

sterlingtemple

Geometric Report

Unit 22, The Studios Islington, London, N7

18.03.1392

April 30th 2018



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I. Survey Information

Survey Notes:

Unit 22, The Studios Islington, was surveyed in April 2018 and consists of commercial area over ground and first levels. Floor plans have been prepared and included as part of this report along with the calculation of the properties Net Internal and Gross Internal Areas in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice Sixth Edition (September 2007). The IPMS 3 area figures have been calculated in accordance with the International Property Measurements Standards. A Land Registry Compliant Lease Plan and Duty of Care letter have also been included.

Measured Survey Practice:

Measurements are taken internally on all perimeter walls and of all walls enclosed within. Additional measurements are taken of WCs, stairs, lifts and all other items found that form part of the building for the consideration of area measurement. Measurements were taken using laser distance measuring devices to the edges of every wall, along with overall distances, diagonals and additional quality measurements to increase the accuracy of the survey. Measurements were taken for a scale level of 1:100 and no measurements less than 20mm were taken. All measurements were then transferred to CAD software to create a two dimensional model of the property in order to generate floor plans and calculate areas.

Future Tasks:

For all properties surveyed by Sterling Temple CAD files are stored, these often form a valuable resource for future tasks such as spatial planning, proposed usages or lease plan requirements.

Schedule of Areas

Unit 22

Net Internal Areas

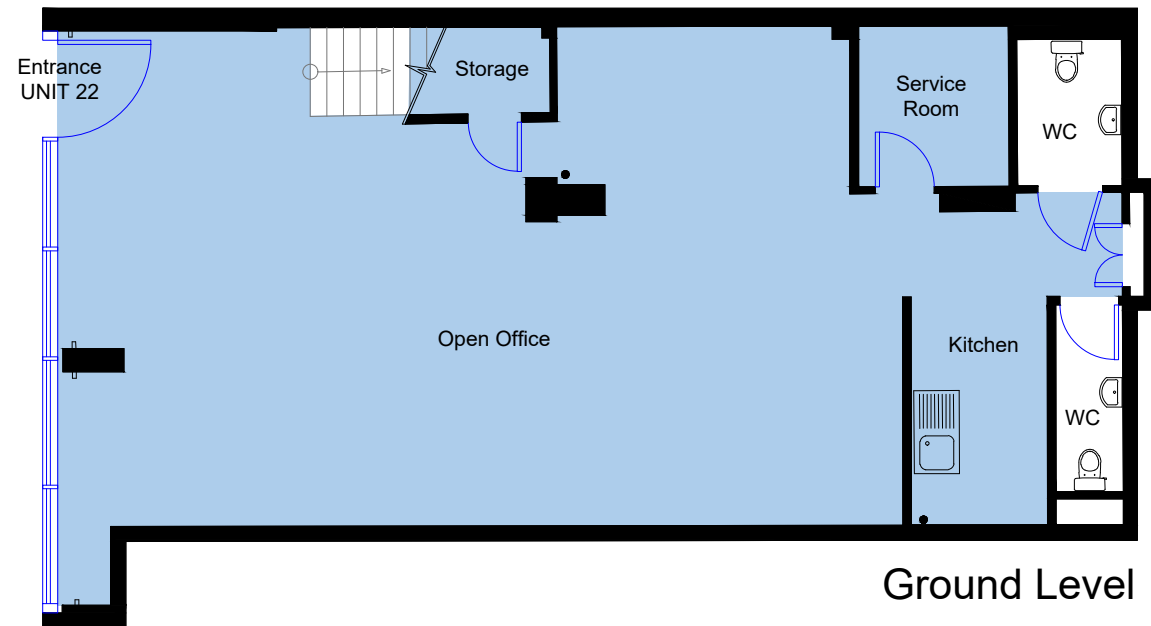
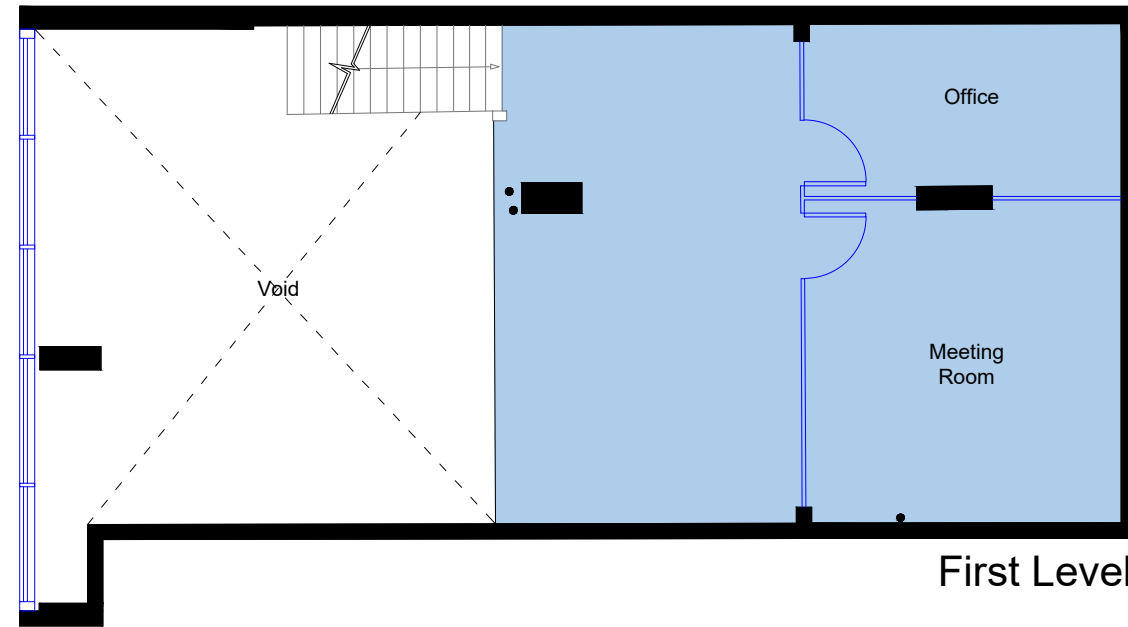
| | SQM | SQFT |
|------------------|--------------|--------------|
| First Level | 54.0 | 581 |
| Ground Level | 84.5 | 910 |
| Total NIA | 138.5 | 1,491 |

