

# **AREA REPORT**

## **West Central Street Block**

### **London**

**May 2019**

**Client**

**Labtech Investments LTD**



CSL Surveys (Stevenage) Ltd

16 Leyden Road

Stevenage

Herts SG1 2BP

Tel: 01438728441

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**This is a report produced for the following parties:**

**Labtech Investments Ltd**

Camden Lock Market, Chalk Farm Road,  
Camden Town, London NW1 8AB

**The Internal area surveys were undertaken by CSL Surveys (Stevenage) Ltd in accordance with the guidelines of RICS property measurement 6th edition 2007.**

CAD systems were used to construct and verify the floor plan information from the captured data.

Relevant area data was calculated from the constructed floor plan information.

Residential areas in West Central Street Block are calculated as Net Sales Areas.



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Second Floor Plan  
Third Floor Plan**

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**Basement Floor Plan  
Ground Floor Plan  
Mezzanine Floor Plan  
First Floor Plan  
Second Floor Plan  
Third Floor Plan**



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**WEST CENTRAL STREET BLOCK  
LONDON**

**GROSS EXTERNAL AREA**

|                 |         |     |       |      |
|-----------------|---------|-----|-------|------|
| Basement Floor  | 941.42  | Sqm | 10133 | Sqft |
| Ground Floor    | 824.56  | Sqm | 8876  | Sqft |
| Mezzanine Floor | 371.26  | Sqm | 3996  | Sqft |
| First Floor     | 477.75  | Sqm | 5143  | Sqft |
| Second Floor    | 392.23  | Sqm | 4222  | Sqft |
| Third Floor     | 314.69  | Sqm | 3387  | Sqft |
| TOTAL           | 3321.91 | Sqm | 35757 | Sqft |



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**WEST CENTRAL STREET BLOCK  
LONDON**

**GROSS INTERNAL AREA**

|                 |                         |        |     |      |      |
|-----------------|-------------------------|--------|-----|------|------|
| Basement Floor  | 39-41 New Oxford Street | 167.39 | Sqm | 1802 | Sqft |
|                 | 37 New Oxford Street    | 61.64  | Sqm | 663  | Sqft |
|                 | 35 New Oxford Street    | 51.14  | Sqm | 550  | Sqft |
|                 | 12 Museum Street        | 80.16  | Sqm | 863  | Sqft |
|                 | 10 Museum Street        | 51.88  | Sqm | 558  | Sqft |
|                 | 16 West Central Street  | 277.67 | Sqm | 2989 | Sqft |
|                 | 16A West Central Street | 135.14 | Sqm | 1455 | Sqft |
|                 | Sub Total               | 825.02 |     | 8880 | Sqft |
| Ground Floor    | 39-41 New Oxford Street | 138.82 | Sqm | 1494 | Sqft |
|                 | 37 New Oxford Street    | 40.07  | Sqm | 431  | Sqft |
|                 | 35 New Oxford Street    | 36.87  | Sqm | 397  | Sqft |
|                 | 12 Museum Street        | 56.38  | Sqm | 607  | Sqft |
|                 | 10 Museum Street        | 44.64  | Sqm | 481  | Sqft |
|                 | 16 West Central Street  | 262.94 | Sqm | 2830 | Sqft |
|                 | 16A West Central Street | 133.37 | Sqm | 1436 | Sqft |
|                 | 18 West Central Street  | 4.95   | Sqm | 53   | Sqft |
| Sub Total       |                         | 718.04 | Sqm | 7729 | Sqft |
| Mezzanine Floor | 16 West Central Street  | 102.70 | Sqm | 1105 | Sqft |
|                 | 16A West Central Street | 88.14  | Sqm | 949  | Sqft |
|                 | 18 West Central Street  | 8.12   | Sqm | 87   | Sqft |
| Sub Total       |                         | 198.96 | Sqm | 2141 | Sqft |
| First Floor     | 39-41 New Oxford Street | 80.46  | Sqm | 866  | Sqft |
|                 | 37 New Oxford Street    | 47.70  | Sqm | 513  | Sqft |
|                 | 35 New Oxford Street    | 35.45  | Sqm | 382  | Sqft |
|                 | 12 Museum Street        | 72.78  | Sqm | 783  | Sqft |
|                 | 10 Museum Street        | 29.55  | Sqm | 318  | Sqft |
|                 | 18 West Central Street  | 139.28 | Sqm | 1499 | Sqft |
| Sub Total       |                         | 405.22 | Sqm | 4361 | Sqft |



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|              |                         |         |     |       |      |
|--------------|-------------------------|---------|-----|-------|------|
| Second Floor | 39-41 New Oxford Street | 74.74   | Sqm | 805   | Sqft |
|              | 37 New Oxford Street    | 47.85   | Sqm | 515   | Sqft |
|              | 35 New Oxford Street    | 35.40   | Sqm | 381   | Sqft |
|              | 12 Museum Street        | 72.85   | Sqm | 784   | Sqft |
|              | 10 Museum Street        | 29.58   | Sqm | 318   | Sqft |
|              | 18 West Central Street  | 65.52   | Sqm | 705   | Sqft |
|              | Sub Total               | 325.94  | Sqm | 3508  | Sqft |
| Third Floor  | 39-41 New Oxford Street | 74.74   | Sqm | 805   | Sqft |
|              | 37 New Oxford Street    | 47.40   | Sqm | 510   | Sqft |
|              | 35 New Oxford Street    | 35.40   | Sqm | 381   | Sqft |
|              | 12 Museum Street        | 72.71   | Sqm | 783   | Sqft |
|              | 10 Museum Street        | 29.63   | Sqm | 319   | Sqft |
|              | Sub Total               | 259.88  | Sqm | 2798  | Sqft |
| TOTAL        |                         | 2733.06 | Sqm | 29417 | Sqft |



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**WEST CENTRAL STREET BLOCK  
LONDON**

