



Lane & Frankham



AREA

9-11

REFERENCING

GROSVENOR GARDENS

REPORT

LONDON

LF4361

SW1W

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AREA REFERENCING REPORT - JOB REF: LF4361

Contents

Report Issue Status _____

Survey _____

Schedules _____

Rerference Plans _____

Floors Measured

Roof _____

Fifth Floor _____

Fourth Floor _____

Third Floor _____

Second Floor _____

First Floor _____

Ground Floor _____

Lower Ground Floor _____

First Floor Flat _____

AREA REFERENCING REPORT - JOB REF: LF4361

Report Issue Status

ISSUE	DATE ISSUED	STATUS	CHANGE
A	September 2022	ORIGINAL	

AREA REFERENCING REPORT - JOB REF: LF4361

Survey Report

1. INTRODUCTION

This Net and Gross Internal Area survey was undertaken by Lane & Frankham in August 2022 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 measurement was undertaken by Lane & Frankham's representative at the date of survey, under site conditions at that time and in line Lane & Frankham's standard conditions of contract.

2. SCOPE OF WORKS

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.

A total station electronic theodolite was used to observe the geometrical framework of the floor. The bearings and distances are automatically stored into linked data loggers and later downloaded directly to tablet computers equipped with CAD drawing applications.

Dimensions, using a steel tape and "Leica Disto" laser device, were taken between turning points around the walls. These were recorded manually on sketches or tablet computers, 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.

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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

9-11 GROSVENOR GARDENS, LONDON, SW1W

NET INTERNAL AREAS (NIA)

FLOOR NIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS sq m sq ft		EXCLUDED AREAS sq m sq ft	
Roof	Office	18.5	199			Heater	0.5 5
						R/Headroom	7.2 78
Fifth	Office A	76.8	827				
	Office B	58.5	630			R/Headroom	16.7 180
	Total	135.3	1457				
Fourth	Office A	102.5	1103				
	Office B	78.3	843			R/Headroom	2.8 30
	Total	180.8	1946				
Third	Office A	122.4	1318				
	Office B	82.8	891				
	Total	205.2	2209				
Second	Office A	127.6	1373	Steps	1.8 19	Heaters	1.1 12
	Upper Office A	27.0	291				
	Office B	80.8	870				
	Ancillary	2.5	27				
	Storage	1.4	15				
	Total	239.3	2576				
First	Office A	127.4	1371	Steps	0.8 9	Heaters	6.6 71
	Office B	74.8	805			Plinths	1.8 19
	Office C	24.2	260			Unusable	0.1 1
	Total	226.4	2436				
Ground	Office A	25.0	269			Heaters	3.1 33
	Office B	36.3	391			Plinth	0.4 4
	Office C	25.3	272			R/Headroom	1.0 11
	Office D	41.9	451			Unusable	0.1 1
	Office E	99.1	1067				
	Reception	28.2	304				
	Total	255.8	2754				
Lower Ground	Office A	225.7	2429			Plant Rooms	44.3 477
	Office B	42.4	456				
	Storage	23.3	251				
	Ancillary	13.5	145				
	Comms	9.2	99				
	Total	314.1	3380				
TOTAL		1575.4	16957				

GROSS INTERNAL AREAS (GIA)

FLOOR GIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS sq m sq ft		EXCLUDED AREAS sq m sq ft	
Roof		44.3	477				
Fifth		188.0	2024				
Fourth		291.2	3134				
Third		250.0	2691				
Split Level Core (2-3)		6.9	74				
Second		324.7	3495				
First		301.1	3241				
Ground		374.9	4035				
Lower Ground		465.9	5015				
TOTAL		2247.0	24186				

