



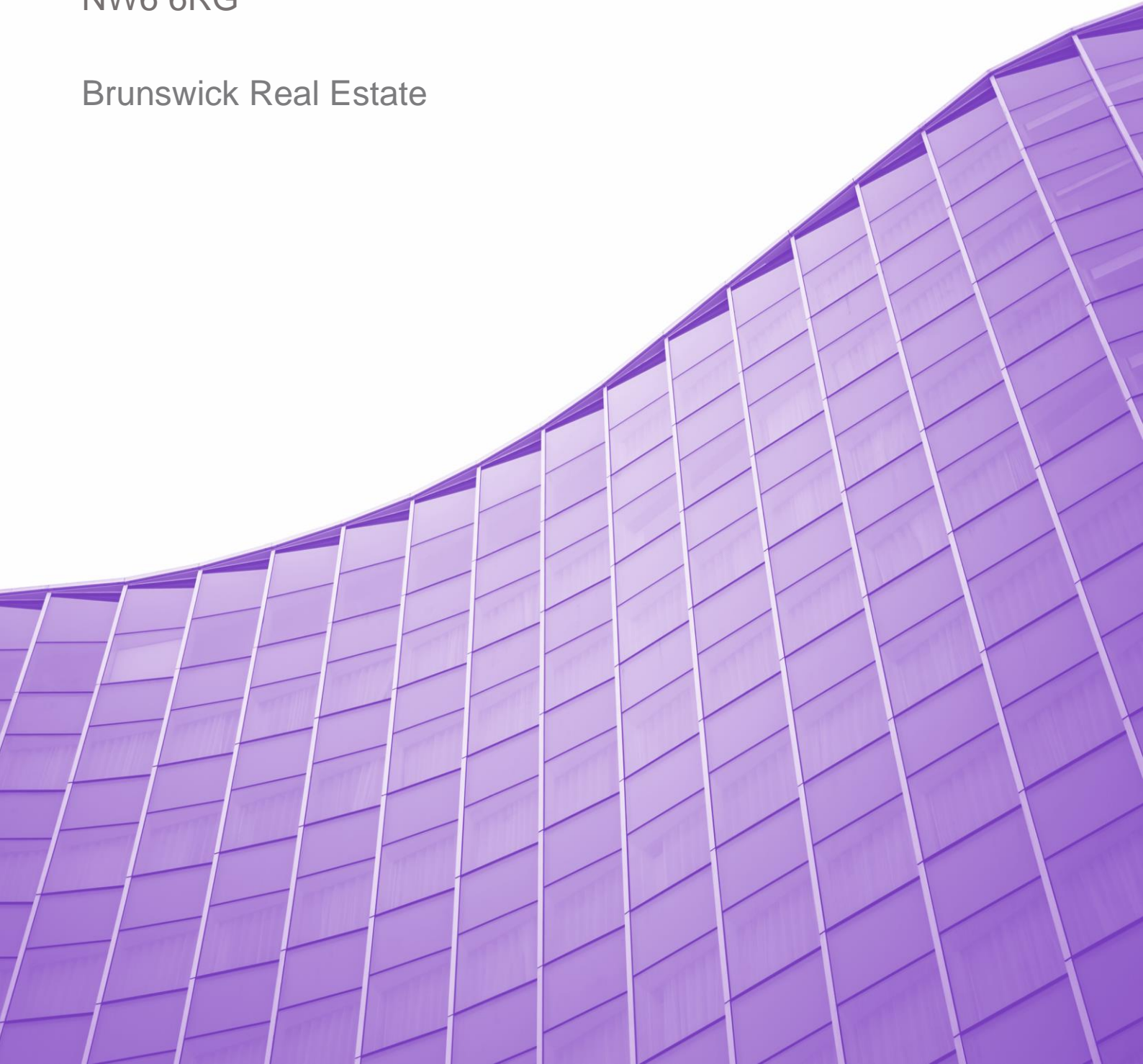
## **Geomatics Area Survey Report**

111-115 Salisbury Road

London

NW6 6RG

Brunswick Real Estate



Client Brunswick Real Estate

Revision Original

Inspection date 04 September 2020

Date of issue 09 September 2020

Surveyor Nigel Ruxton

Checked and authorised by Wes Norman



**Identification photograph** – 111-115 Salusbury Road, London

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## Introduction

We were instructed by our client to provide an area referencing report consisting of the following area types; GIA (Gross Internal Area), NIA (Net Internal Area) and IPMS3 to the property located at 111-115 Salusbury Road, London

Reports referencing IPMS (International Property Measurement Standards) are carried out in accordance to the RICS Property Measurement, 2nd Edition, May 2015.

