

Area Referencing Report

8 - 10 Southampton Row, London, WC1B 4AE

Prepared for **BNP Paribas**
Prepared by **Tom Pugh BSc (Hons) MRICS**
Date **04 March 2016**
Reference **49479/17/TP/AGB**

Malcolm Hollis LLP
140 London Wall, London, EC2Y 5DN
T 020 7622 9555 **F** 020 7627 9850 **W** malcolmhollis.com

Malcolm Hollis LLP, a Limited Liability Partnership. Registered in England and Wales number OC314362.
Registered office: Battersea Studios, 80-82 Silverthorne Road, London SW8 3HE.
VAT number 863 8914 80. A list of members is available from our registered office. Regulated by RICS.

Area Referencing Report
8-10, Southampton Row, London, WC1B 4AE
Prepared for
BNP Paribas

Contents	Page
1. Introduction	3
1.1 Brief	3
1.2 Scope of Works.....	3
1.3 Survey Method	3
1.4 Area Calculation.....	4
1.5 Quality Control	4
2. Results and Report	5
Appendix A Area Schedules	
Appendix B Area Floor Plans	

1. Introduction

1.1 Brief

- 1.1.1 We were instructed by our client BNP Paribas to measure the Gross Internal Area (GIA) of the entire building on a floor by floor basis, Net Internal Area (NIA) of the former pub demise and Net Sales Area (NSA) of the former flats of 8-10, Southampton Row, London, WC1B 4AE.
- 1.1.2 The measuring and subsequent calculations were undertaken by Malcolm Hollis LLP on 29 February 2016, in accordance with the RICS *Code of Measuring Practice* 6th Edition (September 2007), under site conditions at that time and in line with Malcolm Hollis's standard conditions of contract.

1.2 Scope of Works

- 1.2.1 Area measurements were required for all floors of the building.
- 1.2.2 The areas measured were as found on site, in accordance with the Measuring Guidance Notes. Lease plans with demise areas outlined, were unavailable.
- 1.2.3 The report was prepared in March in response to our client's particular instructions and you should note that the physical state of the property may have changed in the intervening period between our inspection and the date of this report.
- 1.2.4 The property was being used by Crossrail as site offices and welfare facilities at the time of the inspection. Some rooms in the basement had been sealed off and parts of the ground floor had been demolished. The property was measured how it was found at the time of the survey in its current configuration.

1.3 Survey Method

- 1.3.1 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.
- 1.3.2 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
- 1.3.3 Where detailed measurements could not be taken due to occupation and fixtures, a visual check was undertaken and professional estimations made.
- 1.3.4 This survey has been carried out to an accuracy of +/- 10mm as per the guidance detailed in the RICS guidance note *Measured surveys of land, buildings and utilities* (3rd Edition, 2014).

1.4 Area Calculation

- 1.4.1 Every effort is made to ensure the survey is as accurate as possible. Site survey work and corresponding accuracy levels are constrained by the methods adopted to capture relevant site data, the nature of access afforded and the time allocated to complete the work.
- 1.4.2 AutoCAD is used to produce accurate drawings using the information collected on site from which area values are calculated. The production of these drawings allows the creation of a polygon outlining the perimeter of the space and then the subsequent calculation of the overall area using the area calculation function within AutoCAD.
- 1.4.3 The relevant scale of the area reference drawings is stated on the drawings.
- 1.4.4 The drawings have been saved as digital DWG files comprising accurate data of areas extents and configurations that could be used as a basis for future space management, lease plans or refurbishment purposes.
- 1.4.5 The areas have been summarised on a schedule for easy reference, however the two elements (the plans and the schedule) of the document should be read together as there may be information on one that is not contained on the other.