AREA PLAN

9-11 GROSVENOR GARDENS

LONDON, SW1W

Roof

Net Internal Area

<div></div>	NIA - Office	18.5 sq m	199 sq ft
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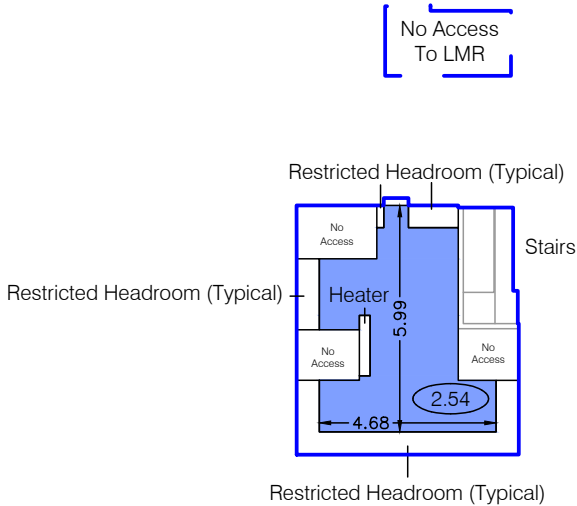
TOTAL NIA:	18.5 sq m	199 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Heater	0.5 sq m	5 sq ft
Restricted Headroom	7.2 sq m	78 sq ft

Gross Internal Area

<div></div>	GIA	44.3 sq m	477 sq ft
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GROSVENOR GARDENS

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. LF4361-AREA-R

Issue A September 2022

Scaled for presentation - 1:200 @ A3



AREA PLAN
9-11 GROSVENOR GARDENS
LONDON, SW1W

Fifth Floor

Net Internal Area

<div></div>	NIA - Office	135.3 sq m	1457 sq ft
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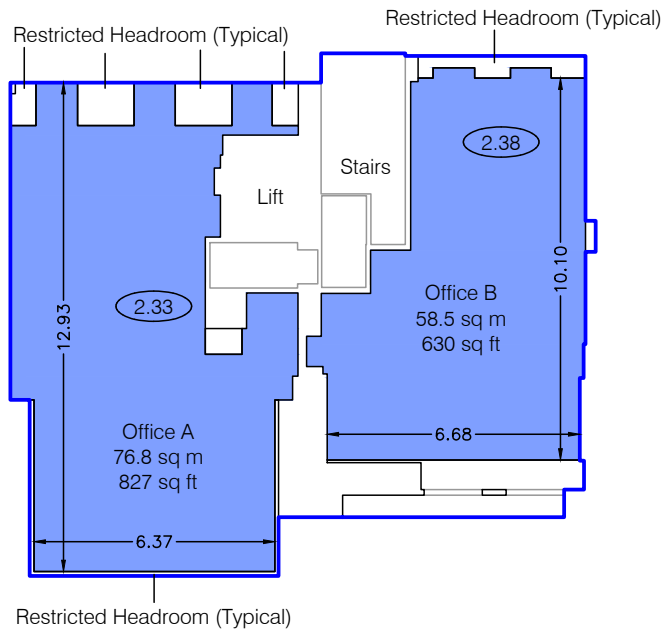
TOTAL NIA:	135.3 sq m	1457 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Restricted Headroom	16.7 sq m	180 sq ft
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Gross Internal Area

<div></div>	GIA	188.0 sq m	2024 sq ft
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GROSVENOR GARDENS

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. LF4361-AREA-5
Issue A September 2022
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AREA PLAN
9-11 GROSVENOR GARDENS
LONDON, SW1S

Fourth Floor

Net Internal Area

<div></div>	NIA - Office	180.8 sq m	1946 sq ft
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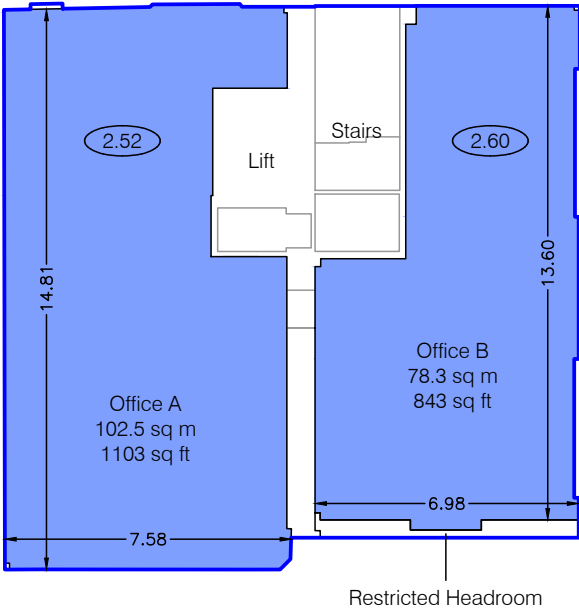
TOTAL NIA:	180.8 sq m	1946 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Restricted Headroom	2.8 sq m	30 sq ft
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Gross Internal Area