**NET INTERNAL AREA**

|                 |                         |        |     |      |      |
|-----------------|-------------------------|--------|-----|------|------|
| Basement Floor  | 39-41 New Oxford Street | 133.00 | Sqm | 1432 | Sqft |
|                 | 37 New Oxford Street    | 49.55  | Sqm | 533  | Sqft |
|                 | 35 New Oxford Street    | 39.77  | Sqm | 428  | Sqft |
|                 | 12 Museum Street        | 39.27  | Sqm | 423  | Sqft |
|                 | 10 Museum Street        | 31.52  | Sqm | 339  | Sqft |
|                 | 16 West Central Street  | 230.91 | Sqm | 2486 | Sqft |
|                 | 16A West Central Street | 93.11  | Sqm | 1002 | Sqft |
| Sub Total       |                         | 617.13 | Sqm | 6643 | Sqft |
| Ground Floor    | 39-41 New Oxford Street | 114.63 | Sqm | 1234 | Sqft |
|                 | 37 New Oxford Street    | 41.34  | Sqm | 445  | Sqft |
|                 | 35 New Oxford Street    | 29.95  | Sqm | 322  | Sqft |
|                 | 12 Museum Street        | 39.29  | Sqm | 423  | Sqft |
|                 | 10 Museum Street        | 30.09  | Sqm | 324  | Sqft |
|                 | 16 West Central Street  | 177.21 | Sqm | 1907 | Sqft |
|                 | 16A West Central Street | 70.07  | Sqm | 754  | Sqft |
|                 | 18 West Central Street  | 0.00   | Sqm | 0    | Sqft |
|                 | Sub Total               | 502.58 | Sqm | 5409 | Sqft |
| Mezzanine Floor | 16 West Central Street  | 0.00   | Sqm | 0    | Sqft |
|                 | 16A West Central Street | 75.11  | Sqm | 808  | Sqft |
|                 | 18 West Central Street  | 2.53   | Sqm | 27   | Sqft |
| Sub Total       |                         | 77.64  | Sqm | 835  | Sqft |
| First Floor     | 39-41 New Oxford Street | 57.86  | Sqm | 623  | Sqft |
|                 | 37 New Oxford Street    | 41.50  | Sqm | 447  | Sqft |
|                 | 35 New Oxford Street    | 29.70  | Sqm | 320  | Sqft |
|                 | 12 Museum Street        | 61.49  | Sqm | 662  | Sqft |
|                 | 10 Museum Street        | 21.23  | Sqm | 229  | Sqft |



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|              |                         |         |     |       |      |
|--------------|-------------------------|---------|-----|-------|------|
|              | 18 West Central Street  | 127.99  | Sqm | 1378  | Sqft |
| Sub Total    |                         | 339.77  | Sqm | 3659  | Sqft |
|              |                         |         |     |       |      |
| Second Floor | 39-41 New Oxford Street | 57.83   | Sqm | 622   | Sqft |
|              | 37 New Oxford Street    | 40.82   | Sqm | 439   | Sqft |
|              | 35 New Oxford Street    | 28.49   | Sqm | 307   | Sqft |
|              | 12 Museum Street        | 61.65   | Sqm | 664   | Sqft |
|              | 10 Museum Street        | 21.11   | Sqm | 227   | Sqft |
|              | 18 West Central Street  | 61.02   | Sqm | 657   | Sqft |
| Sub Total    |                         | 270.92  | Sqm | 2916  | Sqft |
|              |                         |         |     |       |      |
| Third Floor  | 39-41 New Oxford Street | 62.10   | Sqm | 668   | Sqft |
|              | 37 New Oxford Street    | 40.55   | Sqm | 436   | Sqft |
|              | 35 New Oxford Street    | 26.41   | Sqm | 284   | Sqft |
|              | 12 Museum Street        | 61.58   | Sqm | 663   | Sqft |
|              | 10 Museum Street        | 22.12   | Sqm | 238   | Sqft |
| Sub Total    |                         | 212.76  | Sqm | 2289  | Sqft |
|              |                         |         |     |       |      |
| TOTAL        |                         | 2020.80 | Sqm | 21751 | Sqft |



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WEST CENTRAL STREET

SHAFTESBURY AVENUE

39-41 NEW  
OXFORD  
STREET

37 NEW  
OXFORD  
STREET

35 NEW  
OXFORD  
STREET

THE OLD CROWN  
PUBLIC HOUSE

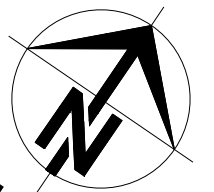
12 MUSEUM  
STREET

10 MUSEUM  
STREET

18 WEST  
CENTRAL STREET

16A WEST  
CENTRAL STREET

16 WEST  
CENTRAL STREET



INDICATIVE

GROSS EXTERNAL AREA



941.42 SQM  
10133 SQFT

Measurements taken to internal dominant face  
to calculate Gross Internal Area.



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Project  
**WEST CENTRAL STREET  
NORTH BLOCK  
LONDON**

Title  
**GROSS EXTERNAL AREA  
BASEMENT FLOOR PLAN**

Client  
**LABTECH INVESTMENTS LTD**

| Project No | Revision   | Dwg No.    |
|------------|------------|------------|
| 20117S     | F0         | 1 of 6     |
| Plot Scale | Sheet Size | Date       |
| 1:200      | A3         | APRIL 2019 |



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SHAFTESBURY AVENUE

WEST CENTRAL STREET

39-41 NEW OXFORD STREET

37 NEW OXFORD STREET

35 NEW OXFORD STREET

THE OLD CROWN PUBLIC HOUSE

12 MUSEUM STREET

10 MUSEUM STREET

18 WEST CENTRAL STREET

16A WEST CENTRAL STREET

16 WEST CENTRAL STREET

GROSS EXTERNAL AREA



824.56 SQM  
8876 SQFT

Measurements taken to internal dominant face to calculate Gross Internal Area.



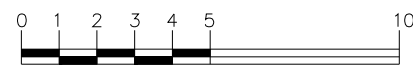
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Project  
WEST CENTRAL STREET  
NORTH BLOCK  
LONDON

Title  
GROSS EXTERNAL AREA  
GROUND FLOOR PLAN

Client  
LABTECH INVESTMENTS LTD

| Project No | Revision   | Dwg No.    |
|------------|------------|------------|
| 20117S     | F0         | 2 of 6     |
| Plot Scale | Sheet Size | Date       |
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Measurements taken to internal dominant face to calculate Gross Internal Area.

16 WEST  
CENTRAL STREET



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Project  
WEST CENTRAL STREET  
NORTH BLOCK  
LONDON

Title  
GROSS EXTERNAL AREA  
MEZZANINE FLOOR PLAN

|                         |
|-------------------------|
| Client                  |
| LABTECH INVESTMENTS LTD |

|        |            |            |            |
|--------|------------|------------|------------|
| T<br>N | Project No | Revision   | Dwg No.    |
|        | 20117S     | F0         | 3 of 6     |
|        | Plot Scale | Sheet Size | Date       |
|        | 1:200      | A3         | APRIL 2019 |

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SHAFTESBURY AVENUE

39-41 NEW OXFORD STREET

37 NEW OXFORD STREET

35 NEW OXFORD STREET

GROSS EXTERNAL AREA

477.75 SQM  
5143 SQFT

Measurements taken to internal dominant face to calculate Gross Internal Area.