1.5 Quality Control

- 1.5.1 All site dimensions were checked using in-house computer technology and any discrepancies exceeding the required tolerance were, if necessary, verified whilst on site.
- 1.5.2 All figures and drawings are checked as part of our standard quality control procedures.
- 1.5.3 To minimise errors and deliver final area figures to an expected or agreed level the following procedures form part of the quality control process:
- Linear site dimensions recorded are within the necessary tolerances.
 - Equipment checks and calibrations are in place to support the accuracy of the measurement.
 - Sufficient redundancy of recorded dimensions to mitigate erroneous ones.
 - Software check routines for area calculation.

2. Results and Report

- 2.1.1 The resultant area figures detailing the extent of the property measured are presented in Appendix A (Area Schedules).
- 2.1.2 The floor plans (showing the extent of the areas measured, identifying specific areas of inclusion/exclusion and quoting area values in square metres and square feet) are presented in Appendix B (Area Floor Plans). These plans are also available in digital format, which may be useful in the future for space management or refurbishment purposes.

Appendix A
Area Schedules



SUMMARY OF AREAS

8-10 Southampton Row, London, WC1B 4AE

Floor	Use	Gross Internal Area		Net Sales Area		Net Internal Area	
		sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.
Sub Basement	Storage	78.1	841			62.8	676
Basement	Storage	319.8	3,442			202.2	2,176
Ground	Pub/Storage	182.5	1,964			139.8	1,505
First	Pub	173.2	1,864			145.3	1,564
Second	Flat 1			71.9	774		
	Flat 2			67.6	728		
Second Floor Sub Total		180.7	1,945	139.5	1,502		
Third	Flat 3			73.9	795		
	Flat 4			67.8	730		
Third Floor Sub Total		184.0	1,981	141.7	1,525		
Fourth	Flat 5			70.2	756		
	Flat 6			64.8	698		
Fourth Floor Sub Total		180.0	1,938	135.0	1,454		
Fifth	Flat 7			63.4	682		
	Flat 8			57.9	623		
Fifth Floor Sub Total		166.0	1,787	121.3	1,305		
Sixth	Flat 9	140.2	1,509	126.1	1,357		
Seventh	Flat 9	69.2	745	62.5	673		
Totals		1,673.7	18,016	726.1	7,816	550.1	5,921

Notes:

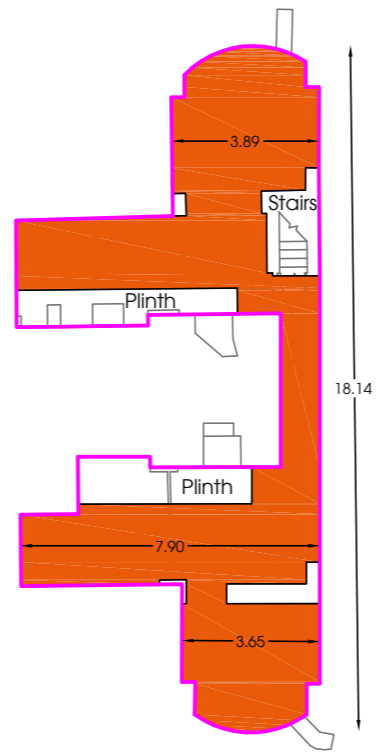
A factor of 10.7639 has been used to convert from sq. m. to sq. ft.



Appendix B

Area Floor Plans





SUB - BASEMENT

PROPERTY
 8-10 SOUTHAMPTON ROW
 LONDON
 WC1B 4AE

CLIENT
 BNP PARIBAS REAL ESTATE
 5 ALDERMANBURY SQUARE
 LONDON
 EC2V 7BP

NOTES
 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
 3) ALL DIMENSIONS ARE IN METRES. SCALED FROM THIS DRAWING.
 4) ALL AREAS ARE MEASURED IN ACCORDANCE TO THE RICS CODE OF MEASURING PRACTICE 6TH EDITION