<div></div>	GIA	219.2 sq m	2134 sq ft
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GROSVENOR GARDENS

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. LF4361-AREA-4
Issue A September 2022
Scaled for presentation - 1:200 @ A3



AREA PLAN
9-11 GROSVENOR GARDENS
LONDON, SW1W

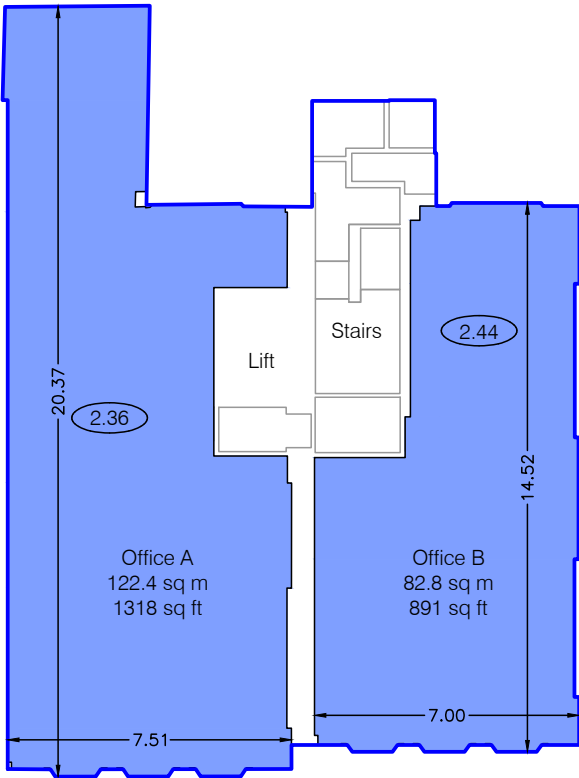
Third Floor

Net Internal Area

<div></div>	NIA - Office	205.2 sq m	2209 sq ft
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Gross Internal Area

<div></div>	GIA	250.0 sq m	2691 sq ft
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GROSVENOR GARDENS

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.

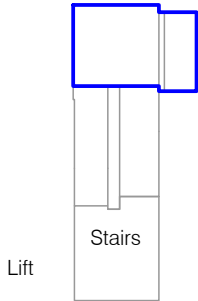
Dwg No. LF4361-AREA-3
Issue A September 2022
Scaled for presentation - 1:200 @ A3



AREA PLAN
9-11 GROSVENOR GARDENS
LONDON, SW1W

Split Level Core (2-3)
Gross Internal Area

<div></div>	GIA	6.9 sq m	74 sq ft
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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. LF4361-AREA-2_3S
Issue A September 2022
Scaled for presentation - 1:200 @ A3



AREA PLAN
9-11 GROSVENOR GARDENS
LONDON, SW1W

Second Floor

Net Internal Area

<div></div>	NIA - Office	235.4 sq m	2534 sq ft
<div></div>	NIA - Store	1.4 sq m	15 sq ft
<div></div>	NIA - Ancillary	2.5 sq m	27 sq ft

TOTAL NIA: 239.3 sq m 2576 sq ft

The following has been INCLUDED in the TOTAL NIA:

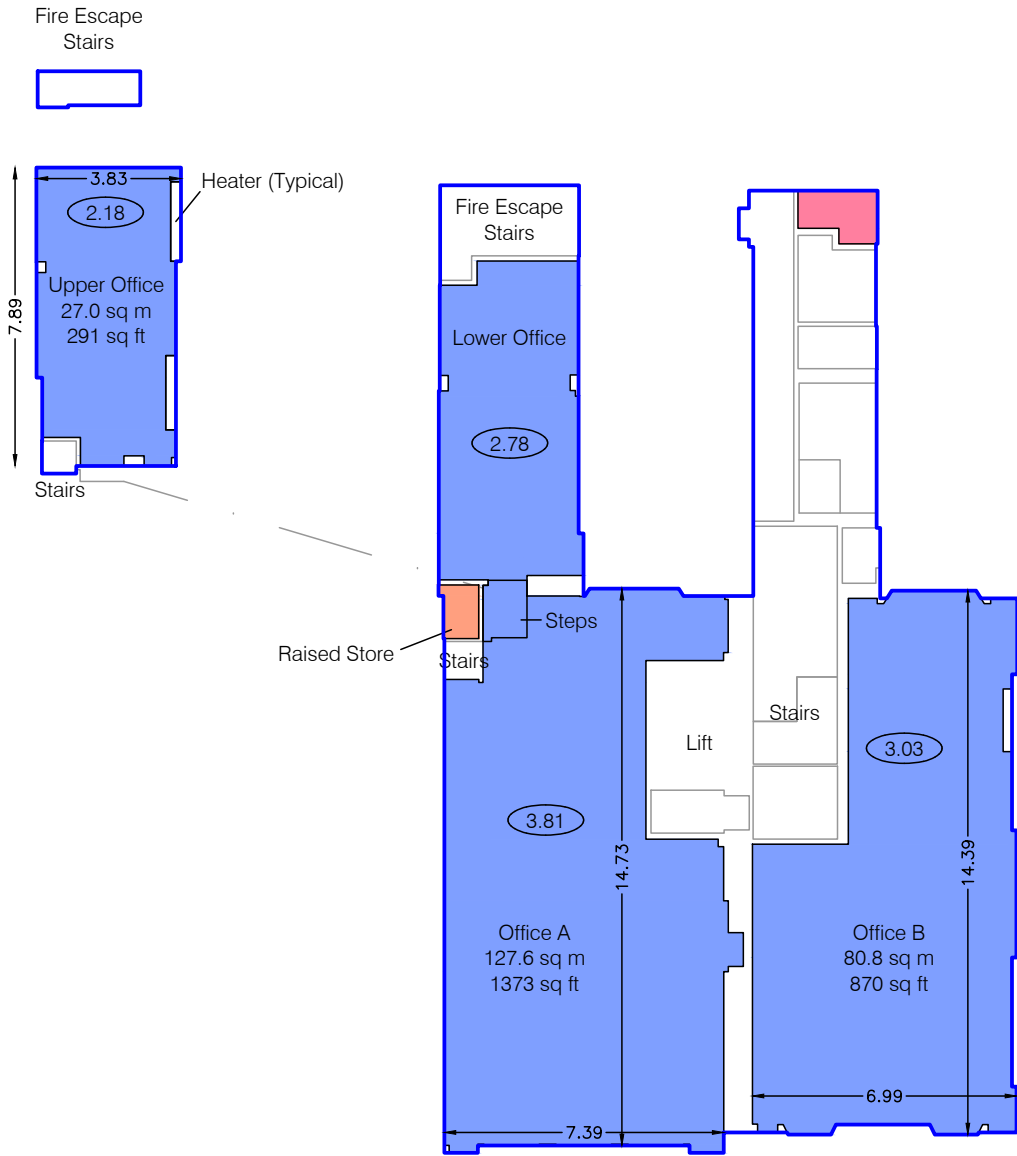
Steps 1.8 sq m 19 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Heaters 1.1 sq m 12 sq ft

Gross Internal Area

<div></div>	GIA	324.7 sq m	3495 sq ft
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GROSVENOR GARDENS

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. LF4361-AREA-2
Issue A September 2022
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AREA PLAN
9-11 GROSVENOR GARDENS
LONDON, SW1W

First Floor

Net Internal Area

<div></div>	NIA - Office	226.4 sq m	2436 sq ft
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TOTAL NIA:	226.4 sq m	2436 sq ft
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The following has been INCLUDED in the TOTAL NIA:

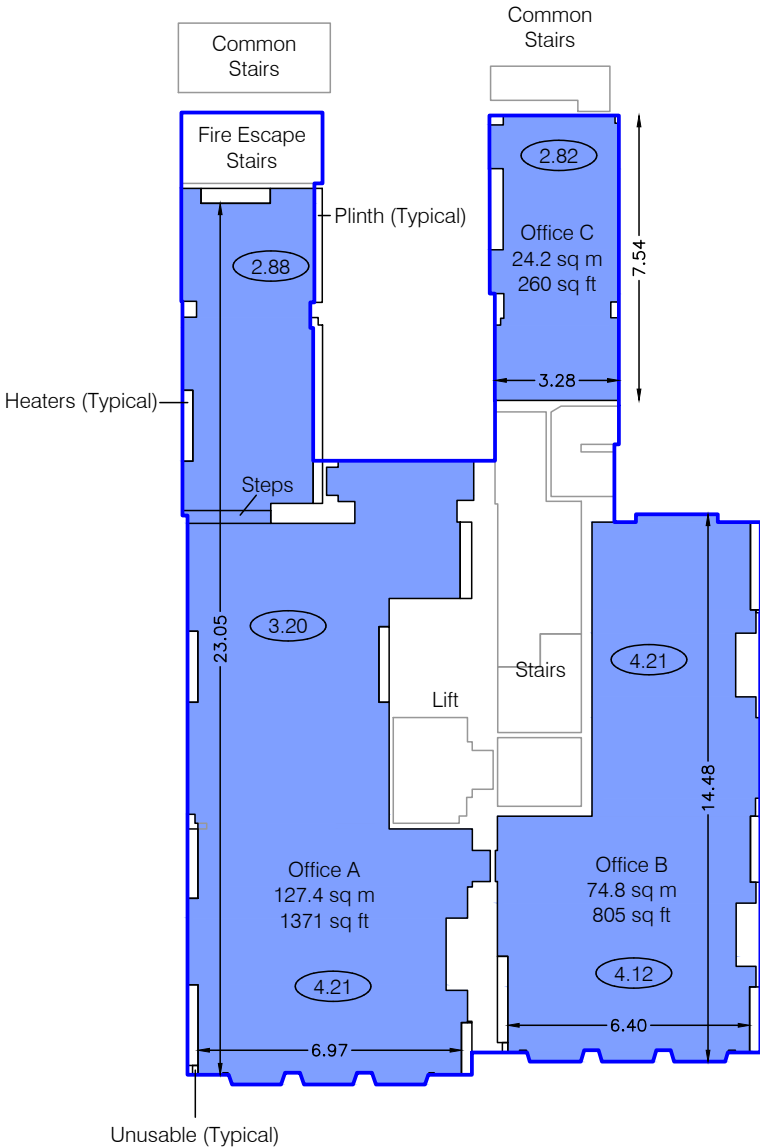
Steps	0.8 sq m	8 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Heaters	6.6 sq m	71 sq ft
Plinths	1.8 sq m	19 sq ft
Unusable	0.1 sq m	1 sq ft

Gross Internal Area

<div></div>	GIA	301.1 sq m	3241 sq ft
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GROSVENOR GARDENS

Notes:
(X.XX)- Floor to Ceiling Height (Metres)
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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. LF4361-AREA-1
Issue A September 2022
Scaled for presentation - 1:200 @ A3



AREA PLAN
9-11 GROSVENOR GARDENS
LONDON, SW1W

Ground Floor

Net Internal Area

<div></div>	NIA - Office	227.6 sq m	2450 sq ft
<div></div>	NIA - Reception	28.2 sq m	304 sq ft

