



# Lane & Frankham



AREA

1

REFERENCING

SOUTHAMPTON PL

REPORT

LONDON

LF4708 - Existing

WC1

## Lane & Frankham Limited

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Third \_\_\_\_\_

Second \_\_\_\_\_

First \_\_\_\_\_

Ground \_\_\_\_\_

Basement \_\_\_\_\_

# AREA REFERENCING REPORT - JOB REF: LF4708

## Report Issue Status

| <b>ISSUE</b> | <b>DATE ISSUED</b> | <b>STATUS</b> | <b>CHANGE</b> |
|--------------|--------------------|---------------|---------------|
| <b>A</b>     | February 2023      | ORIGINAL      |               |
|              |                    |               |               |
|              |                    |               |               |
|              |                    |               |               |
|              |                    |               |               |
|              |                    |               |               |
|              |                    |               |               |
|              |                    |               |               |
|              |                    |               |               |

## Survey Report

### 1. INTRODUCTION

This Net & Gross Internal Area survey was undertaken by Lane & Frankham in January 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 / the measurer's appointment terms and conditions.

### 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: LF4708

A laser scanner was used to observe the geometrical framework of the floors. 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

**SUMMARY OF INTERNAL AREAS**  
1 SOUTHAMPTON PLACE, LONDON, WC1

**NET INTERNAL AREAS (NIA)**

| FLOOR<br>NIA | USE          | AREA<br>sq m | AREA<br>sq ft | INCLUDED AREAS |       | EXCLUDED AREAS |        |
|--------------|--------------|--------------|---------------|----------------|-------|----------------|--------|
|              |              |              |               | sq m           | sq ft | sq m           | sq ft  |
| THIRD        | Office       | 26.4         | 284           |                |       | R/Headroom     | 2.5 27 |
| SECOND       | Office       | 34.9         | 376           |                |       |                |        |
| FIRST        | Office       | 35.3         | 380           |                |       |                |        |
| GROUND       | Office       | 27.8         | 299           |                |       |                |        |
| BASEMENT     | Office/Store | 48.7         | 524           |                |       | R/Headroom     | 3.1 33 |
| <b>TOTAL</b> |              | <b>173.1</b> | <b>1863</b>   |                |       |                |        |

**GROSS INTERNAL AREAS (GIA)**

| FLOOR<br>GIA | USE          | AREA<br>sq m | AREA<br>sq ft | INCLUDED AREAS |       | EXCLUDED AREAS |        |
|--------------|--------------|--------------|---------------|----------------|-------|----------------|--------|
|              |              |              |               | sq m           | sq ft | sq m           | sq ft  |
| FOURTH       | Plant        | 8.6          | 93            |                |       | R/Headroom     | 2.5 27 |
| THIRD        | Office       | 43.6         | 469           |                |       |                |        |
| SECOND       | Office       | 50.7         | 546           |                |       |                |        |
| FIRST        | Office       | 50.7         | 546           |                |       |                |        |
| GROUND       | Office       | 50.0         | 538           |                |       |                |        |
| BASEMENT     | Office/Store | 69.4         | 747           |                |       |                |        |
| <b>TOTAL</b> |              | <b>273.0</b> | <b>2939</b>   |                |       |                |        |