REVISIONS

No.	Date	Amendments	Initial

GROSS INTERNAL AREA

GIA	78.1 sq m	841 sq ft
TOTAL GIA:	78.1 sq m	841 sq ft

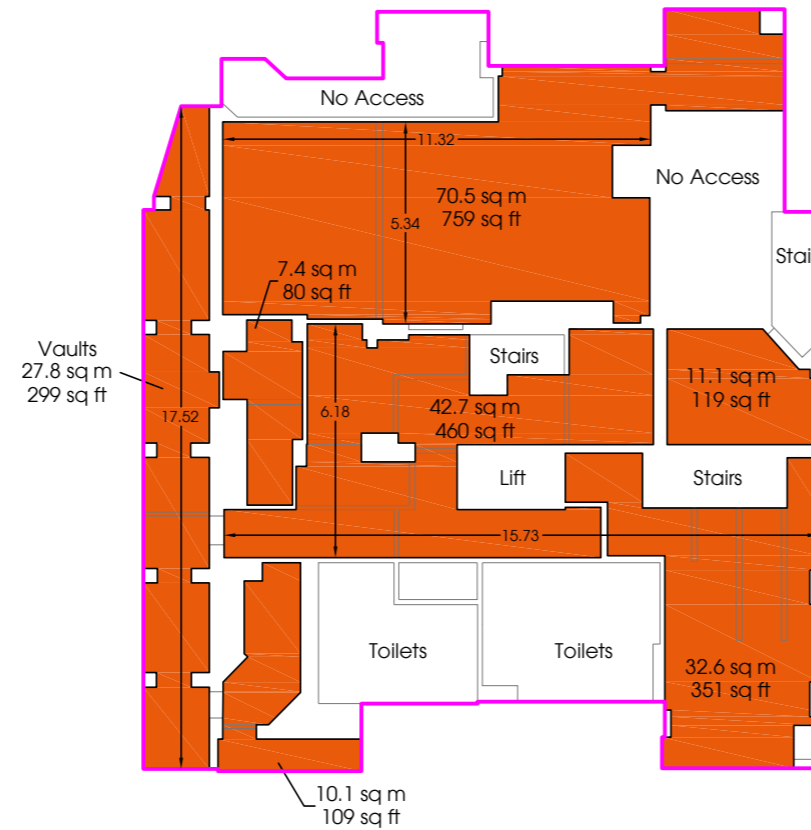
NET INTERNAL AREAS

STORAGE	62.8 sq m	676 sq ft
TOTAL AREA:	62.8 sq m	676 sq ft

malcolm hollis
 80-82 Silverthorne Road
 London
 SW8 3HE
 T 020 7622 9555
 W malcolmhollis.com

RICS

DRAWN BY TP	SURVEY DATE 29 February 2016
SCALE 1:200	CHECKED AB
DRAWING NO. 49749-AR-SB	REV. NO.



BASEMENT

PROPERTY

8-10 SOUTHAMPTON ROW
LONDON
WC1B 4AE

CLIENT

BNP PARIBAS REAL ESTATE
5 ALDERMANBURY SQUARE
LONDON
EC2V 7BP

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN METRES. SCALED FROM THIS DRAWING.
- 4) ALL AREAS ARE MEASURED IN ACCORDANCE TO THE RICS CODE OF MEASURING PRACTICE 6TH EDITION