Reports referencing GEA/GIA/NIA are carried out in accordance to the RICS Code of Measuring Practice 6th Edition (September 2007).



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## Method statement

The areas calculated in this document are a result of a measured survey which utilised laser measuring equipment and steel tape measures. This data was used in the production of two-dimensional CAD plans, from which areas could be calculated.

This was achieved with the creation of accurate polygons which were traced around the target areas. These polygons were then queried for their area properties, the results of which are quoted in this report.

Areas and walls where there was limited access at the time of survey have been noted in the report. Any inaccessible areas will have professional estimates applied.

*Please note: all figures are quoted as foot squared (sq.ft.) to one decimal place and to metres squared (sq.m.) to two decimal places. To convert from metres squared to squared feet, a factor of 10.76391 has been used.*



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## Summary of areas (GIA)

	sq.m	sq.ft
<b>Ground Floor</b>	819.63	8,822.4

<b>First Floor</b>	1,231.89	13,260.0
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<b>Second Floor</b>	1,020.30	10,982.4
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<b>Grand Total</b>	3,071.82	33,064.8
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## Summary of areas (NIA)

Level	Excluded Areas	sq.m	sq.ft
<b>Ground</b>	Structural Walls	7.08	76.2
	Columns	2.28	24.5
	Stairs #1	3.43	36.9
	Acc. WC.	3.38	36.4
	Risers	5.04	54.3
	WC. #1	10.16	109.4
	Stairs #2	18.06	194.4
	Main Stairs	13.34	143.6
	Lift	6.11	65.8
	Stairs #3	11.67	125.6
	Lift Motor Room	10.27	110.5
	WC. #2	12.23	131.6
	Cleaners Store	5.63	60.6

<b>NIA Total</b>	<b>707.65</b>	<b>7617.1</b>
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Level	Excluded Areas	sq.m	sq.ft
<b>First</b>	Structural Walls	1.91	20.6
	Columns	2.48	26.7
	Stairs #1	18.27	196.7
	Risers	8.57	92.2
	Stairs #2	17.08	183.8
	Ladies WC.	17.44	187.7
	Acc. WC.	4.93	53.1
	Lift and Stair Void	84.81	912.9
	Stairs #3	18.46	198.7
	Gents WC.	14.76	158.9
	Heighs <1.5m	0.43	4.6

<b>NIA Total</b>	<b>1084.63</b>	<b>11674.9</b>
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Level	Excluded Areas	sq.m	sq.ft
<b>Second</b>	Columns	2.52	27.1
	Stairs #1	18.38	197.8
	Risers	5.07	54.6
	Stairs #2	16.92	182.1
	Ladies WC.	12.65	136.2
	Acc. WC.	4.72	50.8
	Lift and Voids	95.29	1,025.7
	Stairs #3	16.07	173.0
	Gents WC.	15.52	167.1