WEST CENTRAL STREET

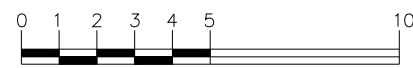
THE OLD CROWN PUBLIC HOUSE

12 MUSEUM STREET

10 MUSEUM STREET

18 WEST CENTRAL STREET

16 WEST CENTRAL STREET



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Project  
**WEST CENTRAL STREET  
NORTH BLOCK  
LONDON**

Title  
**GROSS EXTERNAL AREA  
FIRST FLOOR PLAN**

Client  
**LABTECH INVESTMENTS LTD**

| Project No | Revision   | Dwg No.    |
|------------|------------|------------|
| 20117S     | F0         | 4 of 6     |
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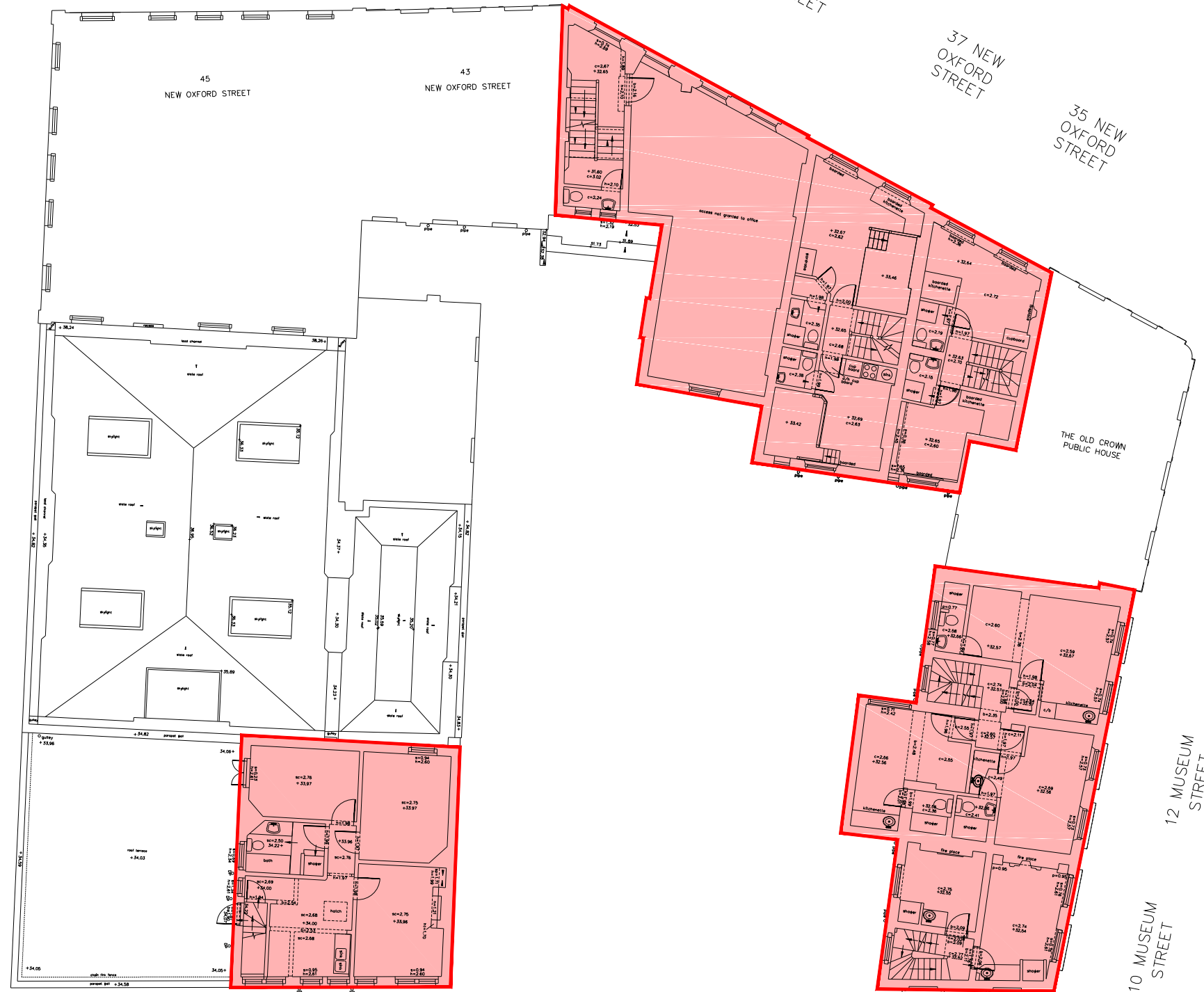
SHAFTESBURY AVENUE

39-41 NEW OXFORD STREET

37 NEW OXFORD STREET

35 NEW OXFORD STREET

WEST CENTRAL STREET



18 WEST CENTRAL STREET

GROSS EXTERNAL AREA



392.23 SQM  
4222 SQFT

Measurements taken to internal dominant face to calculate Gross Internal Area.



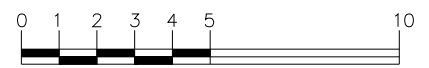
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Project  
**WEST CENTRAL STREET  
NORTH BLOCK  
LONDON**

Title  
**GROSS EXTERNAL AREA  
SECOND FLOOR PLAN**

Client  
**LABTECH INVESTMENTS LTD**

| Project No | Revision   | Dwg No.    |
|------------|------------|------------|
| 20117S     | F0         | 5 of 6     |
| Plot Scale | Sheet Size | Date       |
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SHAFTESBURY AVENUE

39-41 NEW OXFORD STREET

37 NEW OXFORD STREET

35 NEW OXFORD STREET

WEST CENTRAL STREET

18 WEST CENTRAL STREET

THE OLD CROWN PUBLIC HOUSE

12 MUSEUM STREET

10 MUSEUM STREET

GROSS EXTERNAL AREA  
314.69 SQM  
3387 SQFT

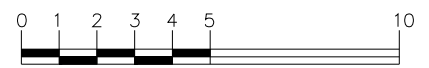
Measurements taken to internal dominant face to calculate Gross Internal Area.





