

sterlingtemple

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# Geometric Report

9-11, The Studios Islington, London, N7

18.03.1392

October 8th 2018



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# I. Survey Information

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## Survey Notes:

Unit 9, 10 & 11, The Studios Islington, was surveyed in September 2018 and consists of a commercial unit over ground and first floor levels. A floor plan has 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**

### **Units 9, 10 & 11**

#### **Net Internal Areas**

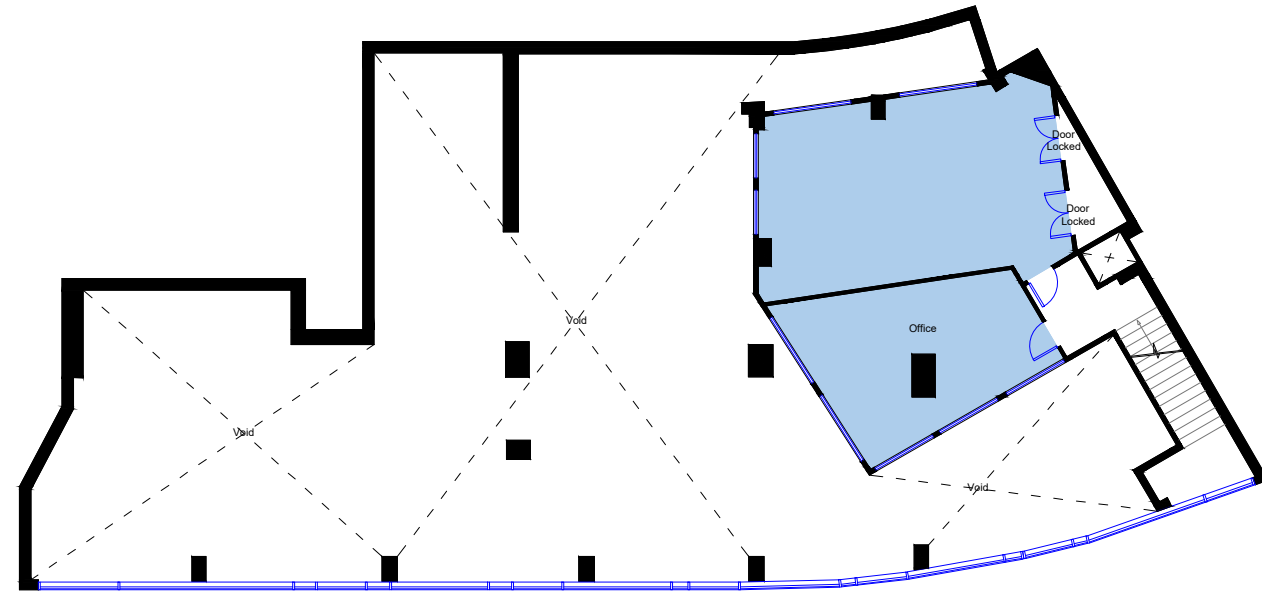
	<b>SQM</b>	<b>SQFT</b>
First Level	62.5	673
Ground Level	308.8	3,324
<b>Total NIA</b>	<b>371.3</b>	<b>3,997</b>

#### **Gross Internal Areas**

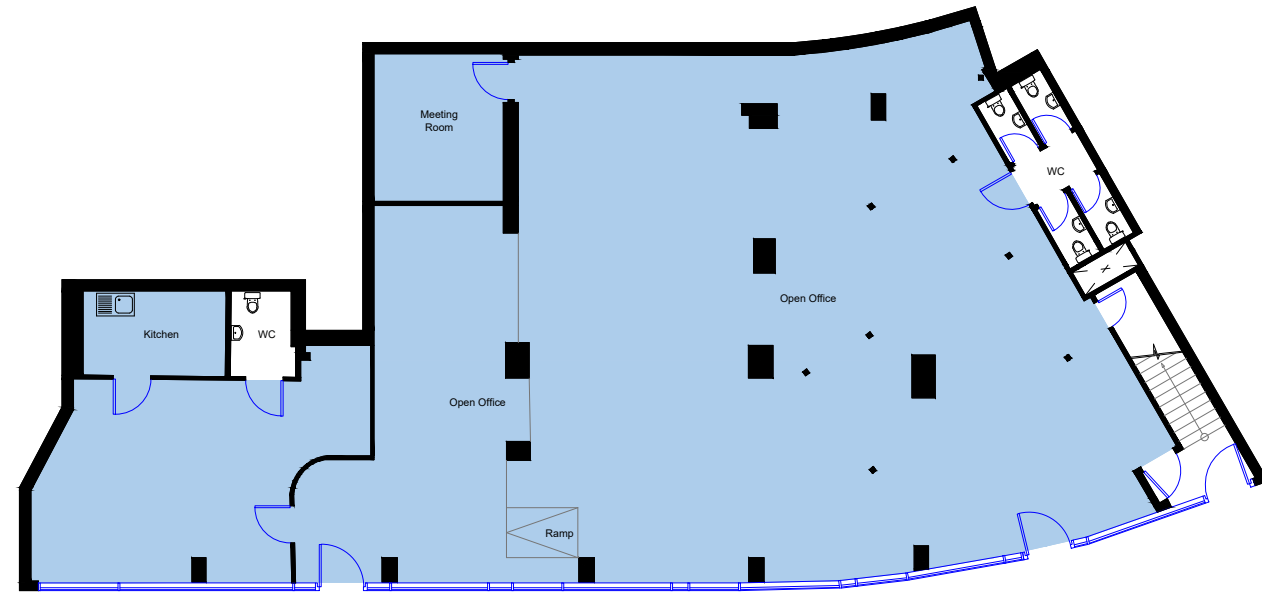
	<b>SQM</b>	<b>SQFT</b>
First Level	71.7	772
Ground Level	340.3	3,663
<b>Total GIA</b>	<b>412.0</b>	<b>4,435</b>