<b>NIA Total</b>	<b>913.37</b>	<b>9831.4</b>
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<b>NIA Grand Total</b>	<b>2705.65</b>	<b>29123.4</b>
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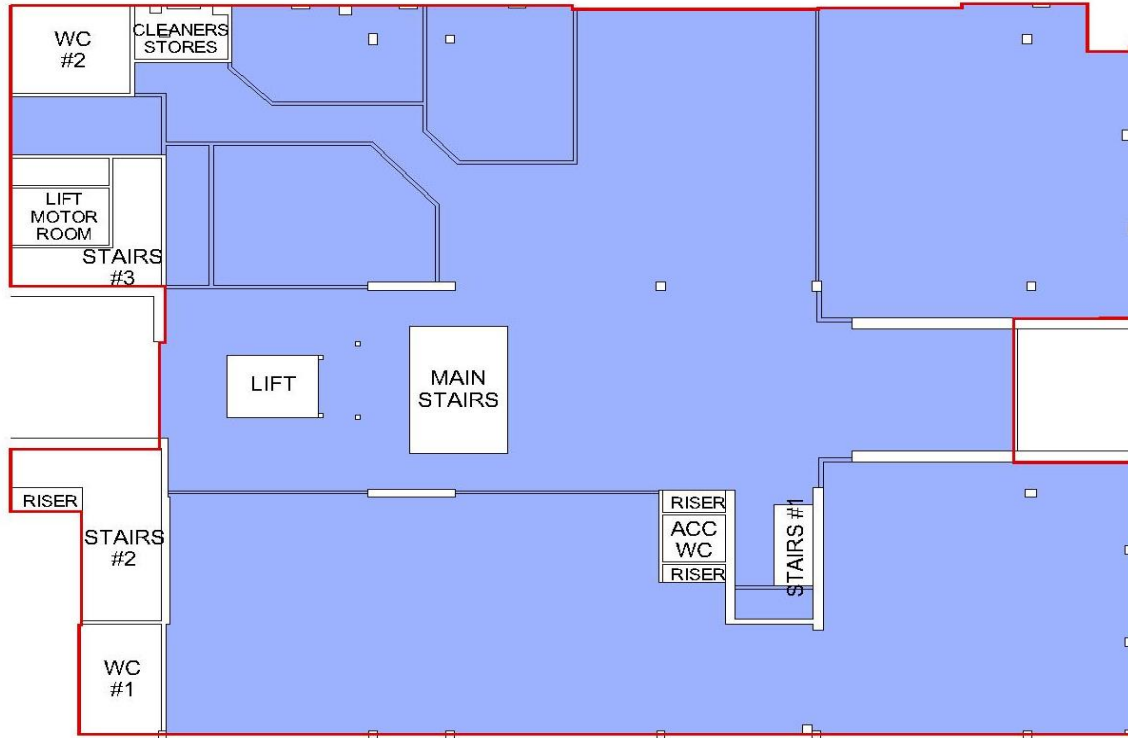


## Summary of areas (IPMS 3)

	sq.m	sq.ft
<b>Ground Floor</b>	716.36	7,710.8
<b>First Floor</b>	1,104.65	11,890.4
<b>Second Floor</b>	930.81	10,019.2
<b>Grand Total</b>	2,751.82	29,620.3

<b>Included Areas</b>		
	sq.m	sq.ft
<b>Balcony</b>	10.14	109.1
<b>Balcony</b>	10.74	115.6

# Area Reference Plan: GIA/NIA Ground Floor




## GROUND FLOOR


### Area Plan

Type	GIA/NIA
Level	Ground Floor
Drawing Reference	20151_GIA_NIA_01
Date	Sep-20

#### Gross Internal Area

	<b>819.63 SQM</b> <b>8,822.4 SQFT</b>
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#### Net Internal Area

	<b>707.65 SQM</b> <b>7,617.1 SQFT</b>
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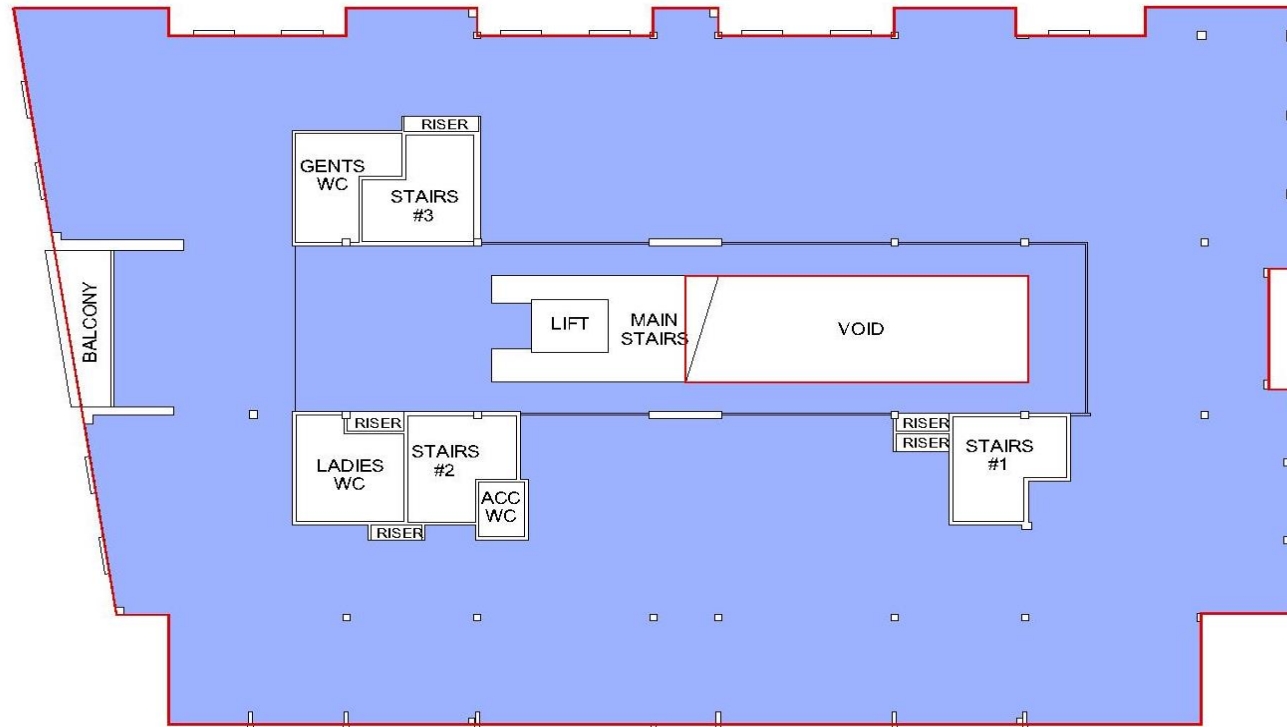
Version	Description	Date	Produced	Checked
Original	Original document	09/09/2020	HG	NR