Gross Internal Areas

| | SQM | SQFT |
|------------------|--------------|--------------|
| First Level | 54.6 | 588 |
| Ground Level | 93.5 | 1,006 |
| Total GIA | 148.1 | 1,594 |

International Property Measurement Standards

| | SQM | SQFT |
|---------------------|--------------|--------------|
| First Level | 54.6 | 588 |
| Ground Level | 85.2 | 917 |
| Total IPMS 3 | 139.8 | 1,505 |



General Notes

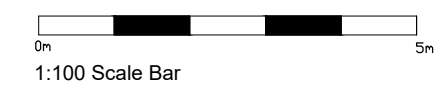
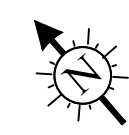
Net Internal Area

| No. | Revision/Issue | Date |
|-----|----------------|----------|
| 1 | Issue | 30/04/18 |

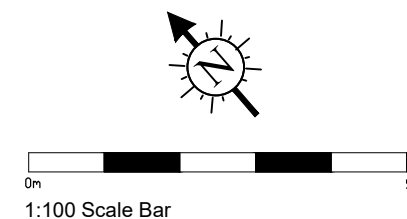
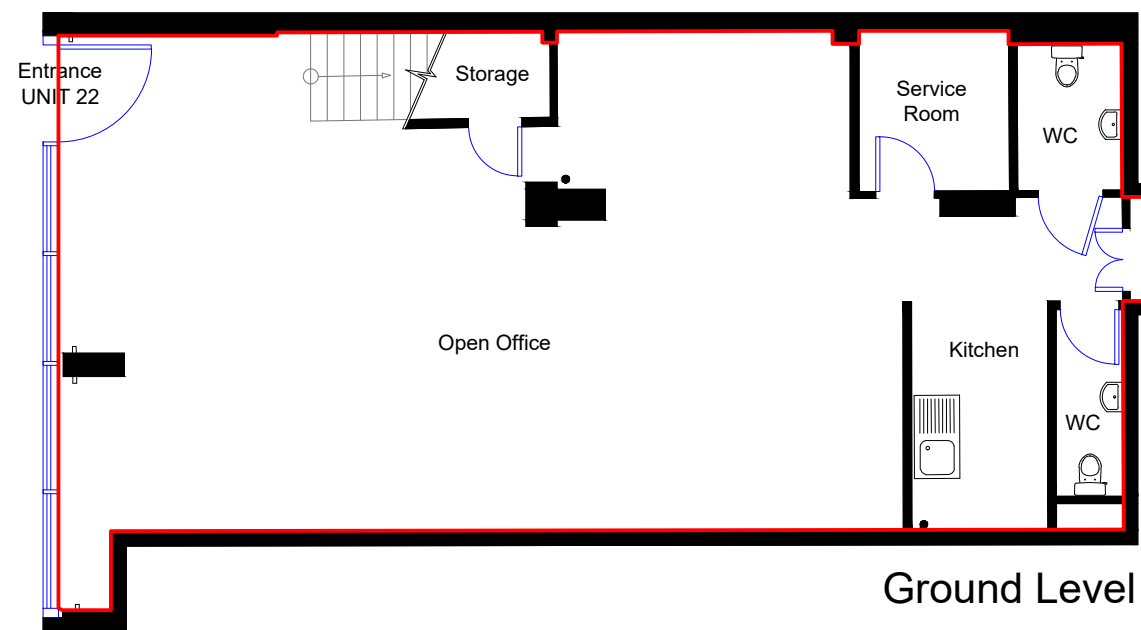
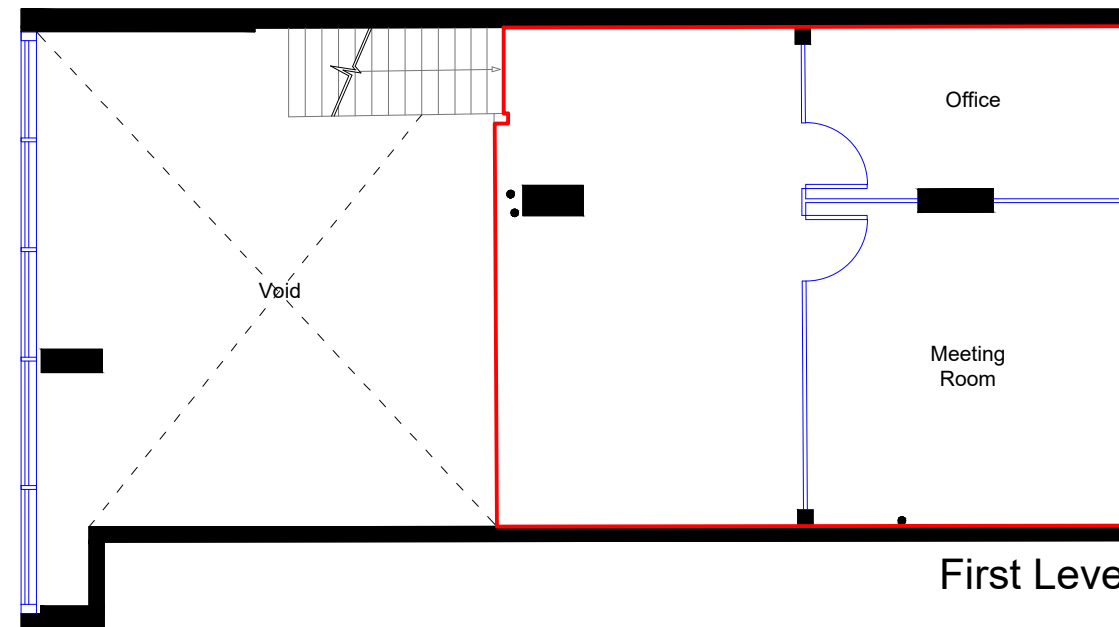
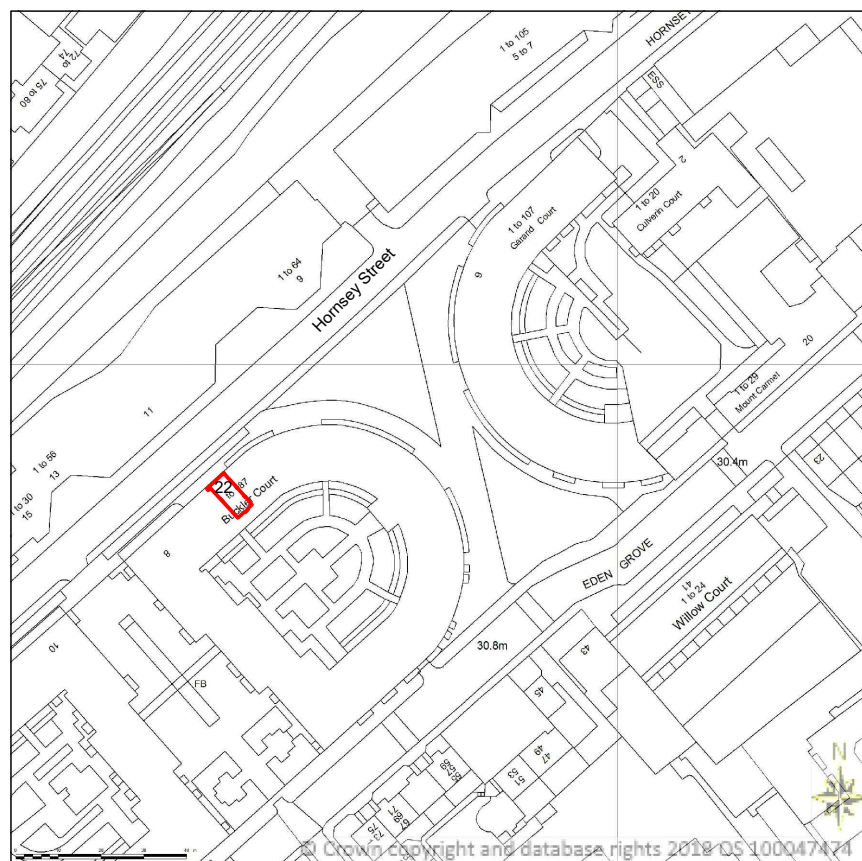
Firm Name and Address
sterlingtemple
 0203 4639225
 www.sterlingtemple.com