**International Property Measurement Standard**

| FLOOR<br>IPMS-3      | USE          | AREA<br>sq m | AREA<br>sq ft | INCLUDED COMPONENTS             |              | LIMITED USE AREAS        |                 |
|----------------------|--------------|--------------|---------------|---------------------------------|--------------|--------------------------|-----------------|
|                      |              |              |               | sq m                            | sq ft        | sq m                     | sq ft           |
| THIRD                | Office       | 30.3         | 326           |                                 |              | Internal Dominant Face   | 0.3 3           |
|                      |              |              |               |                                 |              | Structural Features      | 1.2 13          |
|                      |              |              |               |                                 |              | R/Headroom               | 2.5 27          |
| SECOND               | Office       | 36.1         | 389           |                                 |              | Internal Dominant Face   | 0.1 1           |
|                      |              |              |               |                                 |              | Structural Features      | 0.6 6           |
|                      |              |              |               |                                 |              | Party Wall               | 0.5 5           |
| FIRST                | Office       | 35.8         | 385           |                                 |              | Internal Dominant Face   | 0.1 1           |
|                      |              |              |               |                                 |              | Structural Features      | 0.4 4           |
| GROUND               | Office       | 28.4         | 306           |                                 |              | Internal Dominant Face   | 0.1 1           |
|                      |              |              |               |                                 |              | Structural Features      | 0.5 5           |
| BASEMENT             | Office/Store | 53.2         | 573           |                                 |              | Internal Dominant Face   | <.1 <1          |
|                      |              |              |               |                                 |              | Structural Features      | 1.2 13          |
|                      |              |              |               |                                 |              | R/Headroom               | 3.1 33          |
| <b>OVERALL TOTAL</b> |              | <b>183.8</b> | <b>1979</b>   | <b>Included Component Total</b> | <b>0.0 0</b> | <b>Limited Use Total</b> | <b>10.6 112</b> |


# AREA PLAN

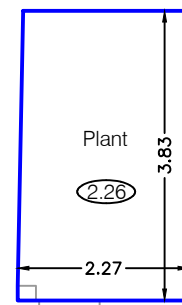
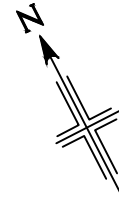
## 1 SOUTHAMPTON PLACE

LONDON, WC1

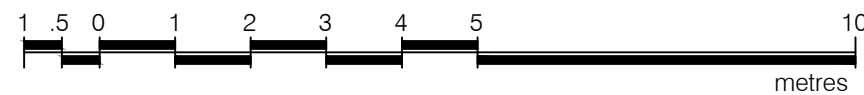
### Existing Fourth Floor

#### Gross Internal Area

|   |     |          |          |
|---|-----|----------|----------|
|  | GIA | 8.6 sq m | 93 sq ft |
|---|-----|----------|----------|



SOUTHAMPTON PLACE



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.** LF4708-AREA-04

Issue A

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# AREA PLAN

## 1 SOUTHAMPTON PLACE

LONDON, WC1



### Existing Third Floor

#### IPMS3 Office Area Plan


|   |               |                  |                  |
|---|---------------|------------------|------------------|
|  | <b>IPMS 3</b> | <b>30.3 sq m</b> | <b>326 sq ft</b> |
|---|---------------|------------------|------------------|

#### LIMITED USE AREAS

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

|   |                              |          |          |
|---|------------------------------|----------|----------|
|  | Internal Dominant Face (IDF) | 0.3 sq m | 3 sq ft  |
|  | Structure                    | 1.2 sq m | 13 sq ft |
|  | R Headroom                   | 2.5 sq m | 27 sq ft |


#### Net Internal Area

|   |            |                  |                  |
|---|------------|------------------|------------------|
|  | <b>NIA</b> | <b>26.4 sq m</b> | <b>284 sq ft</b> |
|---|------------|------------------|------------------|

The following has been EXCLUDED from the TOTAL NIA:

|            |          |          |
|------------|----------|----------|
| R Headroom | 2.5 sq m | 27 sq ft |
|------------|----------|----------|

#### Gross Internal Area

|  |            |                  |                  |
|--|------------|------------------|------------------|
|  | <b>GIA</b> | <b>43.6 sq m</b> | <b>469 sq ft</b> |
|--|------------|------------------|------------------|