REVISIONS

No.	Date	Amendments	Initial

GROSS INTERNAL AREA

GIA	sq m	sq ft
TOTAL GIA:	319.8 sq m	3442 sq ft

NET INTERNAL AREAS

STORAGE	sq m	sq ft
TOTAL AREA:	202.2 sq m	2177 sq ft

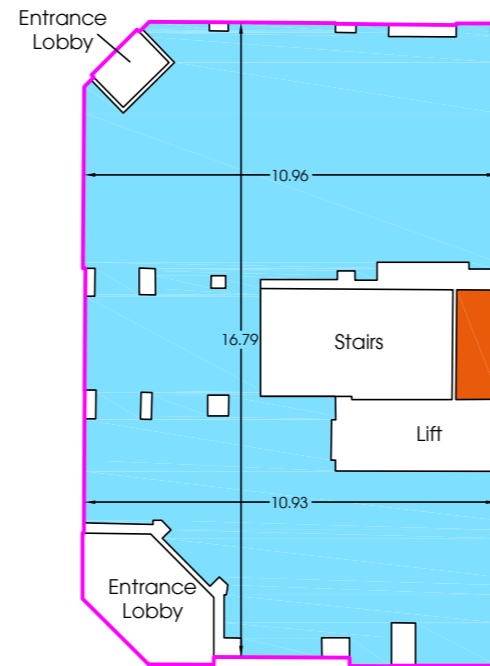


80-82 Silverthorne Road
London
SW8 3HE

T 020 7622 9555
W malcolmhollis.com



DRAWN BY TP	SURVEY DATE 29 February 2016
SCALE 1:200	CHECKED AB
DRAWING NO. 49749-AR-B	REV. NO.



GROUND FLOOR

PROPERTY
 8-10 SOUTHAMPTON ROW
 LONDON
 WC1B 4AE

CLIENT
 BNP PARIBAS REAL ESTATE
 5 ALDERMANBURY SQUARE
 LONDON
 EC2V 7BP

NOTES
 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
 3) ALL DIMENSIONS ARE IN METRES. SCALED FROM THIS DRAWING.
 4) ALL AREAS ARE MEASURED IN ACCORDANCE TO THE RICS CODE OF MEASURING PRACTICE 6TH EDITION

REVISIONS

No.	Date	Amendments	Initial

GROSS INTERNAL AREA

GIA	182.5 sq m	1964 sq ft
TOTAL GIA:	182.5 sq m	1964 sq ft

NET INTERNAL AREAS

PUB	136.4 sq m	1468 sq ft
STORAGE	3.4 sq m	37 sq ft
TOTAL AREA:	139.8 sq m	1505 sq ft

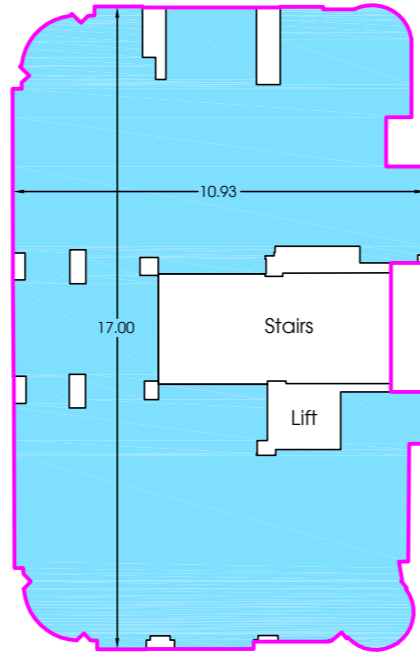
The following has been EXCLUDED from the Area:

Entrance Lobbies	11.1 sq m	119 sq ft
Stairs	14.6 sq m	157 sq ft

malcolm hollis
 80-82 Silverthorne Road
 London
 SW8 3HE
 T 020 7622 9555
 W malcolmhollis.com

RICS

DRAWN BY TP	SURVEY DATE 29 February 2016
SCALE 1:200	CHECKED AB
DRAWING NO. 49749-AR-B	REV. NO.



FIRST FLOOR

PROPERTY
 8-10 SOUTHAMPTON ROW
 LONDON
 WC1B 4AE

CLIENT
 BNP PARIBAS REAL ESTATE
 5 ALDERMANBURY SQUARE
 LONDON
 EC2V 7BP

NOTES
 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
 3) ALL DIMENSIONS ARE IN METRES. SCALED FROM THIS DRAWING.
 4) ALL AREAS ARE MEASURED IN ACCORDANCE TO THE RICS CODE OF MEASURING PRACTICE 6TH EDITION

