

Plowman Craven

Area Measurement Report

**85 FLEET STREET
LONDON
EC4**

85 FLEET STREET
LONDON
EC4

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Schedule
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Floors

Eighth
To
First
Ground
Basement

Revisions:
Issue A - Original Issue

Job Ref. No. 25508

Issue A
August 2011



REPORT ISSUE STATUS

ISSUE	DATE ISSUED	STATUS	CHANGE
A	19/08/2011	ORIGINAL	

Plowman Craven

One of the world's
leading geomatics companies
employing innovative
surveying solutions

Plowman Craven is a leading Chartered Surveying Company offering a broad range of professional measurement services. The specialist property team offers considerable experience, a reputation for accuracy and wide ranging expertise in warranted building measurement, having set and maintained standards over the last 30 years.

- Net and Gross Internal Area (NIA/GIA)
- Retail Zoning (ITZA)
- Independent Duty-of-Care
- Portfolio Measurement
- International Standards (BOMA, GIF, NEN2580)
- Measured Building Plans
- Rights of Light
- Lease Plans and Boundary Surveys
- Topographical and Underground Utility Surveys
- Off Plan/Feasibility Surveys
- Data Collection for Energy Performance Certificates (EPC)

1. INTRODUCTION

This Net Internal Area survey was originally undertaken by Plowman Craven in April 2007, in accordance with the guidelines as described in the Fifth Edition (December 2001) of the Code of Measuring Practice, published by the Royal Institution of Chartered Surveyors.

A verification survey was undertaken in August 2011 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. Any changes found were measured and noted.

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

2. SCOPE OF WORKS

Area measurements were required for all floors of 85 Fleet Street, London.

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

During the original exercise, 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.

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 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.

During the update survey all floors were inspected and any changes were noted on the drawings and measured on site. The digital drawings were then updated to reflect the changes.

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:

- A Schedule of Areas
- 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 our standard works procedures in accordance with the company's certification to BS EN ISO 9001:2008.

SUMMARY OF AREAS

85 FLEET STREET, LONDON, EC4

Net Internal Areas

FLOOR	USE	AREA	AREA	INCLUDED AREAS		EXCLUDED AREAS	
		sq m	sq ft	sq m	sq ft	sq m	sq ft
EIGHTH	Office	646.0	6953				
	Storage	12.7	137				
	Eighth Floor Total	658.7	7090				
SEVENTH	Office	659.2	7096			Access	10.3 111
						Door Recesses	3.8 41
						Heaters	4.8 52
SIXTH	Office	930.0	10010			Heaters	7.3 79
FIFTH	Office	998.4	10747				
FOURTH	Office	1085.4	11683			Heaters	2.7 29
						R Headroom	0.4 4
THIRD	Office	1090.7	11740			Heaters	2.8 30
SECOND	Office	1054.1	11346			Heaters	2.9 31
FIRST	Office	906.2	9754				
GROUND	Office	297.5	3202	Steps	2.9 31	Access	23.3 251
	Retail	444.3	4782	Ramps	25.4 273	Door Recess	1.3 14
	Reception	153.4	1651			Heaters	4.4 47
	Ground Floor Total	895.2	9635			Pipes	0.6 6
						Stairs	6.2 67
BASEMENT	Retail	488.7	5260	Ramp	3.2 34	Door Recess	1.3 14
	Storage	212.4	2287			Heaters	4.4 47
	Basement Total	701.1	7547			Pipes	0.1 1
						Service Area	2.9 31
OVERALL TOTAL		8979.0	96648				