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. LF4708-AREA-03**

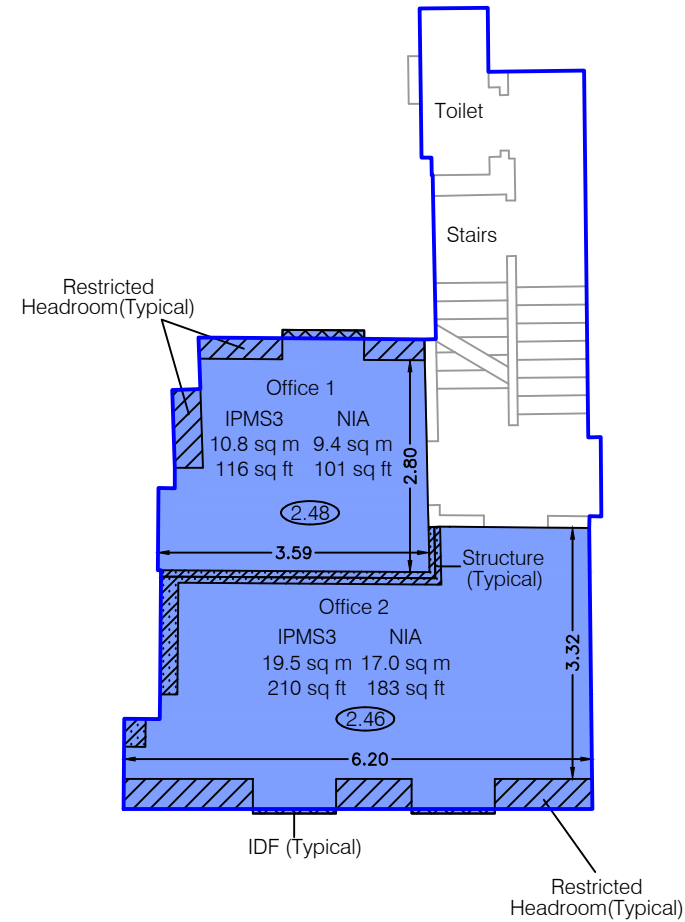
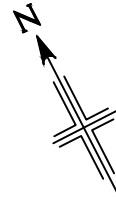
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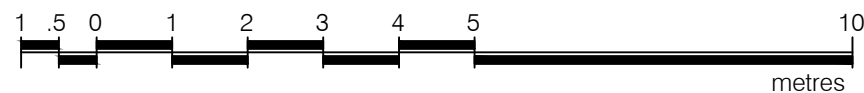
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SOUTHAMPTON PLACE






# AREA PLAN

## 1 SOUTHAMPTON PLACE

LONDON, WC1

### Existing Second Floor

#### IPMS3 Office Area Plan


|   |               |                  |                  |
|---|---------------|------------------|------------------|
|  | <b>IPMS 3</b> | <b>36.1 sq m</b> | <b>388 sq ft</b> |
|---|---------------|------------------|------------------|

#### 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                    | 0.6 sq m | 6 sq ft |
|  | Party Wall                   | 0.5 sq m | 5 sq ft |

#### Net Internal Area

|   |            |                  |                  |
|---|------------|------------------|------------------|
|  | <b>NIA</b> | <b>34.9 sq m</b> | <b>376 sq ft</b> |
|---|------------|------------------|------------------|

#### Gross Internal Area

|   |            |                  |                  |
|---|------------|------------------|------------------|
|  | <b>GIA</b> | <b>50.7 sq m</b> | <b>546 sq ft</b> |
|---|------------|------------------|------------------|