Project Name and Address
 Unit 22
 The Studios Islington
 3 Hornsey Street
 London
 N7 8GR

| | |
|-------------------------|----------------------------|
| Project 18.03.1392 | Sheet Floor Plan |
| Date April 30th 2018 | |
| Scale 1:100 @ A3 | |



Location Plan



General Notes

| No. | Revision/Issue | Date |
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| Project 18.03.1392 | Sheet Lease Plan |
| Date April 30th 2018 | |
| Scale 1:100 @ A3 | |

sterlingtemple

Artist House (first floor), 35 Little Russell Street, London, WC1A 2HH

X
X
X
X

April 30th 2018

RE: Unit 22, The Studios Islington, 3 Hornsey Street, London, N7 8GR

We confirm that as geometric surveyors instructed in this matter to act as measurement surveyors by the parties to measure the net internal area of the above premises, we have used and indeed will continue to exercise all reasonable skill, care and diligence in the performance of our duties in relation to the above premises contained on our geometric report, reference number: 18.03.1392 dated April 30th 2018. In all respects we have acted in accordance with the Code of Measuring Practice issued by The Royal Institution of Chartered Surveyors' 6th edition dated September 2007.

Furthermore, we have endeavoured to carry out our instructions in an objective and professionally independent manner and indeed will continue to discharge any further instructions we may have in relation to this matter in the same way.

This duty of care is addressed exclusively to the person/organisation named above and we have no further responsibility to any unnamed third parties. The terms under this letter will remain valid for six years from the date of the drawing referred to. Sterling Temple Ltd maintains professional indemnity insurance to the value of £1 million and is covered for this value for at least six years from the date of the geometrical report.

We confirm that you can rely upon the contents of the report as if it had been addressed to you.

Yours sincerely,



Anthony Temple