R Headroom - Restricted Headroom less than 1.5 metres above finished floor level

AREA PLAN

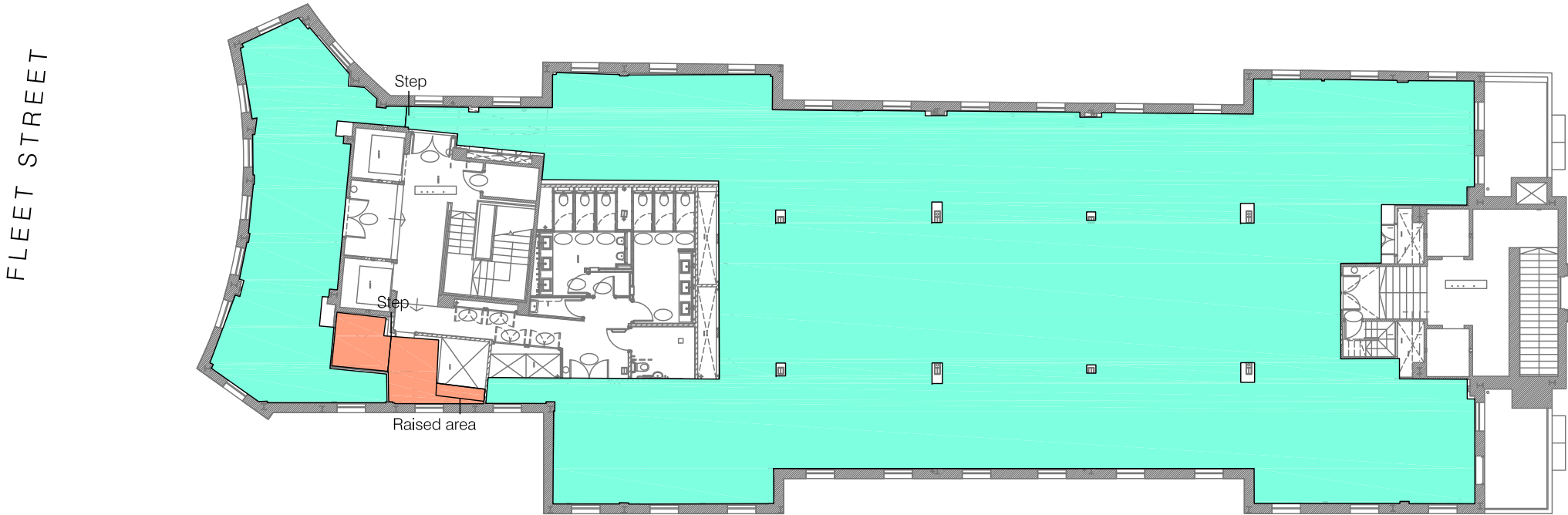
85 FLEET STREET

LONDON, EC4

Eighth Floor

Net Internal Area

	OFFICE	646.0 sq m	6953 sq ft
	STORAGE	12.7 sq m	137 sq ft
TOTAL NIA:		658.7 sq m	7090 sq ft



SAILSBURY COURT

Dwg No. 25508-A8

Issue A August 2011

Scaled for presentation purposes

Plowman Craven

Regulated by RICS



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Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes:
This drawing complies with the 6th edition of the RICS code and 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.

The grey scale data is shown for reference purposes only. The hatched area shows the measured as built line. The two therefore may not coincide.

Revisions:
A - Original Issue (August 2011)

AREA PLAN

85 FLEET STREET

LONDON, EC4

Seventh Floor

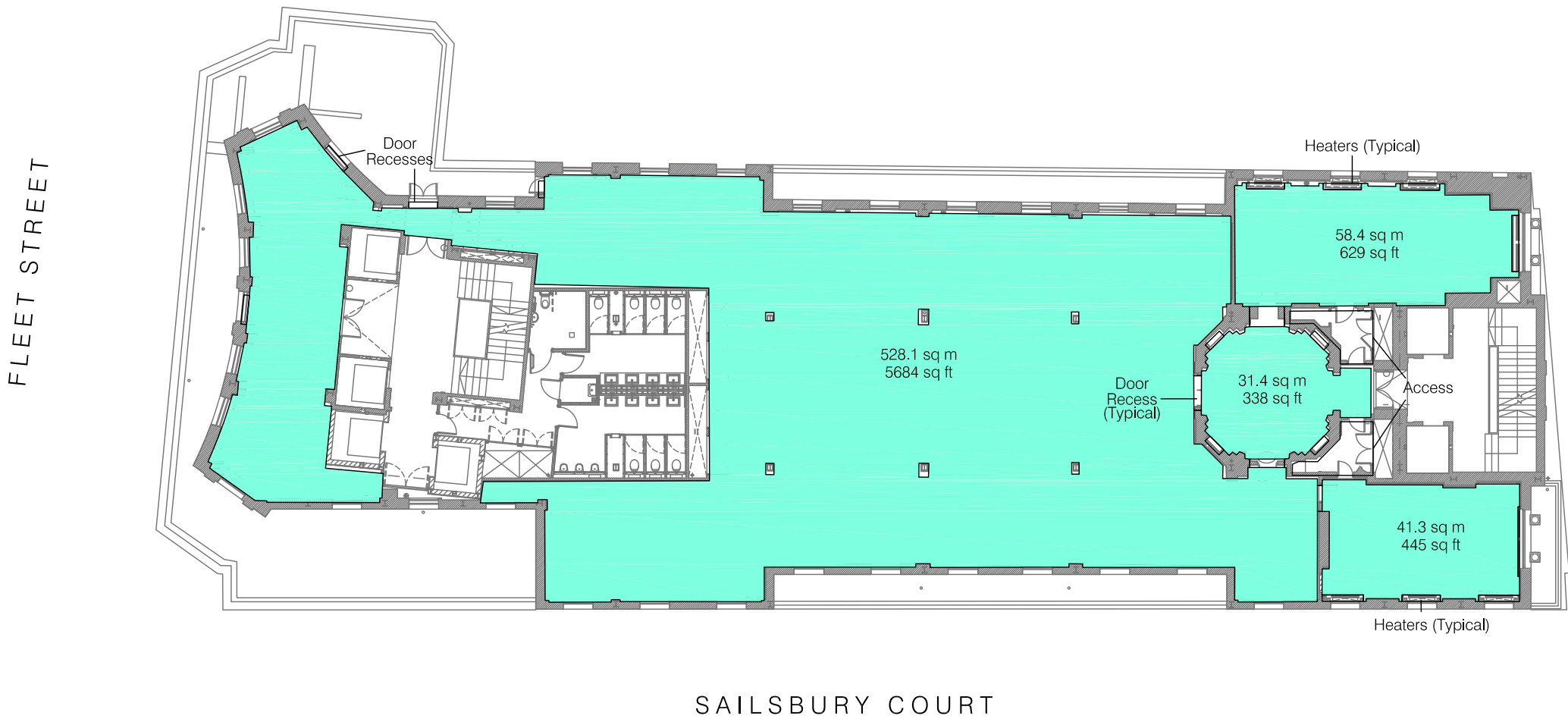
Net Internal Area

	OFFICE	659.2 sq m	7096 sq ft
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TOTAL NIA: 659.2 sq m 7096 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Access	10.3 sq m	111 sq ft
Door Recesses	3.8 sq m	41 sq ft
Heaters	4.8 sq m	52 sq ft