REVISIONS

No.	Date	Amendments	Initial

GROSS INTERNAL AREA

GIA	173.2 sq m	1864 sq ft
TOTAL GIA:	173.2 sq m	1864 sq ft

NET INTERNAL AREAS

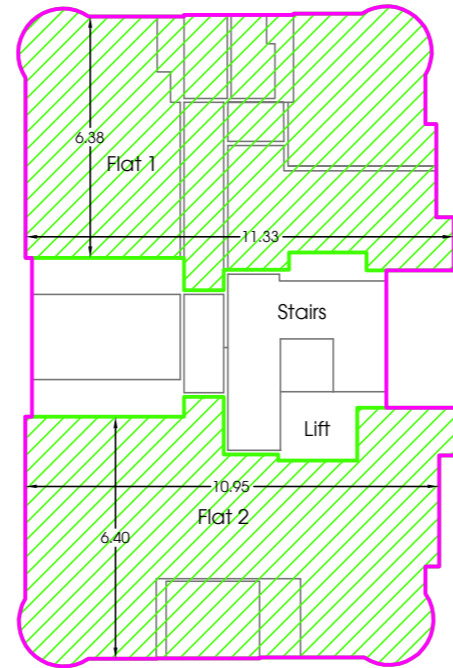
PUB	145.3 sq m	1564 sq ft
TOTAL AREA:	145.3 sq m	1564 sq ft

The following has been EXCLUDED from the Area:
 Stairs 17.9 sq m 193 sq ft

malcolm hollis
 80-82 Silverthorne Road
 London
 SW8 3HE
 T 020 7622 9555
 W malcolmhollis.com

RICS

DRAWN BY TP	SURVEY DATE 29 February 2016
SCALE 1:200	CHECKED AB
DRAWING NO. 49749-AR-1	REV. NO.



SECOND FLOOR

PROPERTY
 8-10 SOUTHAMPTON ROW
 LONDON
 WC1B 4AE

CLIENT
 BNP PARIBAS REAL ESTATE
 5 ALDERMANBURY SQUARE
 LONDON
 EC2V 7BP

- NOTES**
- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
 - 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
 - 3) ALL DIMENSIONS ARE IN METRES. SCALED FROM THIS DRAWING.
 - 4) ALL AREAS ARE MEASURED IN ACCORDANCE TO THE RICS CODE OF MEASURING PRACTICE 6TH EDITION

REVISIONS

No.	Date	Amendments	Initial

GROSS INTERNAL AREA

GIA	180.7 sq m	1945 sq ft
TOTAL GIA:	180.7 sq m	1945 sq ft

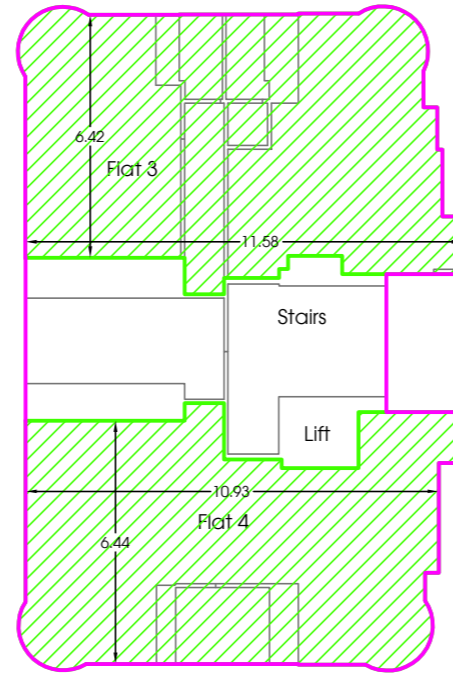
NET SALES AREAS

NSA - Flat 1	71.9 sq m	774 sq ft
NSA - Flat 2	67.6 sq m	728 sq ft
TOTAL AREA:	139.5 sq m	1502 sq ft

malcolm hollis
 80-82 Silverthorne Road
 London
 SW8 3HE
 T 020 7622 9555
 W malcolmhollis.com



DRAWN BY TP	SURVEY DATE 29 February 2016
SCALE 1:200	CHECKED AB
DRAWING NO. 49749-AR-2	REV. NO.