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|                                                         |            |            |
|---------------------------------------------------------|------------|------------|
| Project<br>WEST CENTRAL STREET<br>NORTH BLOCK<br>LONDON |            |            |
| Title<br>GROSS EXTERNAL AREA<br>THIRD FLOOR PLAN        |            |            |
| Client<br><br>LABTECH INVESTMENTS LTD                   |            |            |
| Project No                                              | Revision   | Dwg No.    |
| 20117S                                                  | F0         | 6 of 6     |
| Plot Scale                                              | Sheet Size | Date       |
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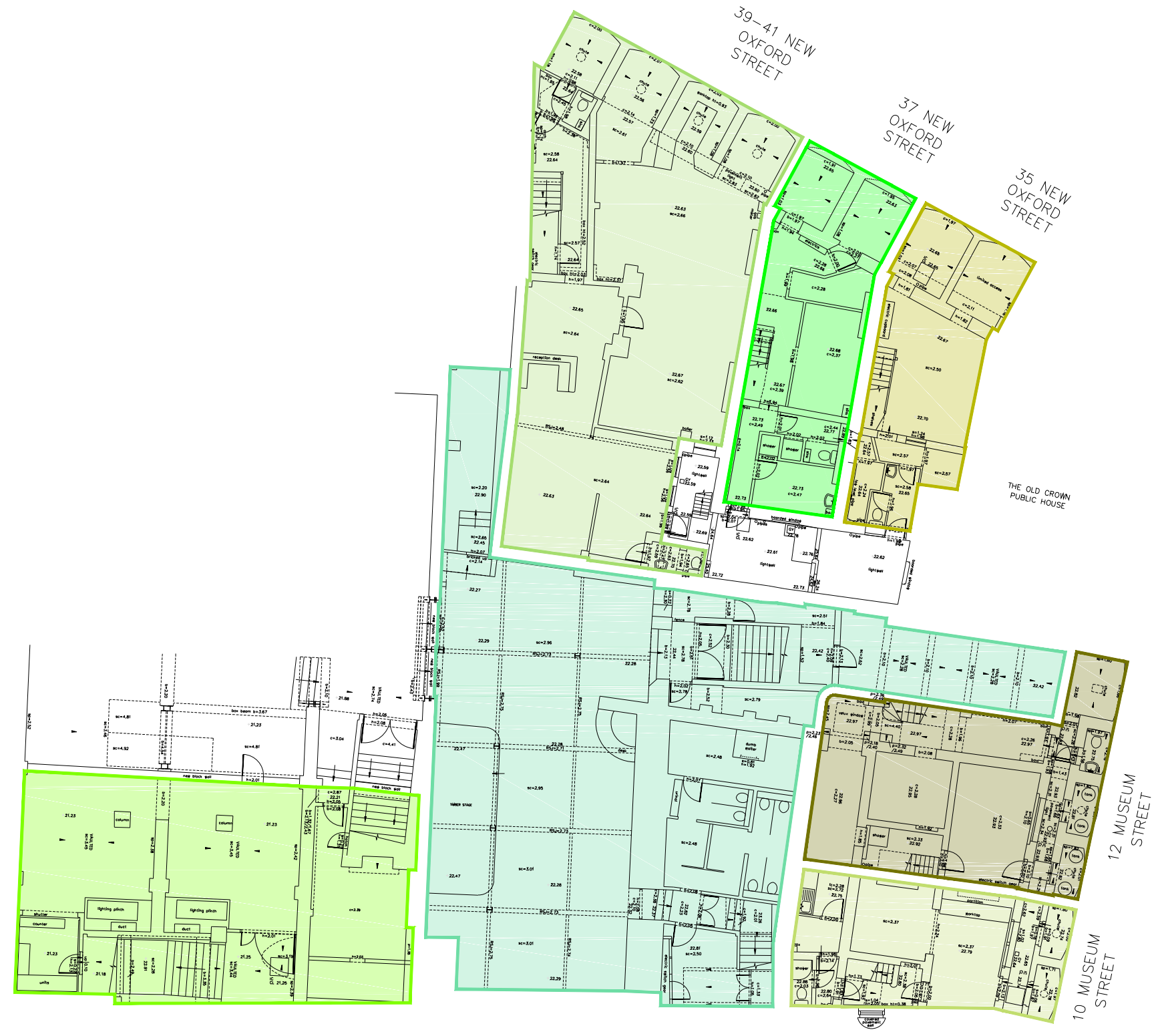
SHAFTESBURY AVENUE

GROSS INTERNAL AREA

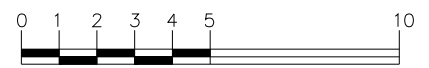
|                                                                |                                                                |
|----------------------------------------------------------------|----------------------------------------------------------------|
| <div></div> 39-41 NEW OXFORD STREET<br>167.39 SQM<br>1802 SQFT | <div></div> 10 MUSEUM STREET<br>51.88 SQM<br>558 SQFT          |
| <div></div> 37 NEW OXFORD STREET<br>61.64 SQM<br>663 SQFT      | <div></div> 16 WEST CENTRAL STREET<br>277.67 SQM<br>2989 SQFT  |
| <div></div> 35 NEW OXFORD STREET<br>51.14 SQM<br>550 SQFT      | <div></div> 16A WEST CENTRAL STREET<br>135.14 SQM<br>1455 SQFT |
| <div></div> 12 MUSEUM STREET<br>80.16 SQM<br>863 SQFT          |                                                                |

Measurements taken to internal dominant face to calculate Gross Internal Area.

WEST CENTRAL STREET



18 WEST CENTRAL STREET      16A WEST CENTRAL STREET      16 WEST CENTRAL STREET



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Project  
**WEST CENTRAL STREET  
NORTH BLOCK  
LONDON**

Title  
**GROSS INTERNAL AREA  
FIRST BASEMENT FLOOR PLAN**

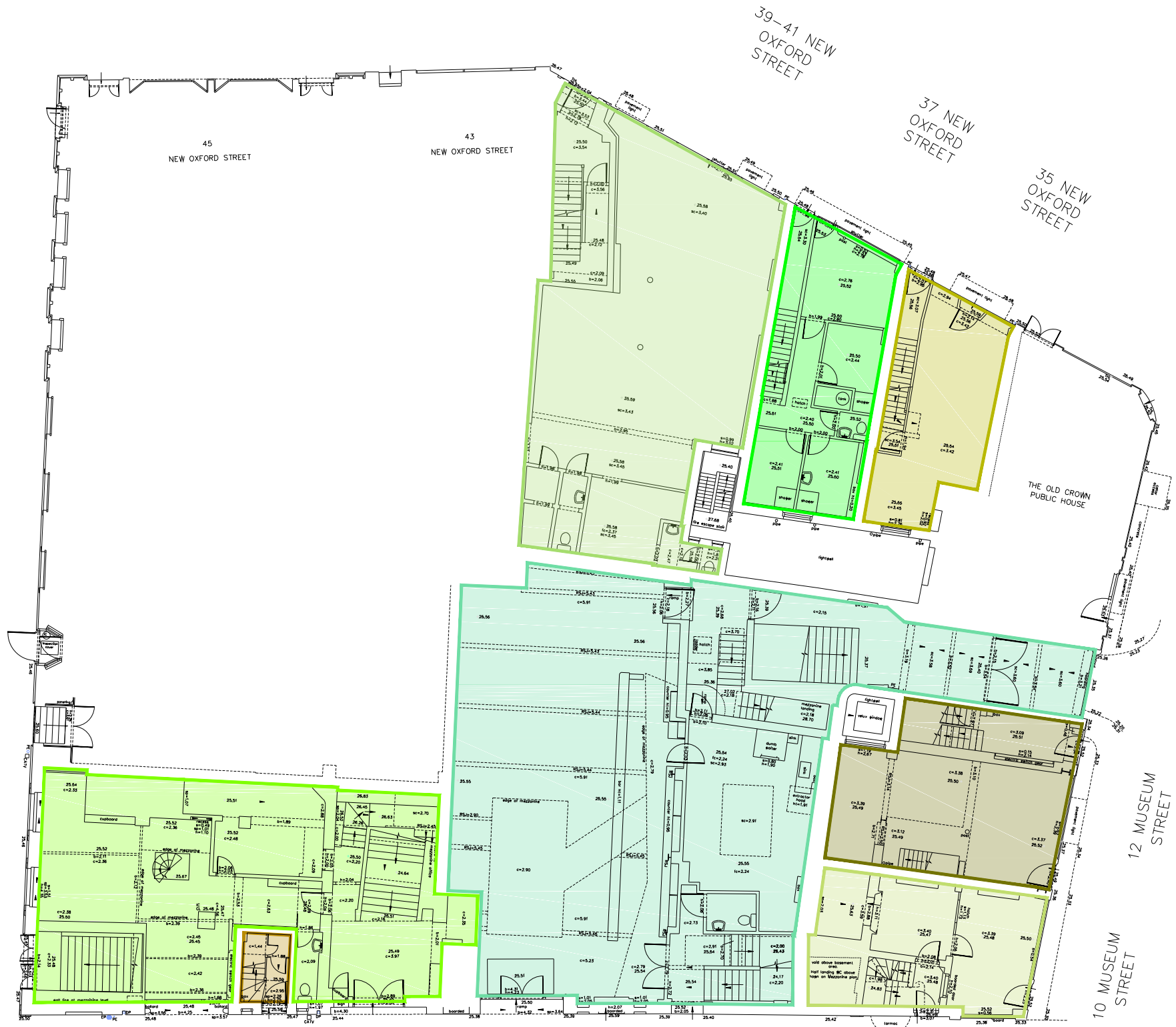
Client  
**LABTECH INVESTMENTS LTD**

| Project No | Revision   | Dwg No.    |
|------------|------------|------------|
| 20117S     | F0         | 1 of 6     |
| Plot Scale | Sheet Size | Date       |
| 1:200      | A3         | APRIL 2019 |