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AREA PLAN

85 FLEET STREET

LONDON, EC4

Sixth Floor

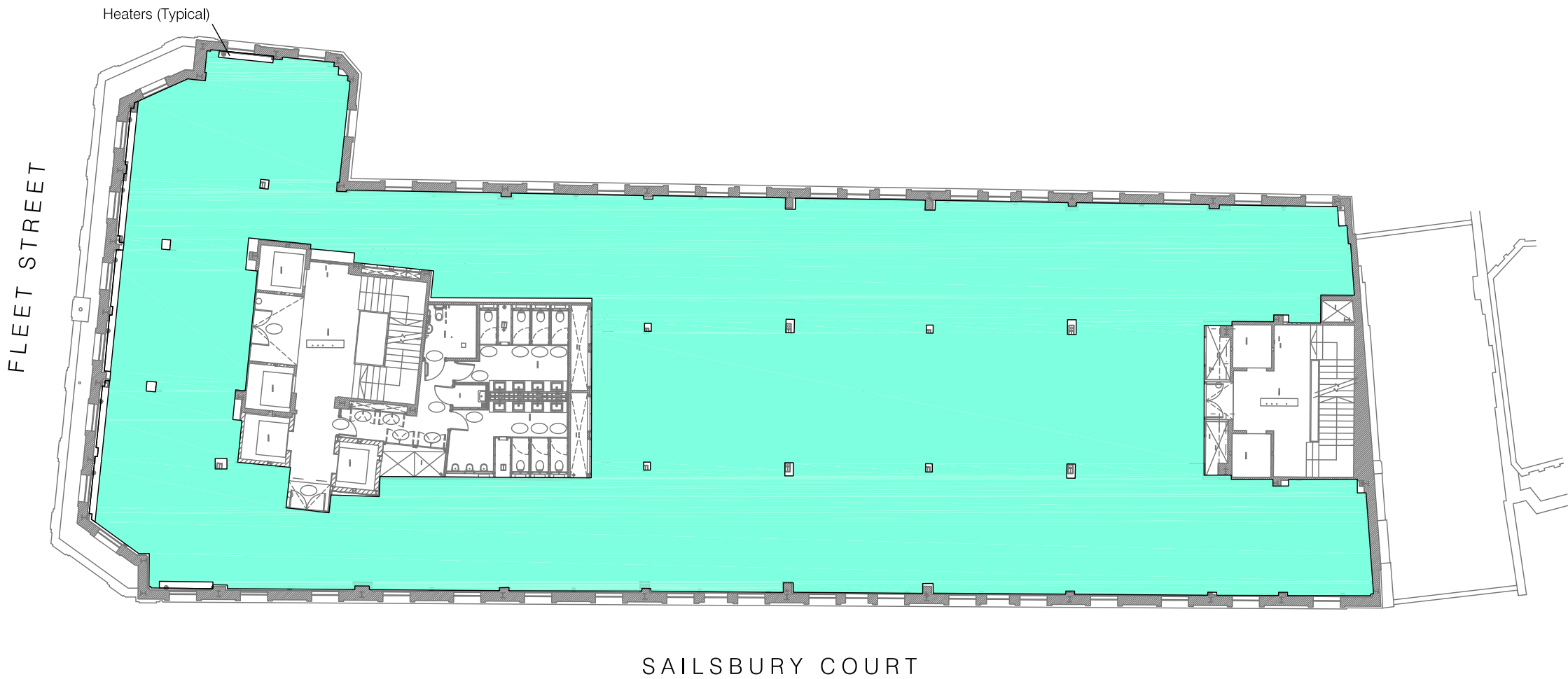
Net Internal Area

	OFFICE	930.0 sq m	10010 sq ft
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TOTAL NIA: 930.0 sq m 10010 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Heaters	7.3 sq m	79 sq ft
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AREA PLAN