Vacant  
**Occupied**  
 Cat-A Fitout  
 Under Construction

Shell & Core  
 Light Fitout  
**Medium Fitout**  
 Heavy Fitout



# Area Reference Plan: GIA/NIA First Floor




## FIRST FLOOR


### Area Plan

Type	GIA/NIA
Level	First Floor
Drawing Reference	20151_GIA_NIA_02
Date	Sep-20

#### Gross Internal Area

	1,231.89 SQM
	13,260.0 SQFT

#### Net Internal Area

	1,084.63 SQM
	11,674.9 SQFT

Version	Description	Date	Produced	Checked
Original	Original document	09/09/2020	HG	NR

Vacant	Shell & Core
<b>Occupied</b>	Light Fitout
Cat-A Fitout	<b>Medium Fitout</b>
Under Construction	Heavy Fitout




# Area Reference Plan: GIA/NIA Second Floor


## Area Plan

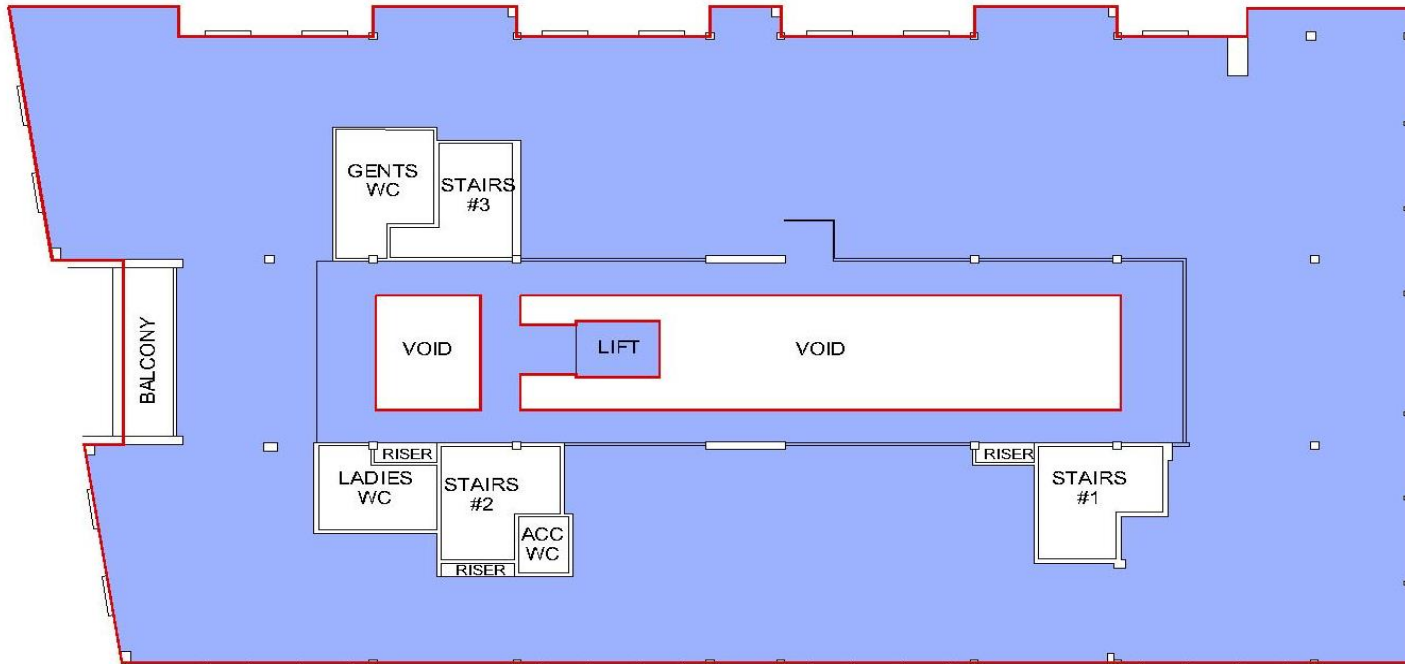
Type	GIA/NIA
Level	Second Floor
Drawing Reference	20151_GIA_NIA_03
Date	Sep-20