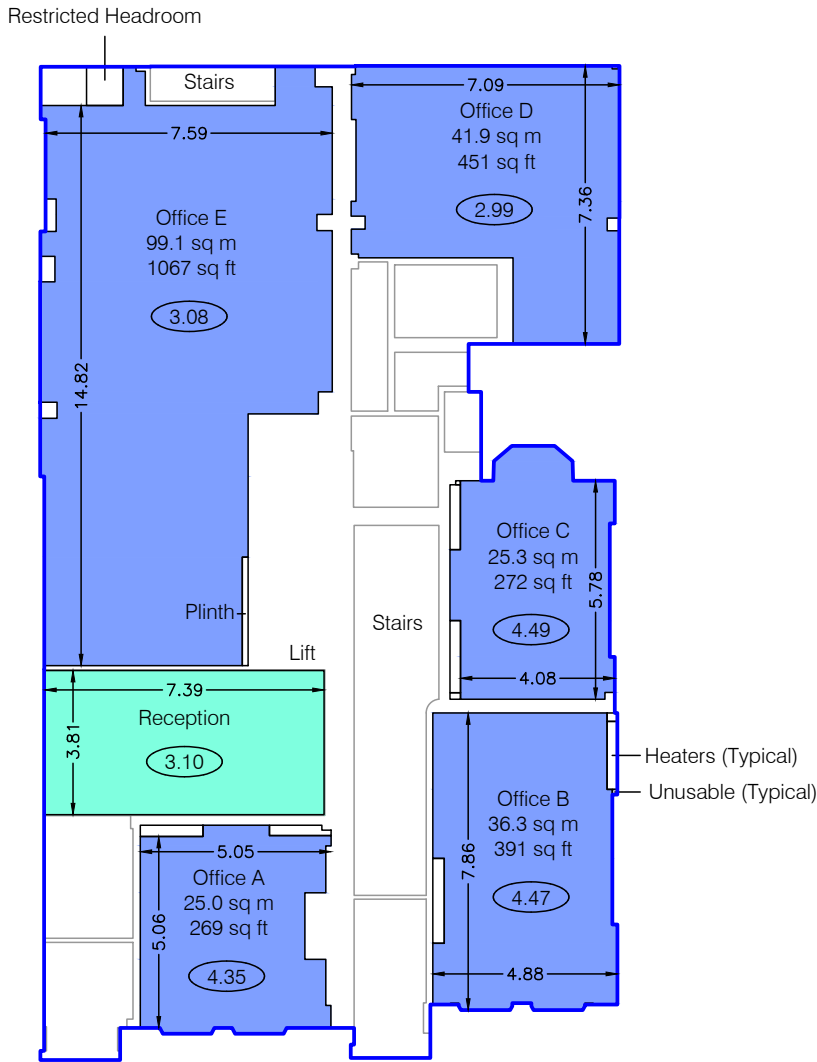
TOTAL NIA: 255.8 sq m 2754 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Heaters	3.1 sq m	33 sq ft
Plinth	0.4 sq m	5 sq ft
Restricted Headroom	1.0 sq m	11 sq ft
Unusable	0.1 sq m	1 sq ft

Gross Internal Area

<div></div>	GIA	374.9 sq m	4035 sq ft
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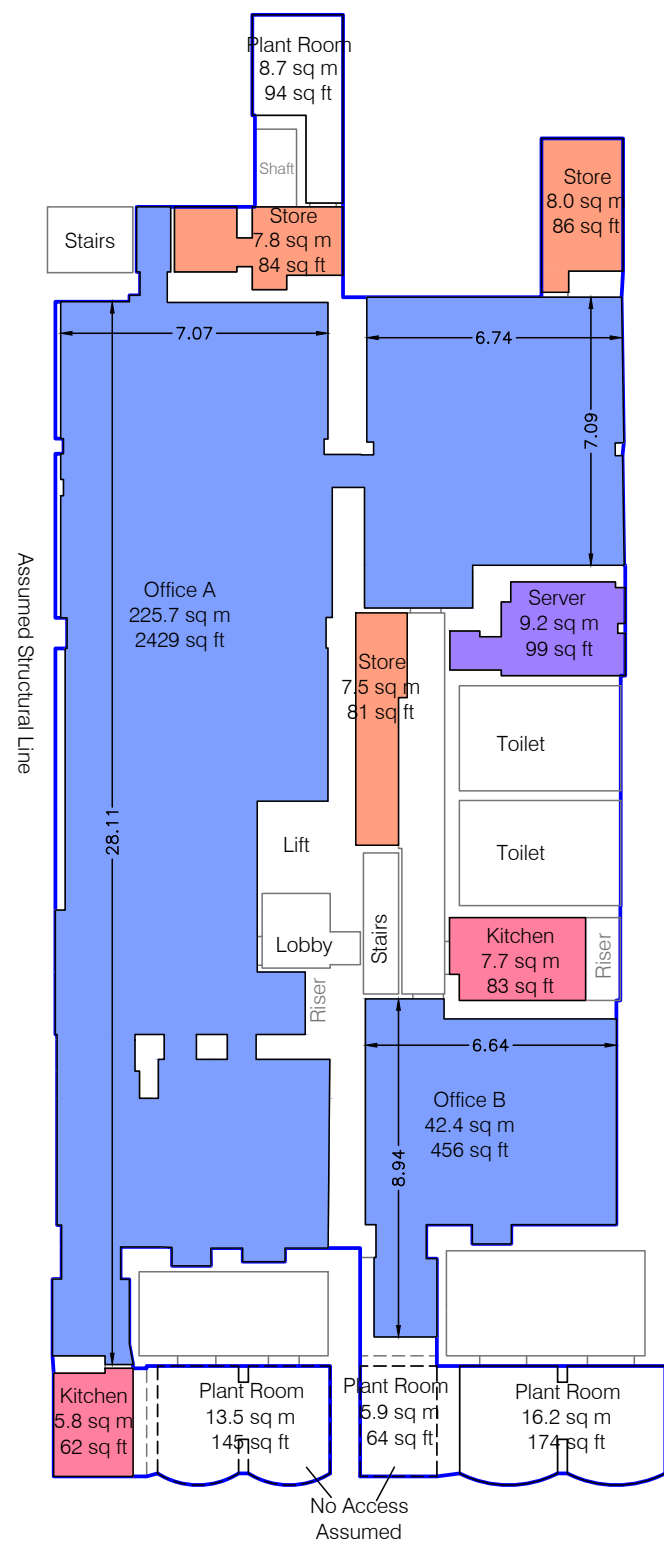