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. LF4708-AREA-02**

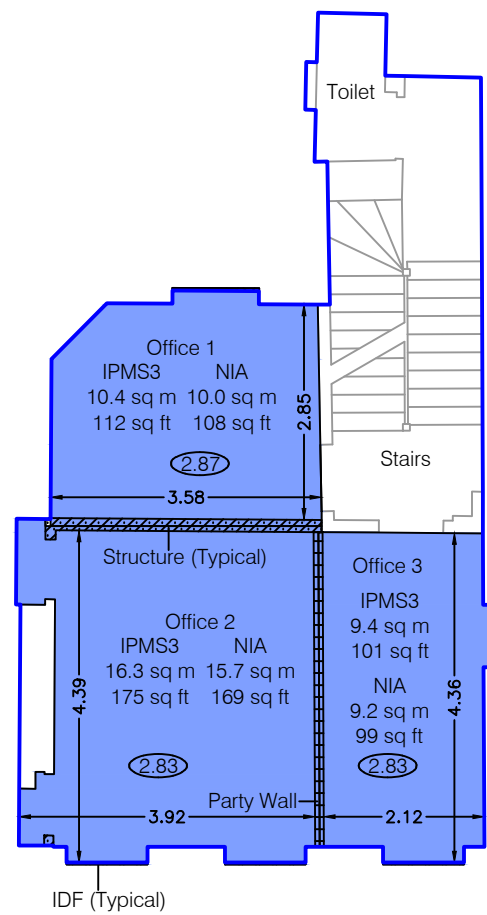
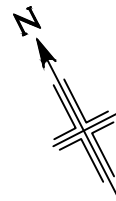
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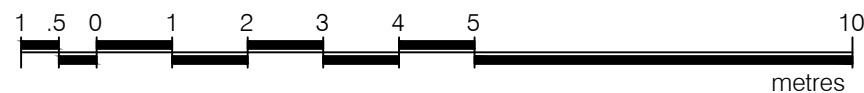
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SOUTHAMPTON PLACE



# AREA PLAN

## 1 SOUTHAMPTON PLACE

LONDON, WC1

### Existing First Floor

#### IPMS3 Office Area Plan


|   |               |                  |                  |
|---|---------------|------------------|------------------|
|  | <b>IPMS 3</b> | <b>35.8 sq m</b> | <b>385 sq ft</b> |
|---|---------------|------------------|------------------|

#### 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                    | 0.4 sq m | 4 sq ft |

#### Net Internal Area

|   |            |                  |                  |
|---|------------|------------------|------------------|
|  | <b>NIA</b> | <b>35.3 sq m</b> | <b>380 sq ft</b> |
|---|------------|------------------|------------------|

#### Gross Internal Area

|   |            |                  |                  |
|---|------------|------------------|------------------|
|  | <b>GIA</b> | <b>50.7 sq m</b> | <b>546 sq ft</b> |
|---|------------|------------------|------------------|

Notes:

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

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

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**Dwg No. LF4708-AREA-01**

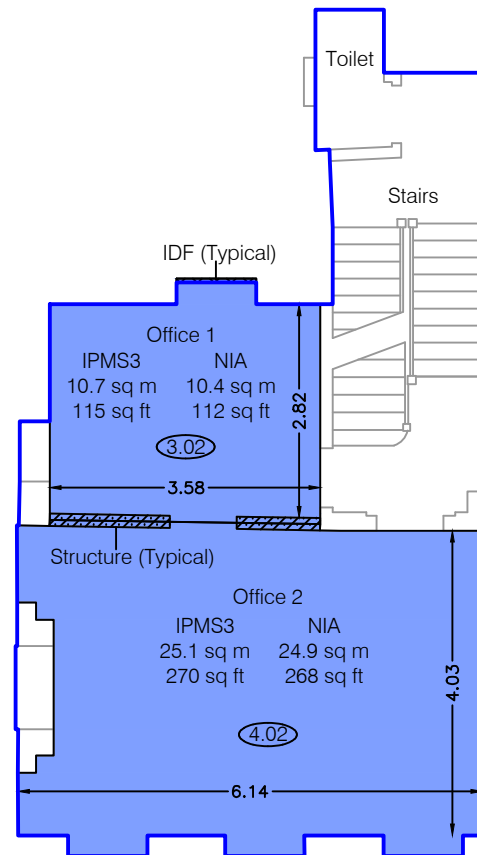
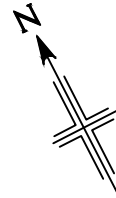
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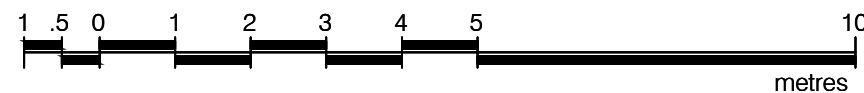
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SOUTHAMPTON PLACE