### Gross Internal Area

	<b>1,020.30 SQM</b>
	<b>10,982.4 SQFT</b>

### Net Internal Area

	<b>913.37 SQM</b>
	<b>9,831.4 SQFT</b>



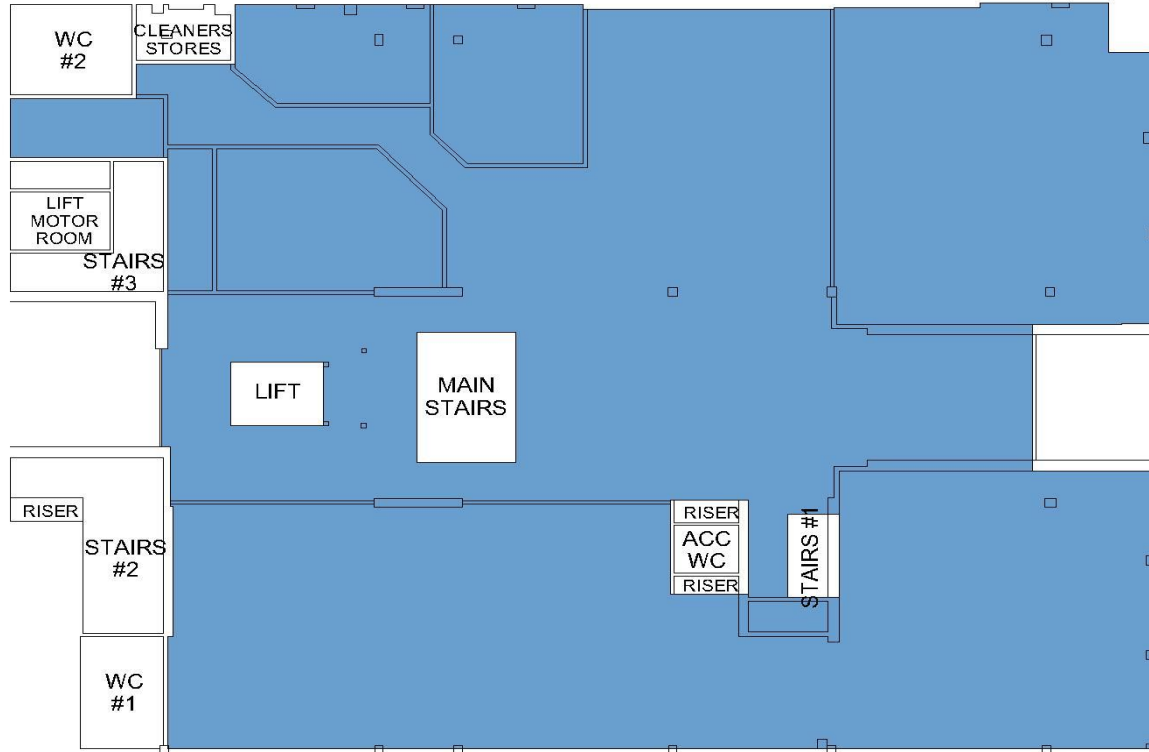
## SECOND FLOOR

Version	Description	Date	Produced	Checked
Original	Original document	09/09/2020	HG	NR