SHAFTESBURY AVENUE

WEST CENTRAL STREET



GROSS INTERNAL AREA

|                                                    |                                                    |
|----------------------------------------------------|----------------------------------------------------|
| 39-41 NEW OXFORD STREET<br>138.82 SQM<br>1494 SQFT | 10 MUSEUM STREET<br>44.64 SQM<br>481 SQFT          |
| 37 NEW OXFORD STREET<br>40.07 SQM<br>431 SQFT      | 16 WEST CENTRAL STREET<br>262.94 SQM<br>2830 SQFT  |
| 35 NEW OXFORD STREET<br>36.87 SQM<br>397 SQFT      | 16A WEST CENTRAL STREET<br>133.37 SQM<br>1436 SQFT |
| 12 MUSEUM STREET<br>56.38 SQM<br>607 SQFT          | 18 WEST CENTRAL STREET<br>4.95 SQM<br>53 SQFT      |

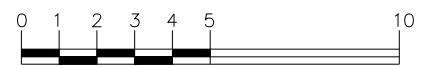
Measurements taken to internal dominant face to calculate Gross Internal Area.





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|                                                         |            |            |
|---------------------------------------------------------|------------|------------|
| Project<br>WEST CENTRAL STREET<br>NORTH BLOCK<br>LONDON |            |            |
| Title<br>GROSS INTERNAL AREA<br>GROUND FLOOR PLAN       |            |            |
| Client<br><br>LABTECH INVESTMENTS LTD                   |            |            |
| Project No                                              | Revision   | Dwg No.    |
| 20117S                                                  | F0         | 2 of 6     |
| Plot Scale                                              | Sheet Size | Date       |
| 1:200                                                   | A3         | APRIL 2019 |



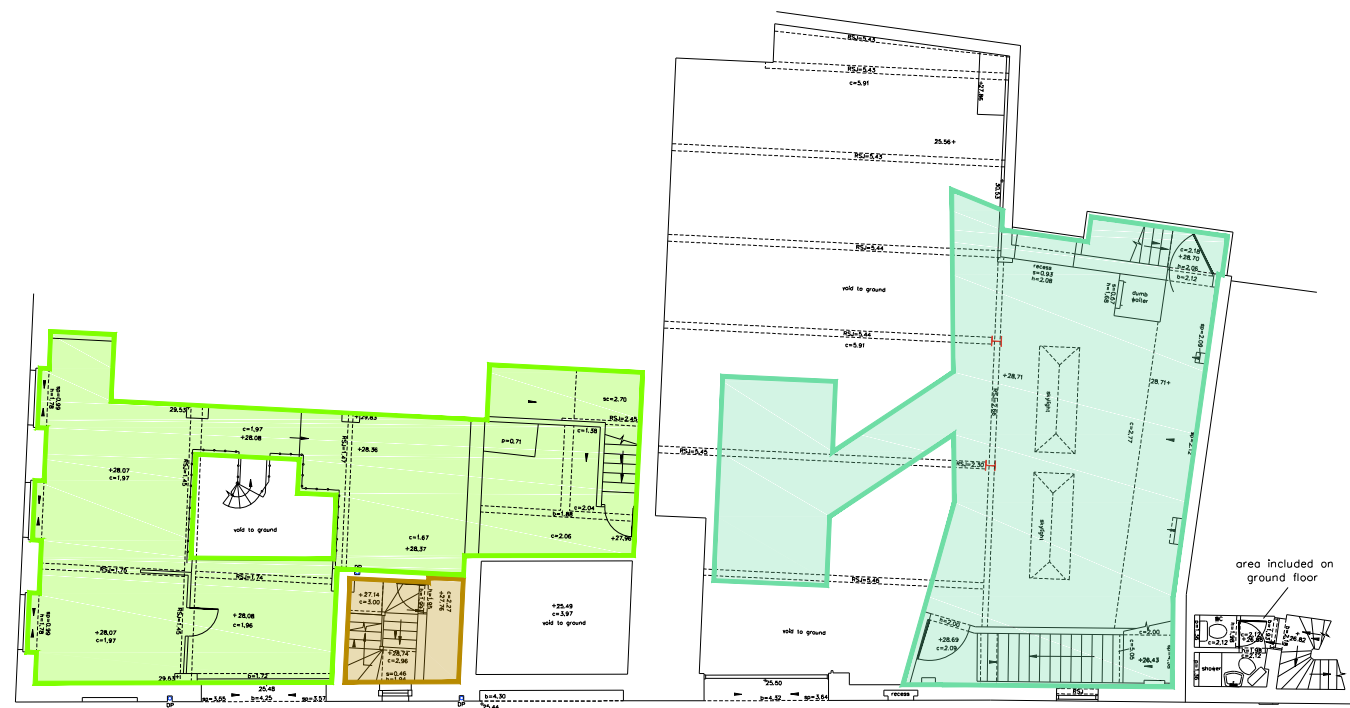


GROSS INTERNAL AREA

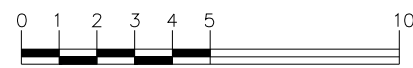
- 16 WEST CENTRAL STREET  
102.70 SQM  
1105 SQFT
- 16A WEST CENTRAL STREET  
88.14 SQM  
949 SQFT
- 18 WEST CENTRAL STREET  
8.12 SQM  
87 SQFT

Measurements taken to internal dominant face to calculate Gross Internal Area.