# AREA PLAN

## 1 SOUTHAMPTON PLACE

LONDON, WC1

### Existing Ground Floor

#### IPMS3 Office Area Plan

|   |               |                  |                  |
|---|---------------|------------------|------------------|
|  | <b>IPMS 3</b> | <b>28.4 sq m</b> | <b>306 sq ft</b> |
|---|---------------|------------------|------------------|

#### 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                    | 0.5 sq m | 5 sq ft |

#### Net Internal Area

|   |            |                  |                  |
|---|------------|------------------|------------------|
|  | <b>NIA</b> | <b>27.8 sq m</b> | <b>299 sq ft</b> |
|---|------------|------------------|------------------|

#### Gross Internal Area

|   |            |                  |                  |
|---|------------|------------------|------------------|
|  | <b>GIA</b> | <b>50.0 sq m</b> | <b>538 sq ft</b> |
|---|------------|------------------|------------------|

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. LF4708-AREA-G**

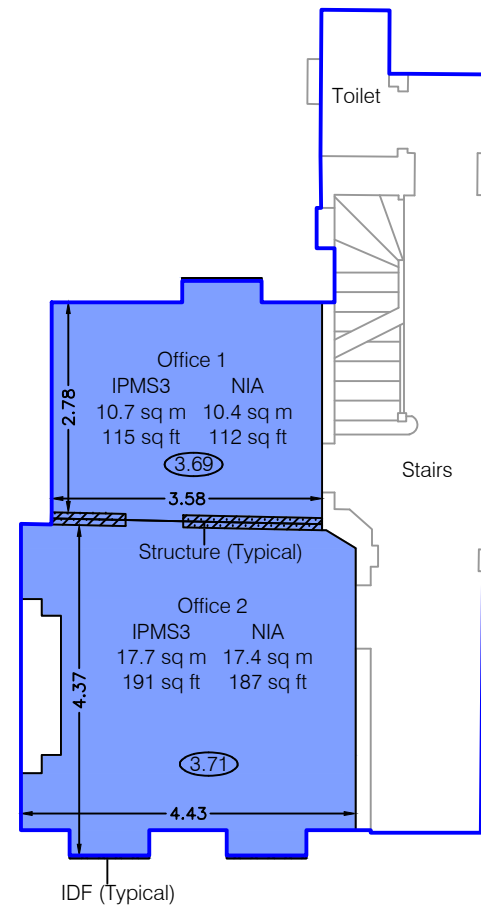
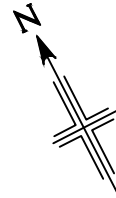
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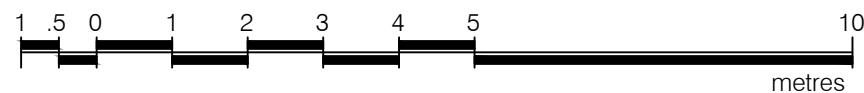
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SOUTHAMPTON PLACE




# AREA PLAN

## 1 SOUTHAMPTON PLACE

LONDON, WC1

### Existing Basement

#### IPMS3 Office Area Plan

|   |               |                  |                  |
|---|---------------|------------------|------------------|
|  | <b>IPMS 3</b> | <b>53.2 sq m</b> | <b>572 sq ft</b> |
|---|---------------|------------------|------------------|

#### 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                    | 1.2 sq m  | 13 sq ft |
|  | R Headroom                   | 3.1 sq m  | 33 sq ft |

#### Net Internal Area

|   |            |                  |                  |
|---|------------|------------------|------------------|
|  | <b>NIA</b> | <b>48.7 sq m</b> | <b>525 sq ft</b> |
|---|------------|------------------|------------------|