85 FLEET STREET

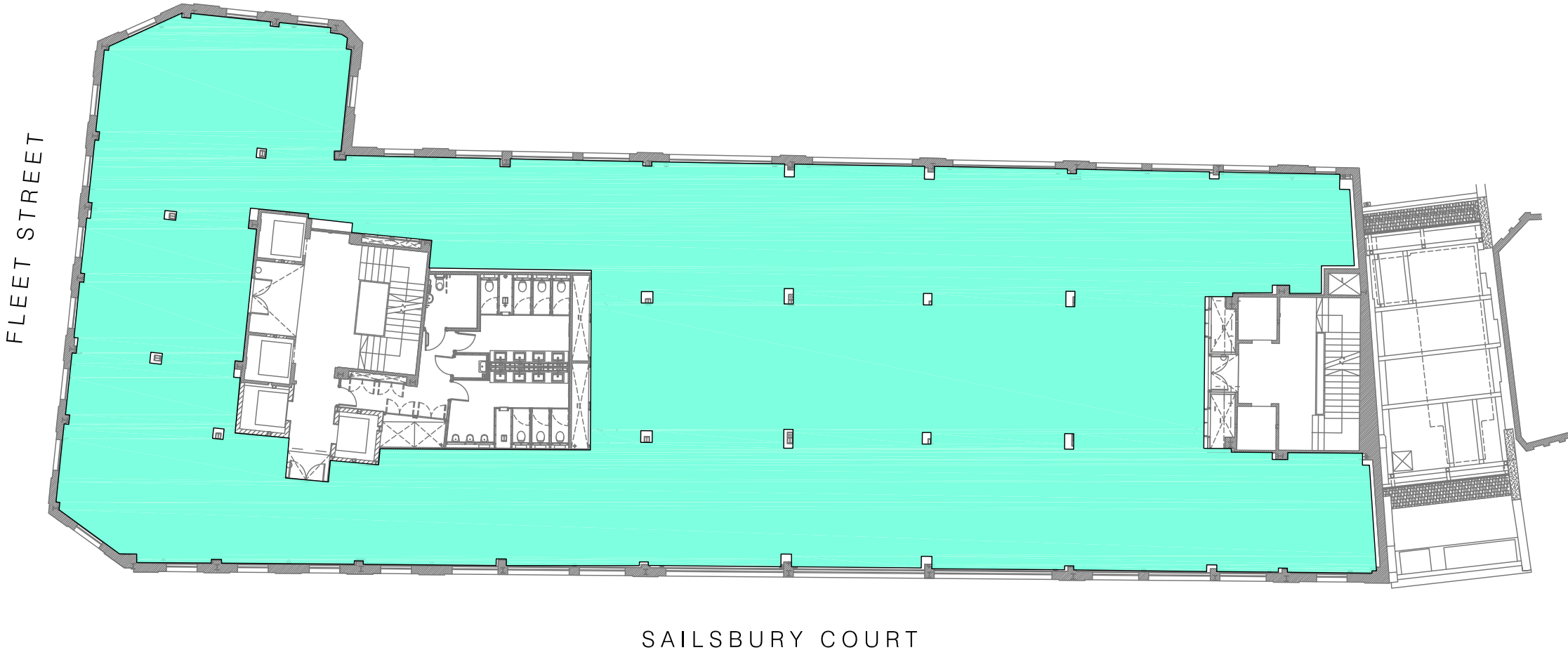
LONDON, EC4

Fifth Floor

Net Internal Area

	OFFICE	998.4 sq m	10747 sq ft
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TOTAL NIA: 998.4 sq m 10747 sq ft