THIRD FLOOR

PROPERTY
 8-10 SOUTHAMPTON ROW
 LONDON
 WC1B 4AE

CLIENT
 BNP PARIBAS REAL ESTATE
 5 ALDERMANBURY SQUARE
 LONDON
 EC2V 7BP

NOTES
 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
 3) ALL DIMENSIONS ARE IN METRES. SCALED FROM THIS DRAWING.
 4) ALL AREAS ARE MEASURED IN ACCORDANCE TO THE RICS CODE OF MEASURING PRACTICE 6TH EDITION

REVISIONS

No.	Date	Amendments	Initial

GROSS INTERNAL AREA

GIA	184.0 sq m	1981 sq ft
TOTAL GIA:	184.0 sq m	1981 sq ft

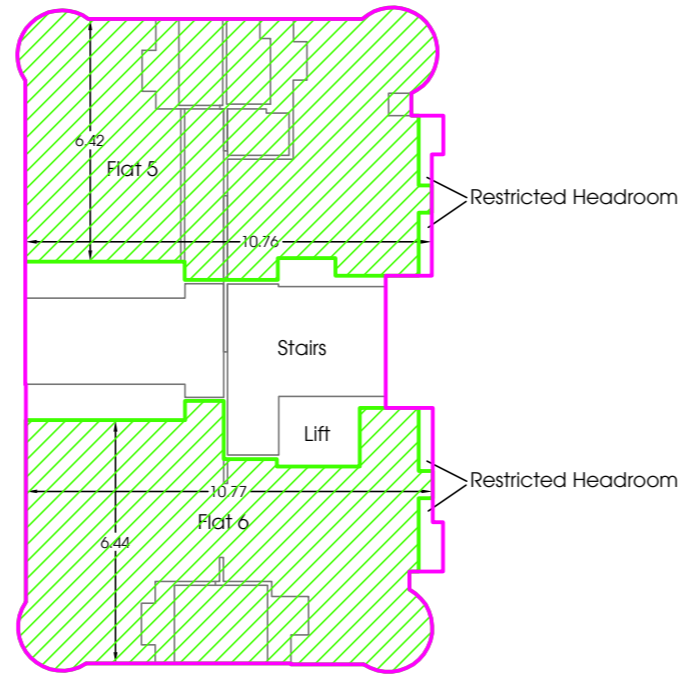
NET SALES AREAS

NSA - Flat 3	73.9 sq m	795 sq ft
NSA - Flat 4	67.8 sq m	730 sq ft
TOTAL AREA:	141.7 sq m	1525 sq ft

malcolm hollis
 80-82 Silverthorne Road
 London
 SW8 3HE
 T 020 7622 9555
 W malcolmhollis.com

RICS

DRAWN BY AB	SURVEY DATE 29 February 2016
SCALE 1:200	CHECKED TP
DRAWING NO. 49749-AR-3	REV. NO.



FOURTH FLOOR

PROPERTY

8-10 SOUTHAMPTON ROW
LONDON
WC1B 4AE

CLIENT

BNP PARIBAS REAL ESTATE
5 ALDERMANBURY SQUARE
LONDON
EC2V 7BP

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN METRES. SCALED FROM THIS DRAWING.
- 4) ALL AREAS ARE MEASURED IN ACCORDANCE TO THE RICS CODE OF MEASURING PRACTICE 6TH EDITION

REVISIONS

No.	Date	Amendments	Initial

GROSS INTERNAL AREA

GIA	180.0 sq m	1938 sq ft
TOTAL GIA:	180.0 sq m	1938 sq ft

NET SALES AREAS

NSA - Flat 5	70.2 sq m	756 sq ft
NSA - Flat 6	64.8 sq m	698 sq ft
TOTAL AREA:	135.0 sq m	1454 sq ft