The following has been EXCLUDED from the TOTAL NIA:

|            |          |          |
|------------|----------|----------|
| R Headroom | 3.1 sq m | 33 sq ft |
|------------|----------|----------|

#### Gross Internal Area

|  |            |                  |                  |
|--|------------|------------------|------------------|
|  | <b>GIA</b> | <b>69.4 sq m</b> | <b>747 sq ft</b> |
|--|------------|------------------|------------------|

Notes:

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

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

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**Dwg No. LF4708-AREA-B**

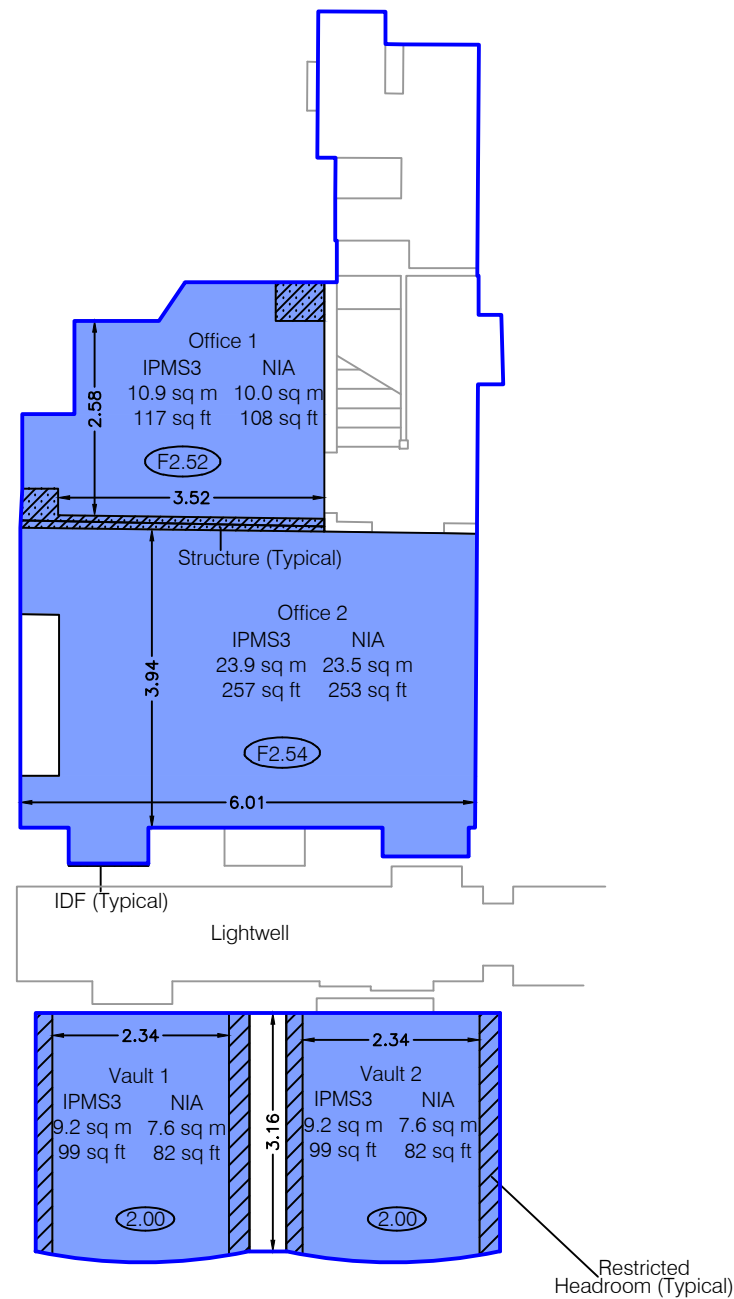
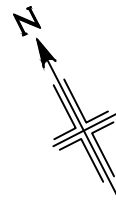
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