Vacant	Shell & Core
<b>Occupied</b>	Light Fitout
Cat-A Fitout	<b>Medium Fitout</b>
Under Construction	Heavy Fitout



# Area Reference Plan: IPMS 3 Ground Floor



## GROUND FLOOR

### Area Plan

Type	IPMS3
Level	Ground Floor
Drawing Reference	20151_IPMS3_01
Date	Sep-20

#### IPMS3



**716.36 SQM**  
**7,710.8 SQFT**

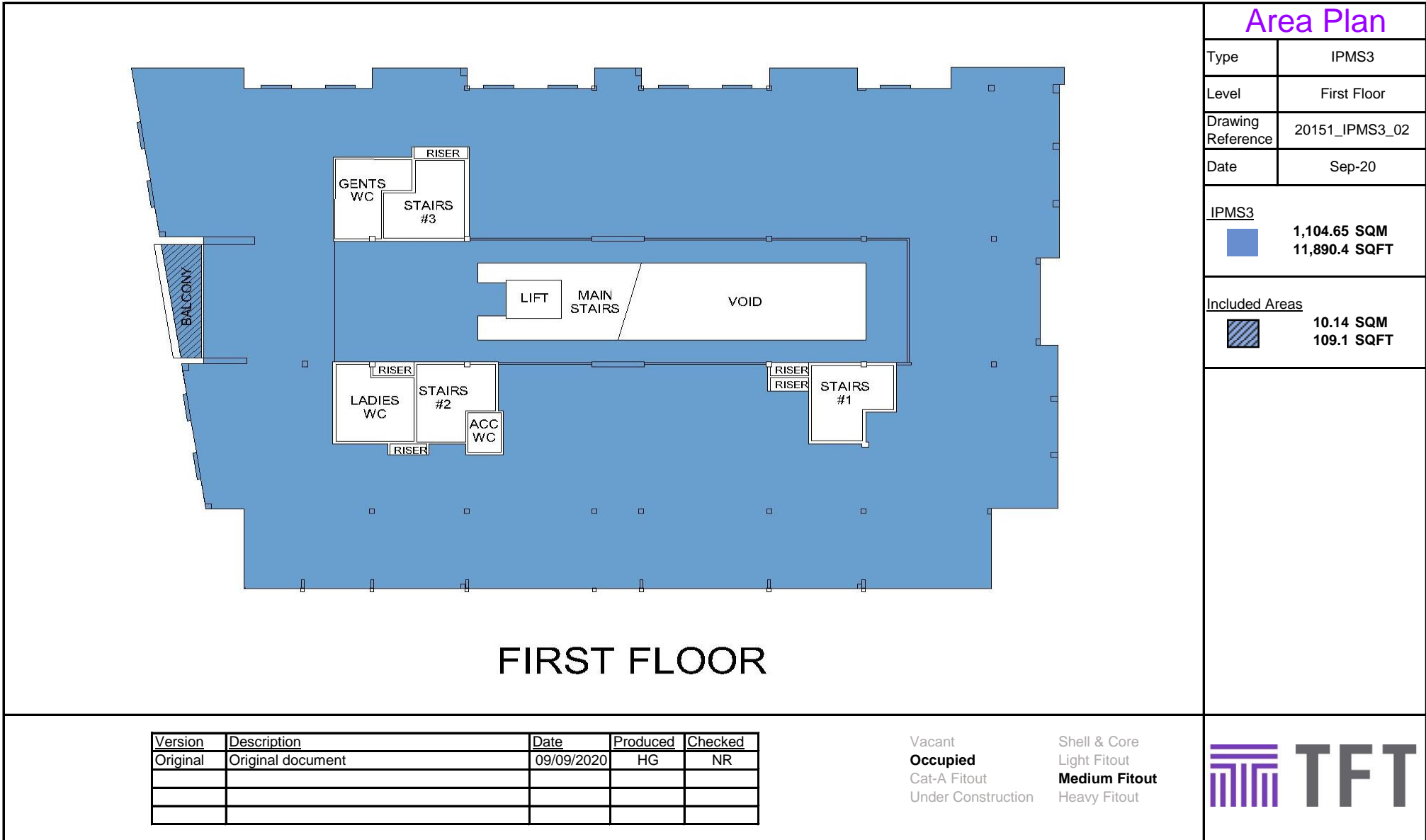
Version	Description	Date	Produced	Checked
Original	Original document	09/09/2020	HG	NR