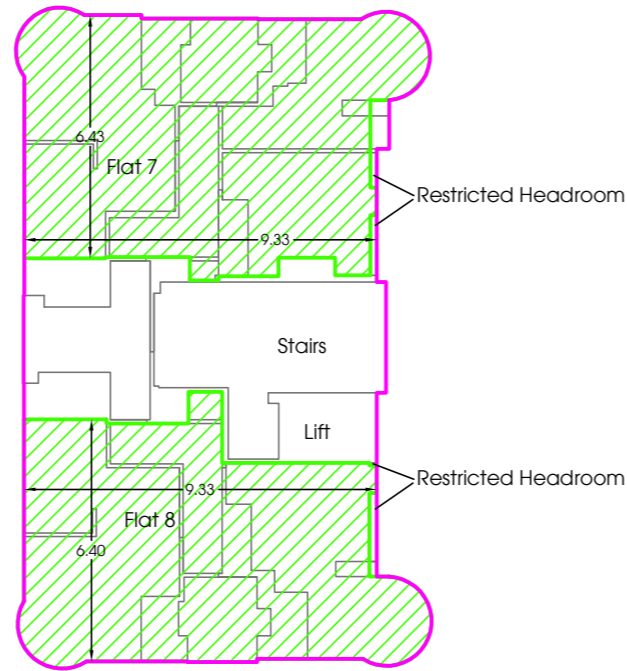


80-82 Silverthorne Road
London
SW8 3HE

T 020 7622 9555
W malcolmhollis.com



DRAWN BY AB	SURVEY DATE 29 February 2016
SCALE 1:200	CHECKED TP
DRAWING NO. 49749-AR-4	REV. NO.



FIFTH FLOOR

PROPERTY
8-10 SOUTHAMPTON ROW
LONDON
WC1B 4AE

CLIENT
BNP PARIBAS REAL ESTATE
5 ALDERMANBURY SQUARE
LONDON
EC2V 7BP

- NOTES**
- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
 - 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
 - 3) ALL DIMENSIONS ARE IN METRES. SCALED FROM THIS DRAWING.
 - 4) ALL AREAS ARE MEASURED IN ACCORDANCE TO THE RICS CODE OF MEASURING PRACTICE 6TH EDITION

REVISIONS

No.	Date	Amendments	Initial

GROSS INTERNAL AREA

GIA	166.0 sq m	1787 sq ft
TOTAL GIA:	166.0 sq m	1787 sq ft

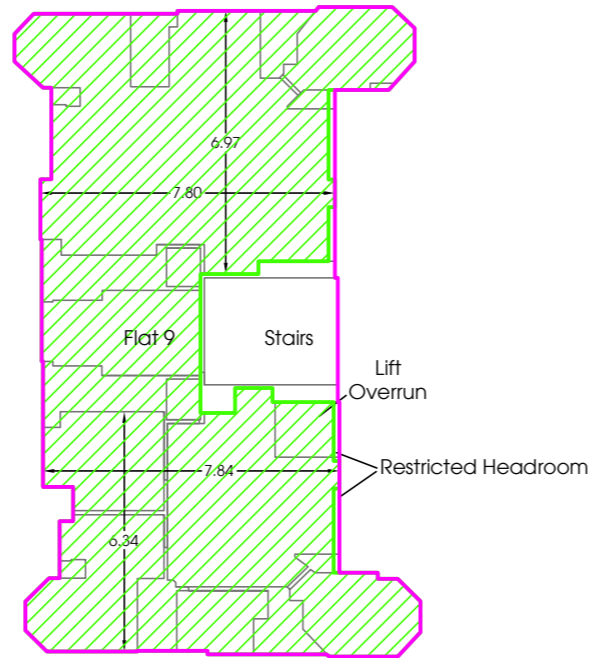
NET SALES AREAS

NSA - Flat 7	63.4 sq m	682 sq ft
NSA - Flat 8	57.9 sq m	623 sq ft
TOTAL AREA:	121.3 sq m	1305 sq ft

malcolm hollis
80-82 Silverthorne Road
London
SW8 3HE
T 020 7622 9555
W malcolmhollis.com

RICS

DRAWN BY AB	SURVEY DATE 29 February 2016
SCALE 1:200	CHECKED TP
DRAWING NO. 49749-AR-5	REV. NO.



