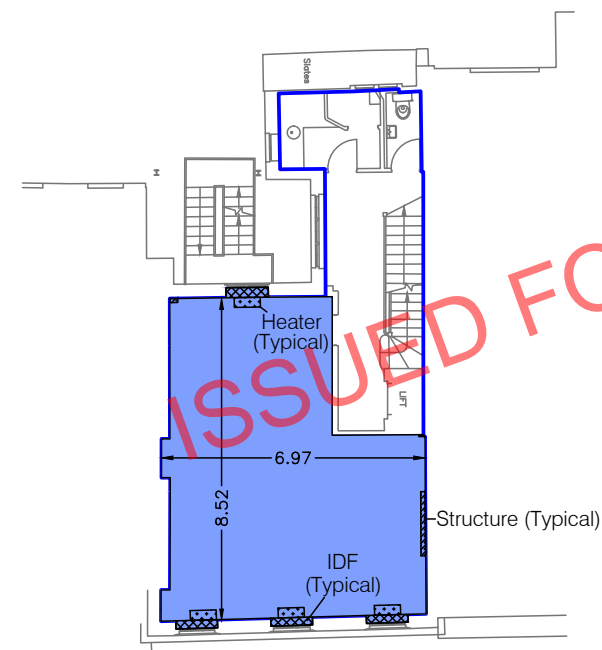
	<b>NIA</b>	<b>47.7 sq m</b>	<b>513 sq ft</b>
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The following has been EXCLUDED from the TOTAL NIA:

Heaters	0.7 sq m	8 sq ft
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#### Gross Internal Area

	<b>GIA</b>	<b>73.9 sq m</b>	<b>795 sq ft</b>
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GROSVENOR STREET

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. LF5235-AREA-04**

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# AREA PLAN

**26 GROSVENOR STREET**  
LONDON, W1K 4QW


## Third Floor

### IPMS3 Office Area Plan

	<b>IPMS 3</b>	<b>50.0 sq m</b>	<b>538 sq ft</b>
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#### LIMITED USE AREAS

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

	Internal Dominant Face (IDF)	0.9 sq m	10 sq ft
	Structure	0.9 sq m	10 sq ft
	Heaters	0.7 sq m	8 sq ft


#### Net Internal Area

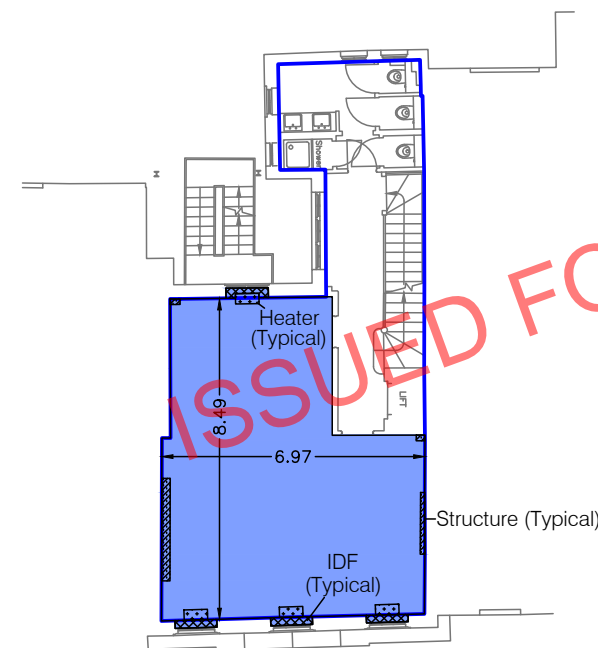
	<b>NIA</b>	<b>47.6 sq m</b>	<b>512 sq ft</b>
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The following has been EXCLUDED from the TOTAL NIA:

Heaters	0.7 sq m	8 sq ft
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#### Gross Internal Area

	<b>GIA</b>	<b>77.6 sq m</b>	<b>835 sq ft</b>
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GROSVENOR STREET

#### 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. LF5235-AREA-03**

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# AREA PLAN

**26 GROSVENOR STREET**  
LONDON, W1K 4QW

## Second Floor

### IPMS3 Office Area Plan


	<b>IPMS 3</b>	<b>58.1 sq m</b>	<b>625 sq ft</b>
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#### LIMITED USE AREAS

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

	Internal Dominant Face (IDF)	1.1 sq m	12 sq ft
	Structure	0.3 sq m	3 sq ft
	Heaters	0.8 sq m	9 sq ft