#### **International Property Measurement Standards**

	<b>SQM</b>	<b>SQFT</b>
First Level	63.2	680
Ground Level	313.7	3,377
<b>Total IPMS 3</b>	<b>376.9</b>	<b>4,057</b>



First Level



Ground Level

General Notes

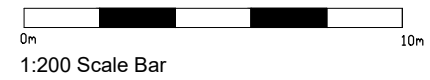
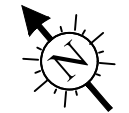
Net Internal Area

No.	Revision/Issue	Date
1	Issue	08/10/18

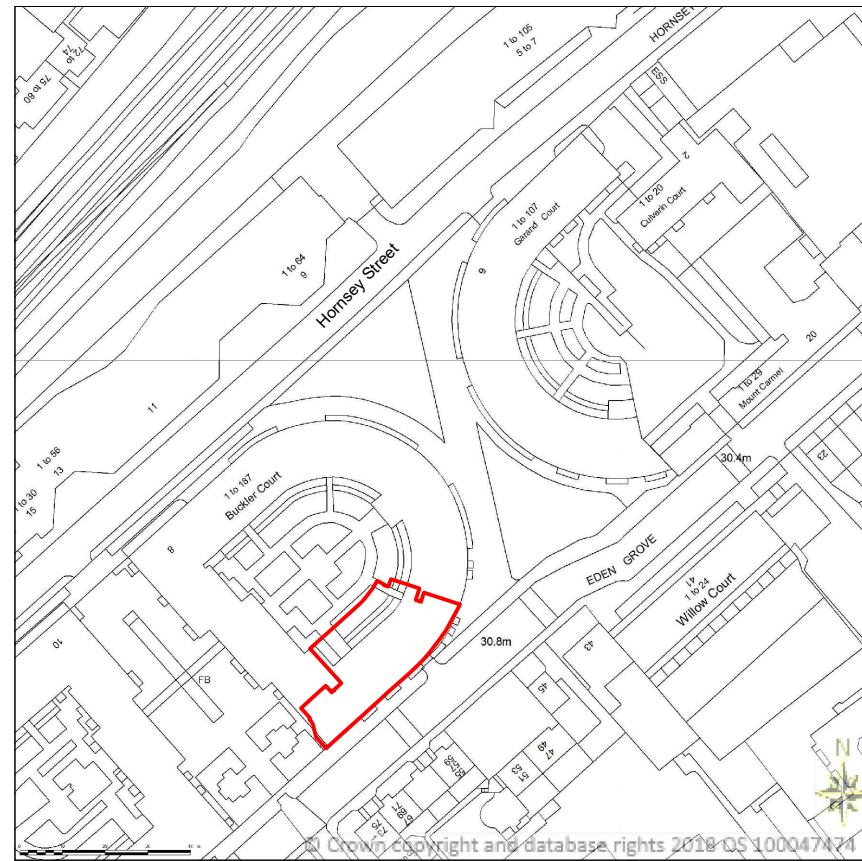
Firm Name and Address  
**sterlingtemple**  
 0203 4639225  
 www.sterlingtemple.com

Project Name and Address  
 Unit 9, 10 & 11  
 The Studios Islington  
 3 Hornsey Street  
 London  
 N7 8GR