WEST CENTRAL STREET



12 MUSEUM STREET  
10 MUSEUM STREET



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Project

**WEST CENTRAL STREET  
NORTH BLOCK  
LONDON**

Title

**GROSS INTERNAL AREA  
MEZZANINE FLOOR PLAN**

Client

**LABTECH INVESTMENTS LTD**

|            |            |            |
|------------|------------|------------|
| Project No | Revision   | Dwg No.    |
| 20117S     | F0         | 3 of 6     |
| Plot Scale | Sheet Size | Date       |
| 1:200      | A3         | APRIL 2019 |



SHAFTESBURY AVENUE

39-41 NEW OXFORD STREET

37 NEW OXFORD STREET

35 NEW OXFORD STREET

WEST CENTRAL STREET



18 WEST CENTRAL STREET

16 WEST CENTRAL STREET

12 MUSEUM STREET

10 MUSEUM STREET

GROSS INTERNAL AREA

|                                                  |                                                   |
|--------------------------------------------------|---------------------------------------------------|
| 39-41 NEW OXFORD STREET<br>80.46 SQM<br>866 SQFT | 12 MUSEUM STREET<br>72.78 SQM<br>783 SQFT         |
| 37 NEW OXFORD STREET<br>47.70 SQM<br>513 SQFT    | 10 MUSEUM STREET<br>29.55 SQM<br>318 SQFT         |
| 35 NEW OXFORD STREET<br>35.45 SQM<br>382 SQFT    | 18 WEST CENTRAL STREET<br>139.28 SQM<br>1499 SQFT |

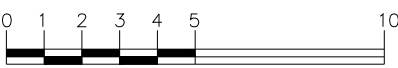
Measurements taken to internal dominant face to calculate Gross Internal Area.





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|                                                         |            |            |
|---------------------------------------------------------|------------|------------|
| Project<br>WEST CENTRAL STREET<br>NORTH BLOCK<br>LONDON |            |            |
| Title<br>GROSS INTERNAL AREA<br>FIRST FLOOR PLAN        |            |            |
| Client<br><br>LABTECH INVESTMENTS LTD                   |            |            |
| Project No                                              | Revision   | Dwg No.    |
| 20117S                                                  | F0         | 4 of 6     |
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SHAFTESBURY AVENUE

WEST CENTRAL STREET



GROSS INTERNAL AREA

|                                                  |                                                 |
|--------------------------------------------------|-------------------------------------------------|
| 39-41 NEW OXFORD STREET<br>74.74 SQM<br>805 SQFT | 12 MUSEUM STREET<br>72.85 SQM<br>784 SQFT       |
| 37 NEW OXFORD STREET<br>47.85 SQM<br>515 SQFT    | 10 MUSEUM STREET<br>29.58 SQM<br>318 SQFT       |
| 35 NEW OXFORD STREET<br>35.40 SQM<br>381 SQFT    | 18 WEST CENTRAL STREET<br>65.52 SQM<br>705 SQFT |

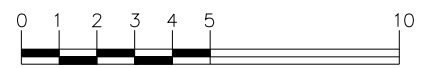
Measurements taken to internal dominant face to calculate Gross Internal Area.





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|                                                         |            |            |
|---------------------------------------------------------|------------|------------|
| Project<br>WEST CENTRAL STREET<br>NORTH BLOCK<br>LONDON |            |            |
| Title<br>GROSS INTERNAL AREA<br>SECOND FLOOR PLAN       |            |            |
| Client<br><br>LABTECH INVESTMENTS LTD                   |            |            |
| Project No                                              | Revision   | Dwg No.    |
| 20117S                                                  | F0         | 5 of 6     |
| Plot Scale                                              | Sheet Size | Date       |
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SHAFTESBURY AVENUE

WEST CENTRAL STREET

39-41 NEW OXFORD STREET

37 NEW OXFORD STREET

35 NEW OXFORD STREET

THE OLD CROWN PUBLIC HOUSE

12 MUSEUM STREET

10 MUSEUM STREET

18 WEST CENTRAL STREET

GROSS INTERNAL AREA

|                                                              |                                                       |
|--------------------------------------------------------------|-------------------------------------------------------|
| <div></div> 39-41 NEW OXFORD STREET<br>74.74 SQM<br>805 SQFT | <div></div> 12 MUSEUM STREET<br>72.71 SQM<br>783 SQFT |
| <div></div> 37 NEW OXFORD STREET<br>47.40 SQM<br>510 SQFT    | <div></div> 10 MUSEUM STREET<br>29.63 SQM<br>319 SQFT |
| <div></div> 35 NEW OXFORD STREET<br>35.40 SQM<br>381 SQFT    |                                                       |

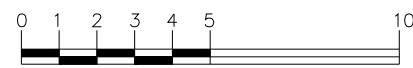
Measurements taken to internal dominant face to calculate Gross Internal Area.





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|                                                                  |            |            |
|------------------------------------------------------------------|------------|------------|
| Project<br><b>WEST CENTRAL STREET<br/>NORTH BLOCK<br/>LONDON</b> |            |            |
| Title<br><b>GROSS INTERNAL AREA<br/>THIRD FLOOR PLAN</b>         |            |            |
| Client<br><b>LABTECH INVESTMENTS LTD</b>                         |            |            |
| Project No                                                       | Revision   | Dwg No.    |
| 20117S                                                           | F0         | 6 of 6     |
| Plot Scale                                                       | Sheet Size | Date       |
| 1:200                                                            | A3         | APRIL 2019 |





SHAFTESBURY AVENUE

NET INTERNAL AREA

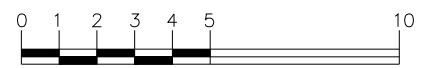
|  |                                                    |  |                                                   |
|--|----------------------------------------------------|--|---------------------------------------------------|
|  | 39-41 NEW OXFORD STREET<br>133.00 SQM<br>1432 SQFT |  | 10 MUSEUM STREET<br>31.52 SQM<br>339 SQFT         |
|  | 37 NEW OXFORD STREET<br>49.55 SQM<br>533 SQFT      |  | 16 WEST CENTRAL STREET<br>230.91 SQM<br>2486 SQFT |
|  | 35 NEW OXFORD STREET<br>39.77 SQM<br>428 SQFT      |  | 16A WEST CENTRAL STREET<br>93.11 SQM<br>1002 SQFT |
|  | 12 MUSEUM STREET<br>39.27 SQM<br>423 SQFT          |  |                                                   |

Measurements taken to internal dominant face to calculate Gross Internal Area.

WEST CENTRAL STREET



18 WEST CENTRAL STREET      16A WEST CENTRAL STREET      16 WEST CENTRAL STREET



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Project  
**WEST CENTRAL STREET  
NORTH BLOCK  
LONDON**

Title  
**NET INTERNAL AREA  
FIRST BASEMENT FLOOR PLAN**

Client  
**LABTECH INVESTMENTS LTD**

|            |            |            |
|------------|------------|------------|
| Project No | Revision   | Dwg No.    |
| 20117S     | F0         | 1 of 6     |
| Plot Scale | Sheet Size | Date       |
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SHAFTESBURY AVENUE

WEST CENTRAL STREET



NET INTERNAL AREA

|                                                    |                                                   |
|----------------------------------------------------|---------------------------------------------------|
| 39-41 NEW OXFORD STREET<br>114.63 SQM<br>1234 SQFT | 10 MUSEUM STREET<br>30.09 SQM<br>324 SQFT         |
| 37 NEW OXFORD STREET<br>41.34 SQM<br>445 SQFT      | 16 WEST CENTRAL STREET<br>177.21 SQM<br>1907 SQFT |
| 35 NEW OXFORD STREET<br>29.95 SQM<br>322 SQFT      | 16A WEST CENTRAL STREET<br>70.07 SQM<br>754 SQFT  |
| 12 MUSEUM STREET<br>39.29 SQM<br>423 SQFT          |                                                   |

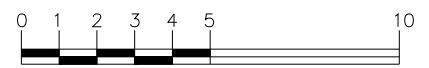
Measurements taken to internal dominant face to calculate Gross Internal Area.