#### Net Internal Area

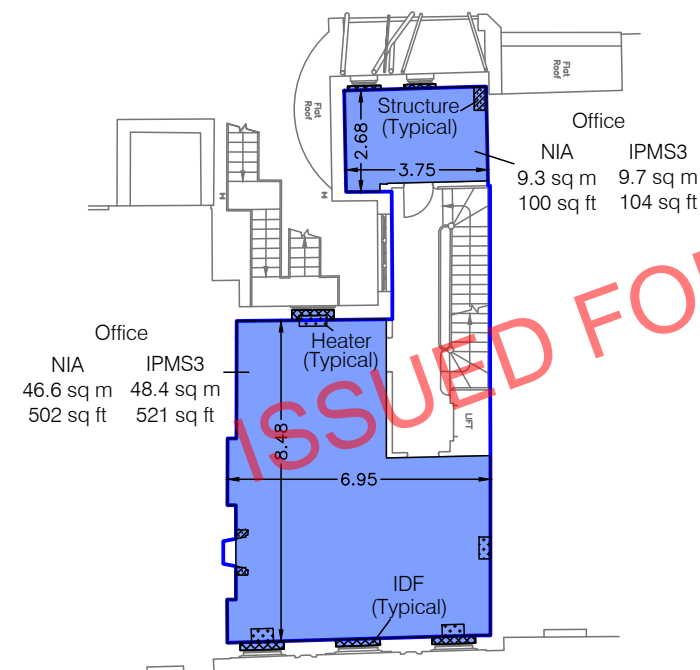
	<b>NIA</b>	<b>56.0 sq m</b>	<b>603 sq ft</b>
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The following has been EXCLUDED from the TOTAL NIA:

Heaters	0.8 sq m	9 sq ft
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#### Gross Internal Area

	<b>GIA</b>	<b>76.6 sq m</b>	<b>825 sq ft</b>
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GROSVENOR STREET

ISSUED FOR COMMENT

#### 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. LF5235-AREA-02**  
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# AREA PLAN

**26 GROSVENOR STREET**  
LONDON, W1K 4QW

## First Floor

### IPMS3 Office Area Plan


	<b>IPMS 3</b>	<b>65.3 sq m</b>	<b>703 sq ft</b>
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#### LIMITED USE AREAS

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

	Internal Dominant Face (IDF)	1.5 sq m	16 sq ft
	Structure	0.6 sq m	6 sq ft
	Heaters	1.3 sq m	14 sq ft


#### Net Internal Area

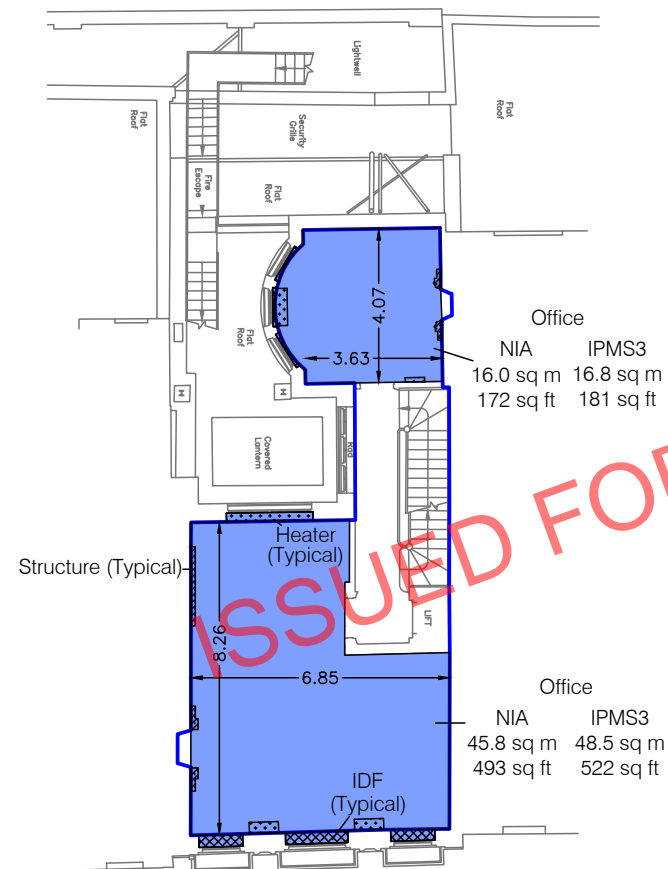
	<b>NIA</b>	<b>61.8 sq m</b>	<b>665 sq ft</b>
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The following has been EXCLUDED from the TOTAL NIA:

Heaters	1.3 sq m	14 sq ft
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#### Gross Internal Area

	<b>GIA</b>	<b>82.4 sq m</b>	<b>887 sq ft</b>
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GROSVENOR STREET

#### 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. LF5235-AREA-01**  
Issue A October 2022  
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## AREA PLAN

**26 GROSVENOR STREET**  
LONDON, W1K 4QW

### Ground Floor

#### IPMS3 Office Area Plan

	<b>IPMS 3</b>	<b>87.0 sq m</b>	<b>936 sq ft</b>
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#### LIMITED USE AREAS


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

	Internal Dominant Face (IDF)	0.8 sq m	9 sq ft
	Structure	1.0 sq m	11 sq ft
	Heaters	0.9 sq m	10 sq ft

The following are INCLUSIONS in the IPMS 3 - OFFICE TOTAL:

Reception	31.5 sq m	339 sq ft
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#### Net Internal Area

	<b>NIA</b>	<b>84.3 sq m</b>	<b>907 sq ft</b>
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The following has been INCLUDED in the TOTAL NIA:

Reception	30.3 sq m	326 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Heaters	0.9 sq m	10 sq ft
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#### Gross Internal Area

	<b>GIA</b>	<b>114.9 sq m</b>	<b>1237 sq ft</b>
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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. LF5235-AREA-G**

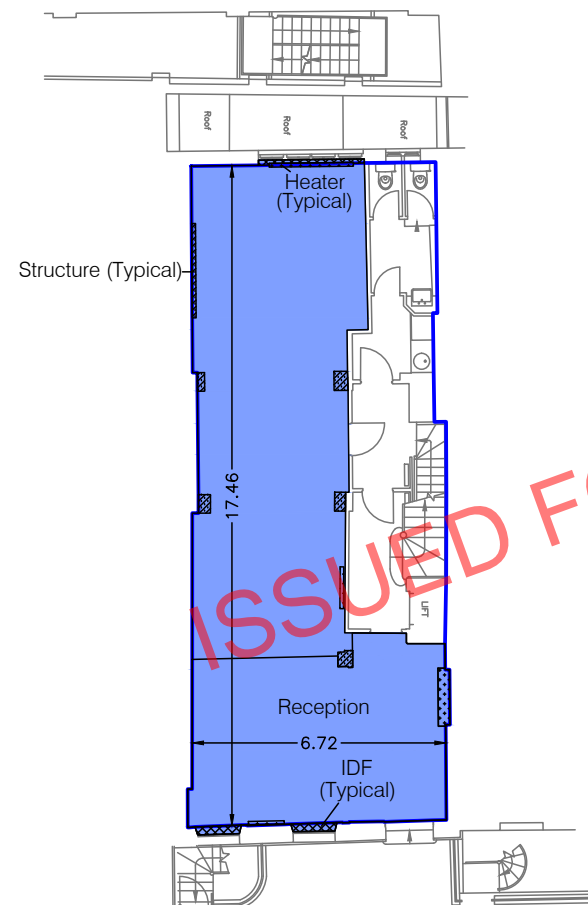
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GROSVENOR STREET

# AREA PLAN

**26 GROSVENOR STREET**  
LONDON, W1K 4QW

## Lower Ground Floor

### IPMS3 Office Area Plan


	<b>IPMS 3</b>	<b>74.4 sq m</b>	<b>801 sq ft</b>
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#### LIMITED USE AREAS

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

	Structure	0.8 sq m	9 sq ft
	Heaters	0.4 sq m	4 sq ft

#### Net Internal Area

	<b>NIA - Office</b>	<b>73.2 sq m</b>	<b>788 sq ft</b>
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	<b>NIA - Store</b>	<b>18.1 sq m</b>	<b>196 sq ft</b>
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<b>TOTAL NIA:</b>	<b>91.3 sq m</b>	<b>984 sq ft</b>
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The following has been EXCLUDED from the TOTAL NIA:

Heaters	0.4 sq m	4 sq ft
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#### Gross Internal Area

	<b>GIA</b>	<b>142.4 sq m</b>	<b>1533 sq ft</b>
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Notes:

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

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

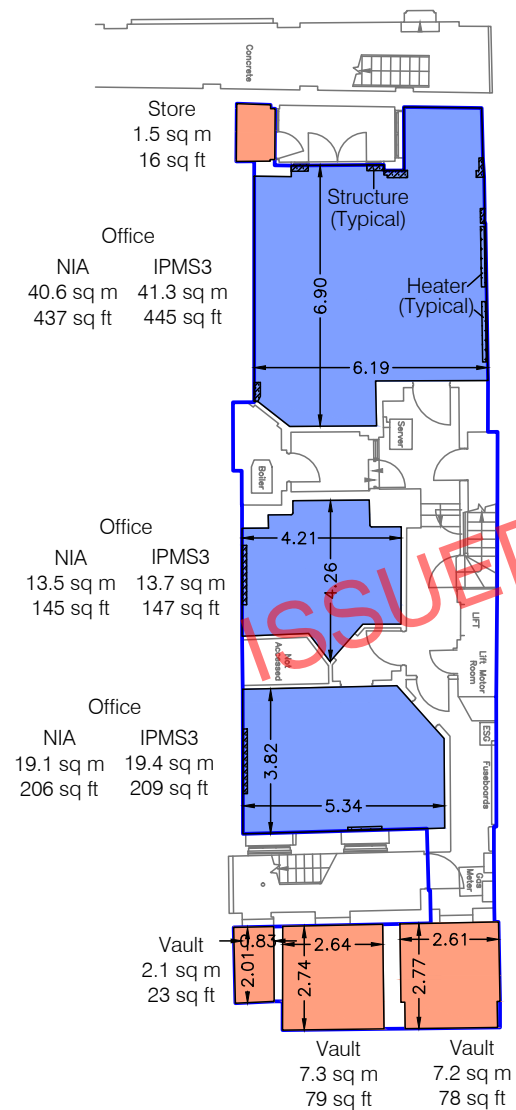
This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

**Dwg No. LF5235-AREA-LG**

Issue A October 2022

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GROSVENOR STREET