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AREA PLAN

85 FLEET STREET

LONDON, EC4

Fourth Floor

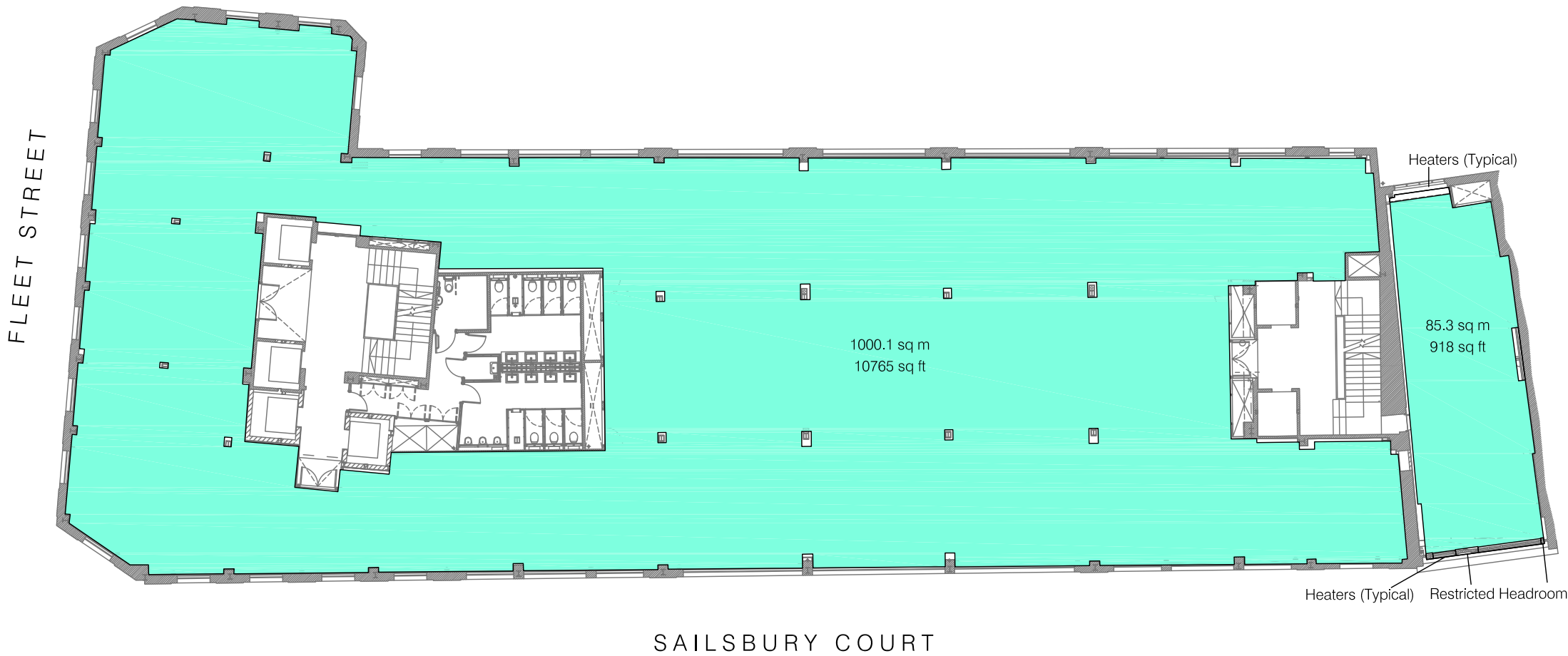
Net Internal Area

	OFFICE	1085.4 sq m	11683 sq ft
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TOTAL NIA:1085.4 sq m11683 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Heaters	2.7 sq m	29 sq ft
Restricted Headroom	0.4 sq m	4 sq ft



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AREA PLAN

85 FLEET STREET

LONDON, EC4

Third Floor

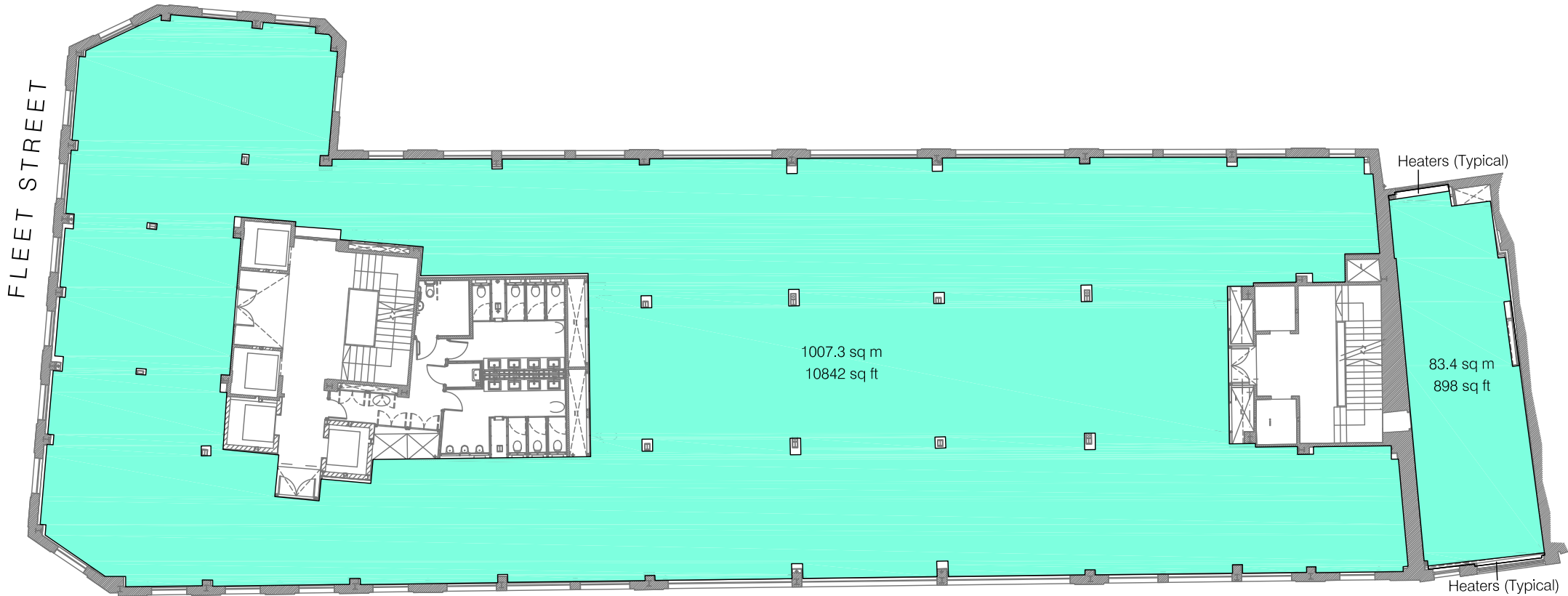
Net Internal Area

	OFFICE	1090.7 sq m	11740 sq ft
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TOTAL NIA: 1090.7 sq m 11740 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Heaters 2.8 sq m 30 sq ft