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|                                                         |            |            |
|---------------------------------------------------------|------------|------------|
| Project<br>WEST CENTRAL STREET<br>NORTH BLOCK<br>LONDON |            |            |
| Title<br>NET INTERNAL AREA<br>GROUND FLOOR PLAN         |            |            |
| Client<br><br>LABTECH INVESTMENTS LTD                   |            |            |
| Project No                                              | Revision   | Dwg No.    |
| 20117S                                                  | F0         | 2 of 6     |
| Plot Scale                                              | Sheet Size | Date       |
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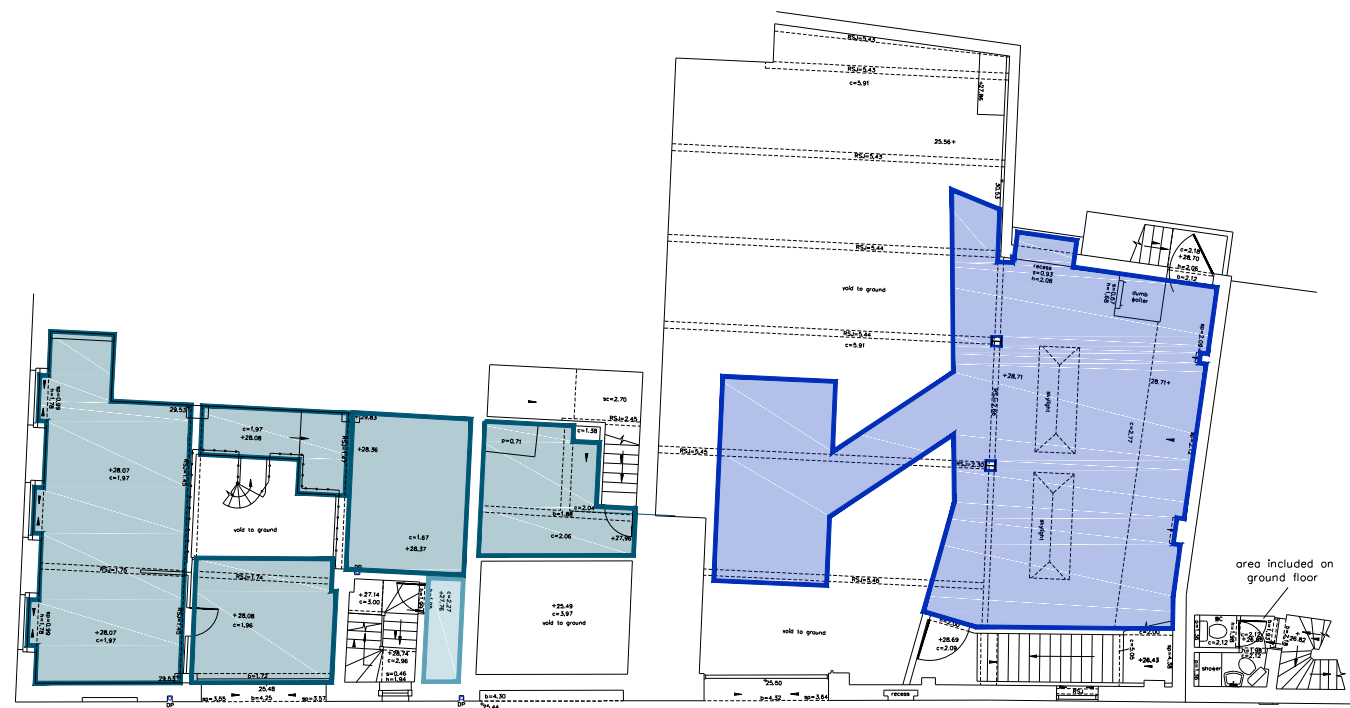


NET INTERNAL AREA

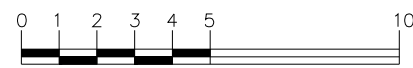
- 16 WEST CENTRAL STREET  
177.14 SQM  
13630 SQFT
- 16A WEST CENTRAL STREET  
75.11 SQM  
808 SQFT
- 18 WEST CENTRAL STREET  
2.53 SQM  
27 SQFT

Measurements taken to internal dominant face to calculate Gross Internal Area.

WEST CENTRAL STREET



12 MUSEUM STREET  
10 MUSEUM STREET







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Project

WEST CENTRAL STREET  
NORTH BLOCK  
LONDON

Title

NET INTERNAL AREA  
MEZZANINE FLOOR PLAN

Client

LABTECH INVESTMENTS LTD

|            |            |            |
|------------|------------|------------|
| Project No | Revision   | Dwg No.    |
| 20117S     | F0         | 3 of 5     |
| Plot Scale | Sheet Size | Date       |
| 1:200      | A3         | APRIL 2019 |