GROSVENOR GARDENS

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. LF4361-AREA-G
Issue A September 2022
Scaled for presentation - 1:200 @ A3





GROSVENOR GARDENS

AREA PLAN
9-11 GROSVENOR GARDENS
LONDON, SW1W

Lower Ground Floor
Net Internal Area

	NIA - Office	268.1 sq m	2885 sq ft
	NIA - Store	23.3 sq m	251 sq ft
	NIA - Ancillary	13.5 sq m	145 sq ft
	NIA - Comms	9.2 sq m	99 sq ft

TOTAL NIA: 314.1 sq m 3380 sq ft

The following has been EXCLUDED from the TOTAL NIA:
Plant Rooms 44.3 sq m 477 sq ft

Gross Internal Area

	GIA	465.9 sq m	5015 sq ft
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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. LF4361-AREA-LG
Issue A September 2022
Scaled for presentation - 1:200 @ A3



SUMMARY OF INTERNAL AREAS

9-11 GROSVENOR GARDENS, LONDON, SW1W

NET SALES AREAS (NSA)

FLOOR NIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS sq m sq ft		EXCLUDED AREAS sq m sq ft	
First		100.2	1079				
TOTAL		100.2	1079				

GROSS INTERNAL AREAS (GIA)

FLOOR GIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS sq m sq ft		EXCLUDED AREAS sq m sq ft	
First		121.3	1306				
TOTAL		121.3	1306				


AREA PLAN

9-11 GROSVENOR GARDENS

LONDON, SW1W

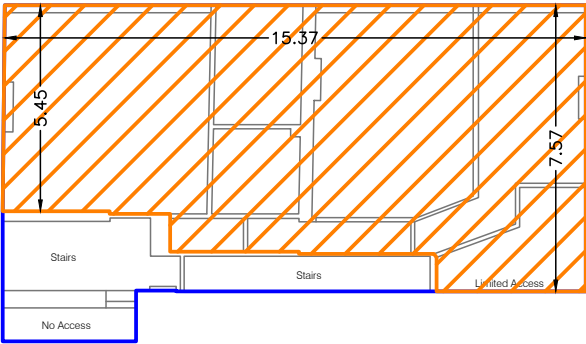
First Floor Flat

Net Sales Area

	NSA	100.2 sq m	1079 sq ft
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Gross Internal Area

	GIA	121.3 sq m	1306 sq ft
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GROSVENOR GARDENS

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.

LF4361-NSA-A1

Issue A

September 2022

Scaled for presentation - 1:200 @ A3