SAILSBURY COURT

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AREA PLAN

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LONDON, EC4

Second Floor

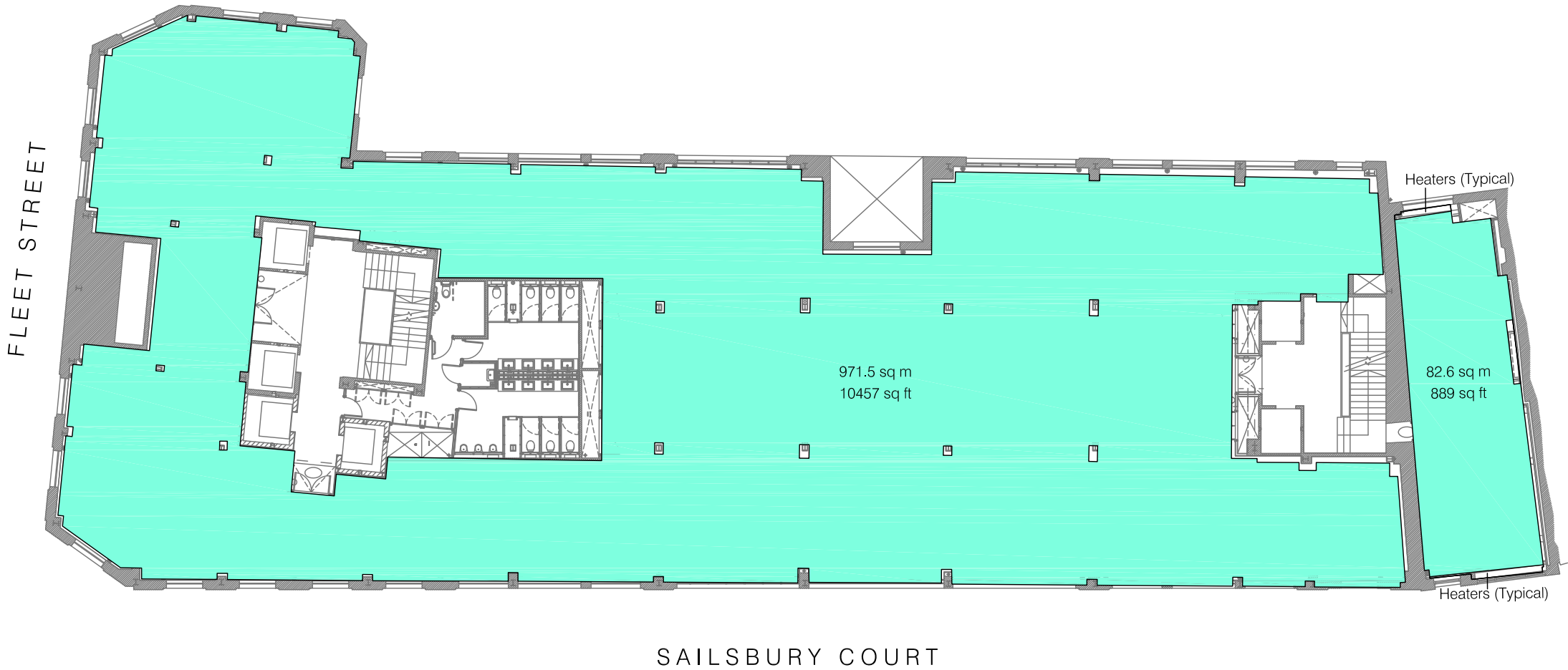
Net Internal Area

	OFFICE	1054.1 sq m	11346 sq ft
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TOTAL NIA: 1054.1 sq m 11346 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Heaters 2.9 sq m 31 sq ft