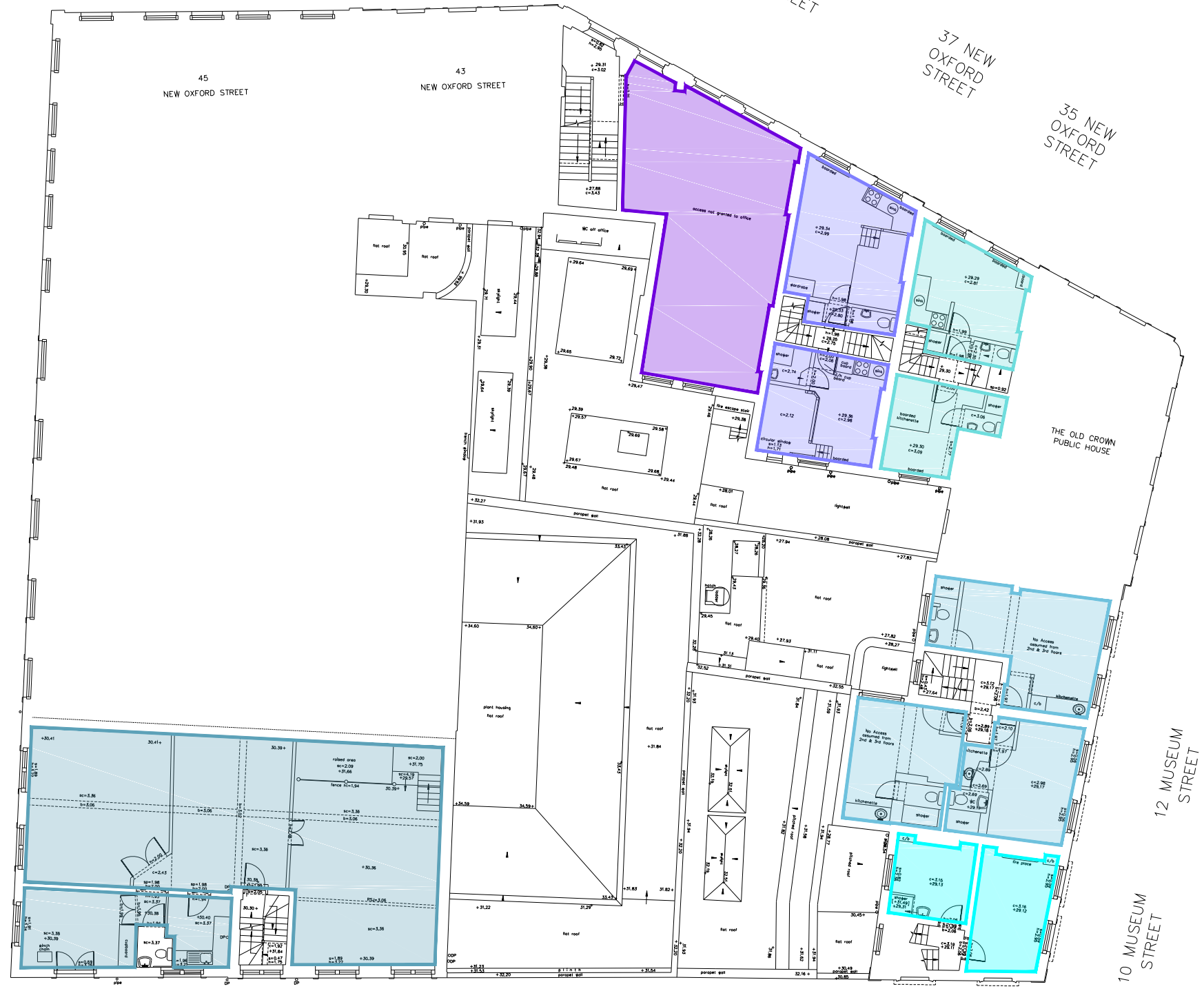
SHAFTESBURY AVENUE

39-41 NEW OXFORD STREET

37 NEW OXFORD STREET

35 NEW OXFORD STREET

WEST CENTRAL STREET



18 WEST CENTRAL STREET

16 WEST CENTRAL STREET

12 MUSEUM STREET

10 MUSEUM STREET

### NET INTERNAL AREA

|                                                  |                                                   |
|--------------------------------------------------|---------------------------------------------------|
| 39-41 NEW OXFORD STREET<br>57.86 SQM<br>623 SQFT | 12 MUSEUM STREET<br>61.49 SQM<br>662 SQFT         |
| 37 NEW OXFORD STREET<br>41.50 SQM<br>447 SQFT    | 10 MUSEUM STREET<br>21.23 SQM<br>229 SQFT         |
| 35 NEW OXFORD STREET<br>29.70 SQM<br>320 SQFT    | 18 WEST CENTRAL STREET<br>127.99 SQM<br>1378 SQFT |

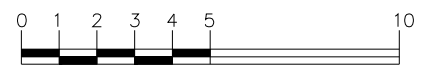
Measurements taken to internal dominant face to calculate Gross Internal Area.





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|                                                                  |            |            |
|------------------------------------------------------------------|------------|------------|
| Project<br><b>WEST CENTRAL STREET<br/>NORTH BLOCK<br/>LONDON</b> |            |            |
| Title<br><b>NET INTERNAL AREA<br/>FIRST FLOOR PLAN</b>           |            |            |
| Client<br><b>LABTECH INVESTMENTS LTD</b>                         |            |            |
| Project No                                                       | Revision   | Dwg No.    |
| 20117S                                                           | F0         | 4 of 6     |
| Plot Scale                                                       | Sheet Size | Date       |
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SHAFTESBURY AVENUE

WEST CENTRAL STREET



NET INTERNAL AREA

|                                                  |                                                 |
|--------------------------------------------------|-------------------------------------------------|
| 39-41 NEW OXFORD STREET<br>57.83 SQM<br>622 SQFT | 12 MUSEUM STREET<br>61.65 SQM<br>664 SQFT       |
| 37 NEW OXFORD STREET<br>40.82 SQM<br>439 SQFT    | 10 MUSEUM STREET<br>21.11 SQM<br>227 SQFT       |
| 35 NEW OXFORD STREET<br>28.49 SQM<br>307 SQFT    | 18 WEST CENTRAL STREET<br>61.02 SQM<br>657 SQFT |

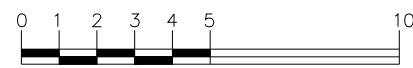
Measurements taken to internal dominant face to calculate Gross Internal Area.





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|---------------------------------------------------------|------------|------------|
| Project<br>WEST CENTRAL STREET<br>NORTH BLOCK<br>LONDON |            |            |
| Title<br>NET INTERNAL AREA<br>SECOND FLOOR PLAN         |            |            |
| Client<br><br>LABTECH INVESTMENTS LTD                   |            |            |
| Project No                                              | Revision   | Dwg No.    |
| 20117S                                                  | F0         | 5 of 6     |
| Plot Scale                                              | Sheet Size | Date       |
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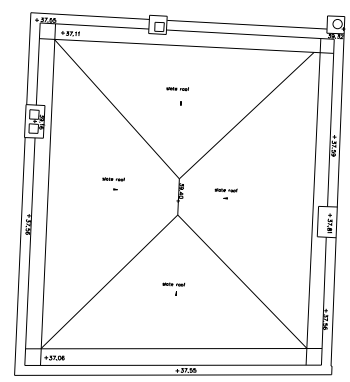
SHAFTESBURY AVENUE

39-41 NEW OXFORD STREET

37 NEW OXFORD STREET

35 NEW OXFORD STREET

WEST CENTRAL STREET



18 WEST CENTRAL STREET

THE OLD CROWN PUBLIC HOUSE

12 MUSEUM STREET

10 MUSEUM STREET

NET INTERNAL AREA

|                                                                                     |                                                  |                                                                                     |                                           |
|-------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------|
|  | 39-41 NEW OXFORD STREET<br>62.10 SQM<br>668 SQFT |  | 12 MUSEUM STREET<br>61.58 SQM<br>663 SQFT |
|  | 37 NEW OXFORD STREET<br>40.55 SQM<br>436 SQFT    |  | 10 MUSEUM STREET<br>22.12 SQM<br>238 SQFT |
|  | 35 NEW OXFORD STREET<br>26.41 SQM<br>284 SQFT    |                                                                                     |                                           |

Measurements taken to internal dominant face to calculate Gross Internal Area.





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|                                                                  |            |            |
|------------------------------------------------------------------|------------|------------|
| Project<br><b>WEST CENTRAL STREET<br/>NORTH BLOCK<br/>LONDON</b> |            |            |
| Title<br><b>NET INTERNAL AREA<br/>THIRD FLOOR PLAN</b>           |            |            |
| Client<br><b>LABTECH INVESTMENTS LTD</b>                         |            |            |
| Project No                                                       | Revision   | Dwg No.    |
| 20117S                                                           | F0         | 6 of 6     |
| Plot Scale                                                       | Sheet Size | Date       |
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