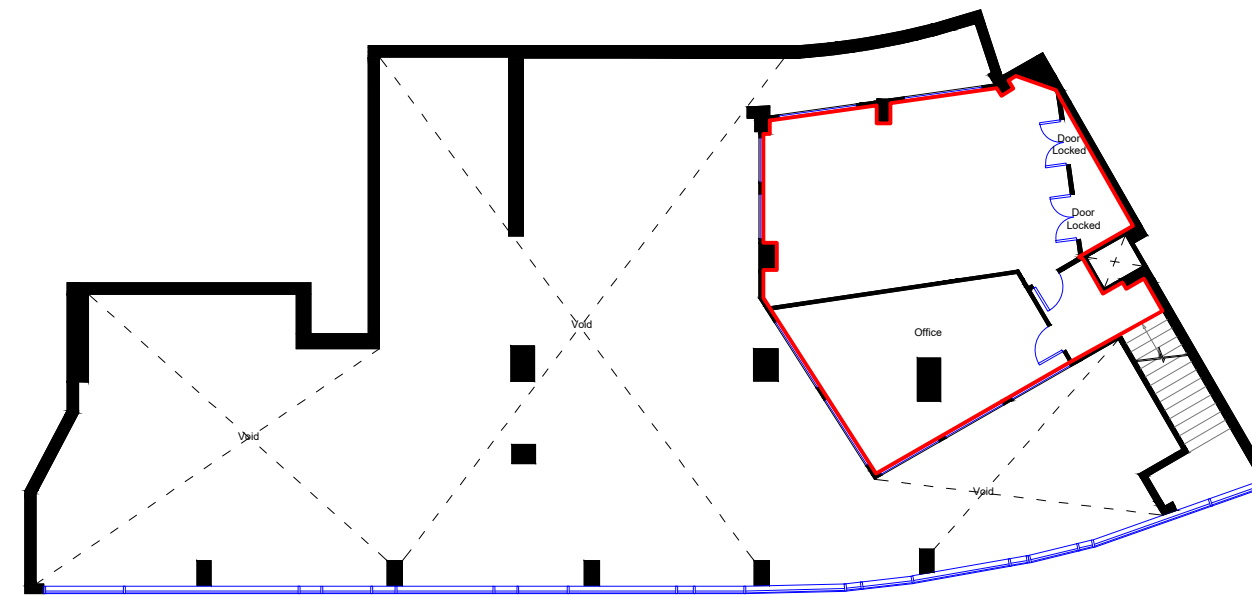
Project 18.03.1392	Sheet <b>Floor Plan</b>
Date October 8th 2018	
Scale 1:200 @ A3	



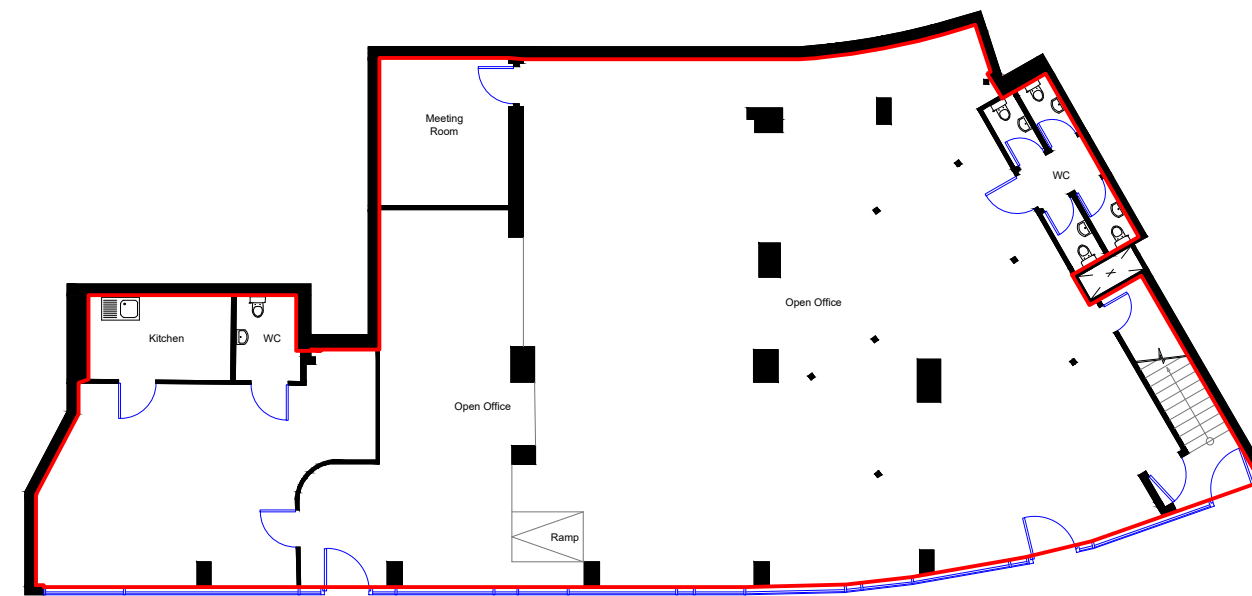
# Location Plan



0m 100m  
1:2,500 Scale Bar



First Level



Ground Level

0m 10m  
1:200 Scale Bar

## General Notes

No.	Revision/Issue	Date
1	Issue	08/10/18

Firm Name and Address

**sterlingtemple**  
0203 4639225  
www.sterlingtemple.com

Project Name and Address

Unit 9, 10 & 11  
The Studios Islington  
3 Hornsey Street  
London  
N7 8GR

Project 18.03.1392	Sheet Lease Plan
Date October 8th 2018	
Scale 1:200 @ A3	

# sterlingtemple

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

X  
X  
X  
X

October 8<sup>th</sup> 2018

**RE: Units 9, 10 & 11, 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 October 8<sup>th</sup> 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