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AREA PLAN

85 FLEET STREET

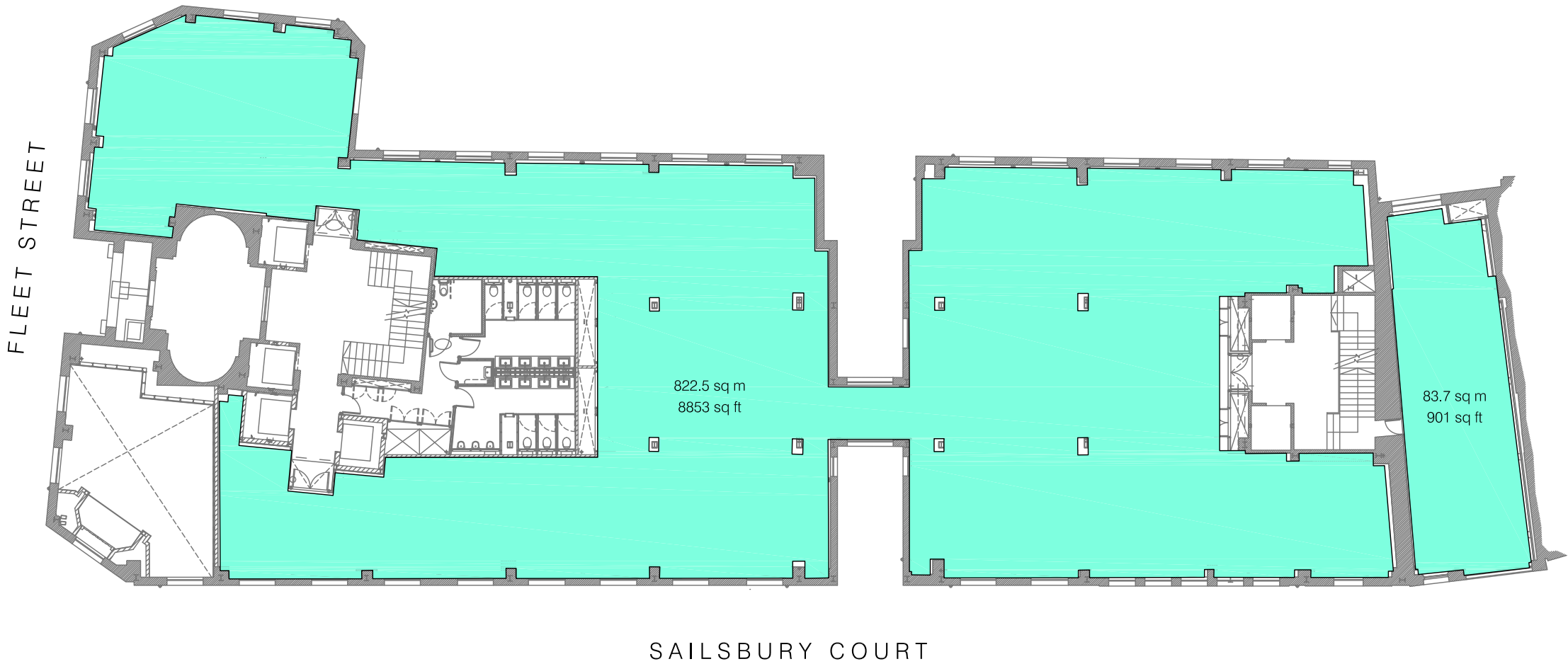
LONDON, EC4

First Floor

Net Internal Area

	OFFICE	906.2 sq m	9754 sq ft
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TOTAL NIA: 906.2 sq m 9754 sq ft



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Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes:
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Revisions:
A - Original Issue (August 2011)

AREA PLAN

85 FLEET STREET

LONDON, EC4

Ground Floor

Net Internal Area

OFFICE	297.5 sq m	3202 sq ft
RETAIL	444.3 sq m	4782 sq ft
RECEPTION	153.4 sq m	1651 sq ft

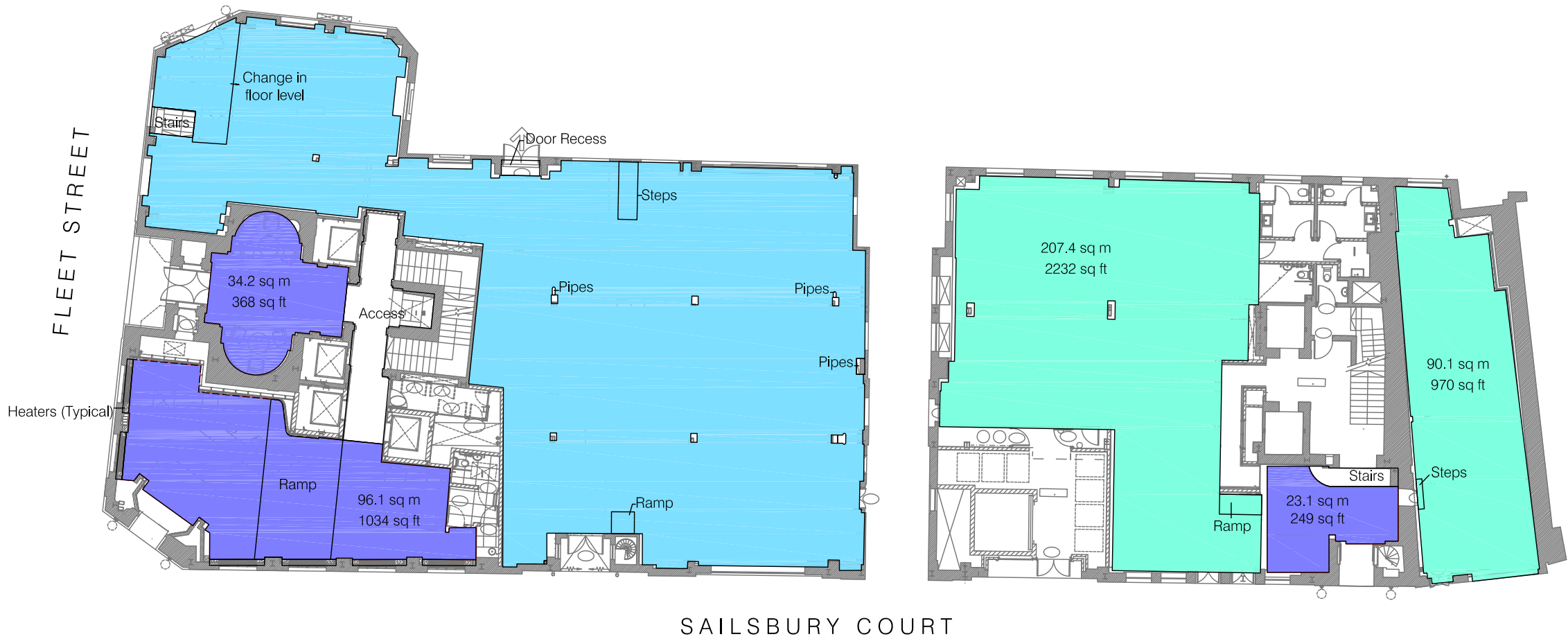
TOTAL NIA: 895.2 sq m 9635 sq ft

The following has been INCLUDED from the TOTAL NIA:

Steps	2.9 sq m	31 sq ft
Ramps	25.4 sq m	273 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Access	23.3 sq m	251 sq ft
Door Recess	1.3 sq m	14 sq ft
Heaters	4.4 sq m	47 sq ft
Pipes	0.6 sq m	6 sq ft
Stairs	6.2 sq m	67 sq ft



Dwg No. 25508-AG

Issue A August 2011

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Condition of Site:
Occupied
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Revisions:
A - Original Issue (August 2011)

AREA PLAN

85 FLEET STREET

LONDON, EC4

Basement

Net Internal Area

	RETAIL	488.7 sq m	5260 sq ft
	STORAGE	212.4 sq m	2287 sq ft

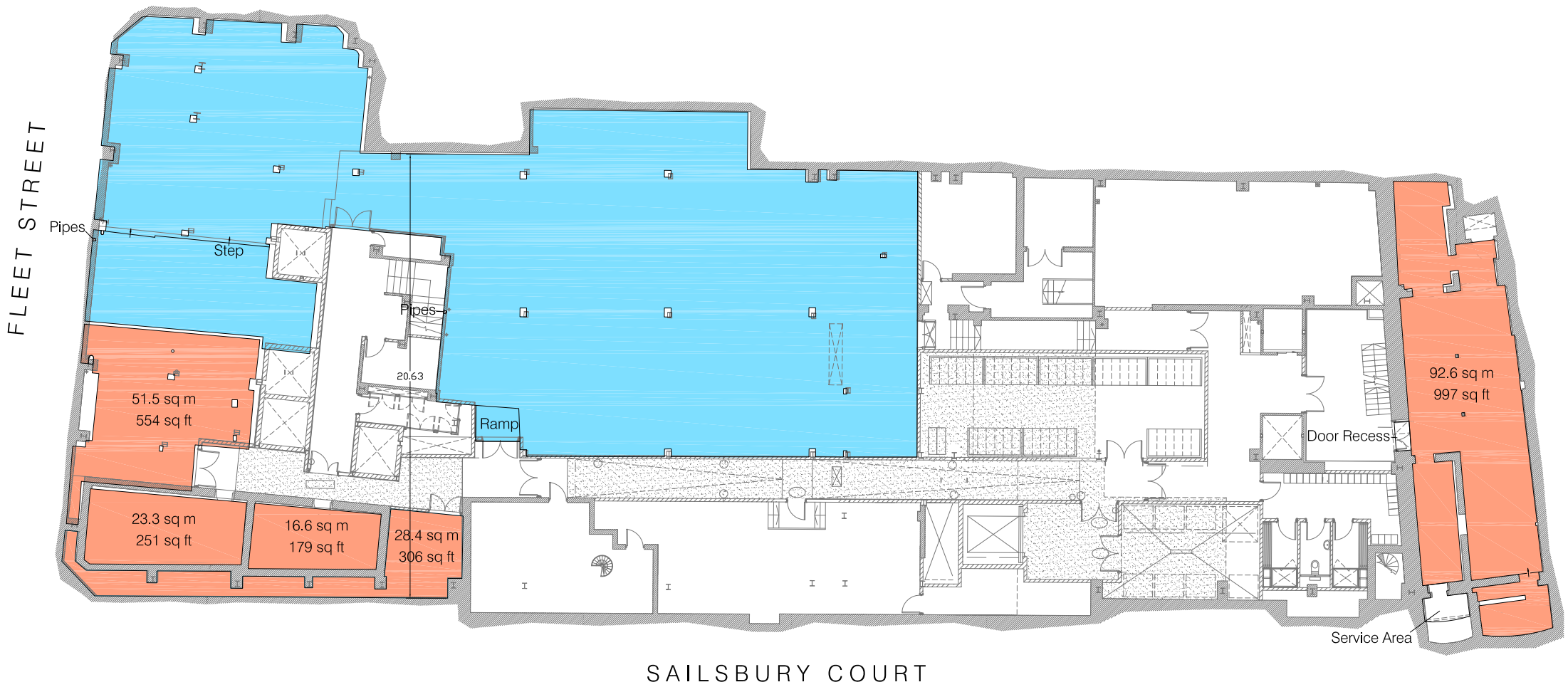
TOTAL NIA: 701.1 sq m 7547 sq ft

The following has been INCLUDED from the TOTAL NIA:

Ramp	3.2 sq m	34 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Door Recess	1.3 sq m	14 sq ft
Heaters	4.4 sq m	47 sq ft
Pipes	0.1 sq m	1 sq ft
Service Area	2.9 sq m	31 sq ft



Dwg No. 25508-AB

Issue B August 2011

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Condition of Site:
Occupied
Vacant
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Cat A Fit-Out

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Revisions:
A - Original Issue (August 2011)
B - Storage area amendment (September 2011)