SIXTH FLOOR

PROPERTY

8-10 SOUTHAMPTON ROW
LONDON
WC1B 4AE

CLIENT

BNP PARIBAS REAL ESTATE
5 ALDERMANBURY SQUARE
LONDON
EC2V 7BP

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN METRES. SCALED FROM THIS DRAWING.
- 4) ALL AREAS ARE MEASURED IN ACCORDANCE TO THE RICS CODE OF MEASURING PRACTICE 6TH EDITION

REVISIONS

No.	Date	Amendments	Initial

GROSS INTERNAL AREA

GIA	140.2 sq m	1509 sq ft
TOTAL GIA:	140.2 sq m	1509 sq ft

NET SALES AREAS

NSA - Flat 9	126.1 sq m	1357 sq ft
TOTAL AREA:	126.1 sq m	1357 sq ft

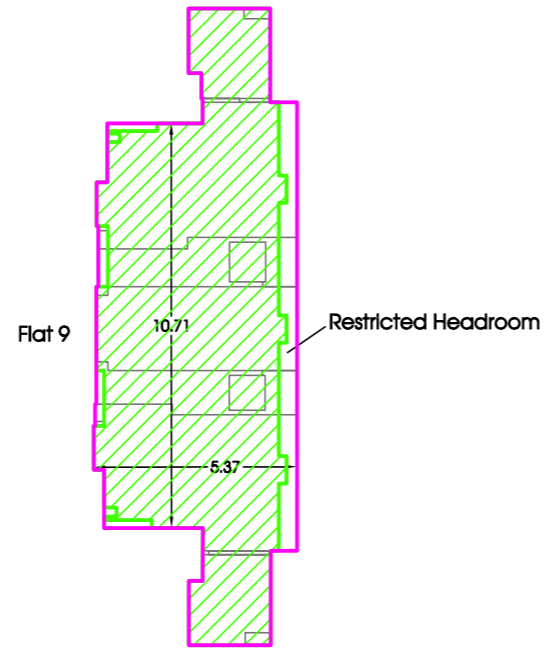


80-82 Silverthorne Road
London
SW8 3HE

T 020 7622 9555
W malcolmhollis.com



DRAWN BY AB	SURVEY DATE 29 February 2016
SCALE 1:200	CHECKED TP
DRAWING NO. 49749-AR-6	REV. NO.



SEVENTH FLOOR

PROPERTY
 8-10 SOUTHAMPTON ROW
 LONDON
 WC1B 4AE

CLIENT
 BNP PARIBAS REAL ESTATE
 5 ALDERMANBURY SQUARE
 LONDON
 EC2V 7BP

NOTES
 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
 3) ALL DIMENSIONS ARE IN METRES. SCALED FROM THIS DRAWING.
 4) ALL AREAS ARE MEASURED IN ACCORDANCE TO THE RICS CODE OF MEASURING PRACTICE 6TH EDITION


REVISIONS

No.	Date	Amendments	Initial

GROSS INTERNAL AREA		
GIA	69.2 sq m	745 sq ft
TOTAL GIA:	69.2 sq m	745 sq ft

NET SALES AREAS		
NSA - Flat 9	62.5 sq m	673 sq ft
TOTAL AREA:	62.5 sq m	673 sq ft

malcolm hollis
 80-82 Silverthorne Road
 London
 SW8 3HE
 T 020 7622 9555
 W malcolmhollis.com



DRAWN BY AB	SURVEY DATE 29 February 2016
SCALE 1:200	CHECKED TP
DRAWING NO. 49749-AR-7	REV. NO.