Vacant  
**Occupied**  
Cat-A Fitout  
Under Construction

Shell & Core  
Light Fitout  
**Medium Fitout**  
Heavy Fitout



# Area Reference Plan: IPMS 3 First Floor



## Area Plan

Type	IPMS3
Level	First Floor
Drawing Reference	20151_IPMS3_02
Date	Sep-20

IPMS3	1,104.65 SQM
	11,890.4 SQFT

Included Areas	10.14 SQM
	109.1 SQFT

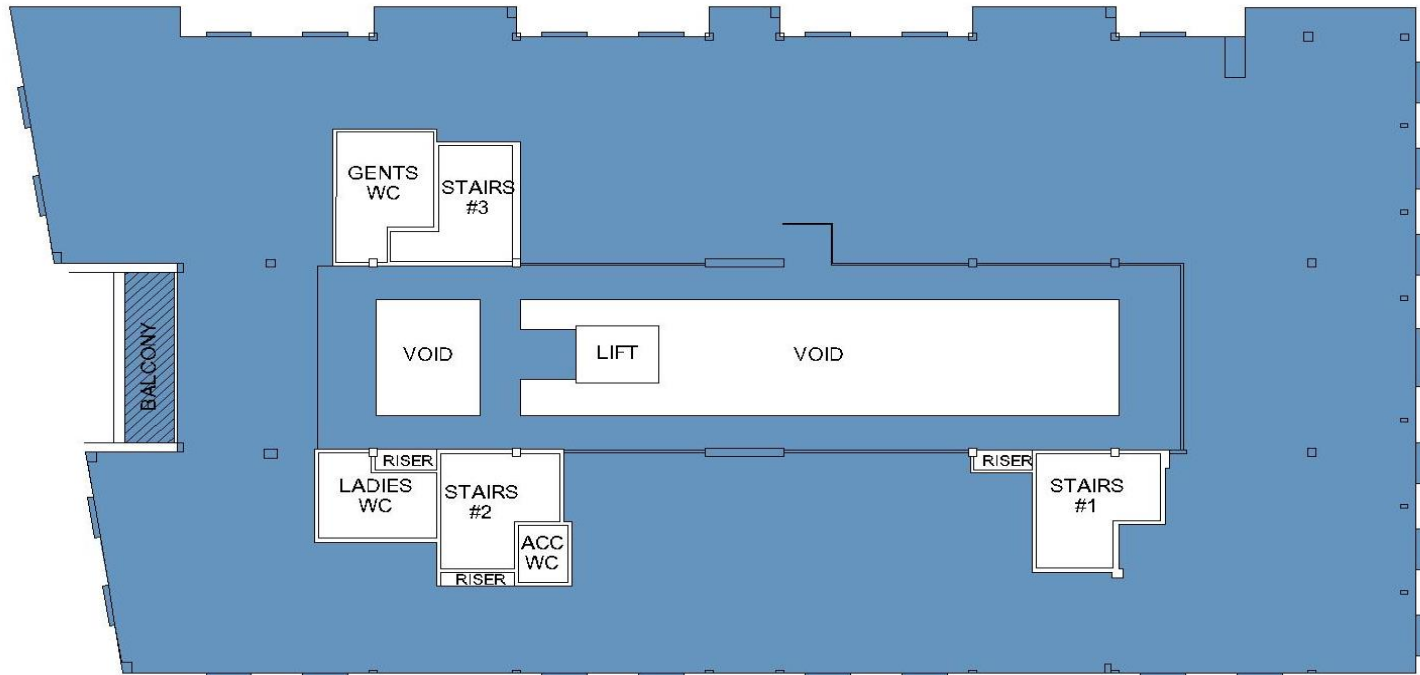
FIRST FLOOR

Version	Description	Date	Produced	Checked
Original	Original document	09/09/2020	HG	NR

Vacant	Shell & Core
<b>Occupied</b>	Light Fitout
Cat-A Fitout	<b>Medium Fitout</b>
Under Construction	Heavy Fitout



# Area Reference Plan: IPMS 3 Second Floor



## SECOND FLOOR

### Area Plan

Type	IPMS3
Level	Second Floor
Drawing Reference	20151_IPMS3_03
Date	Sep-20

#### IPMS3

930.81 SQM  
10,091.2 SQFT

#### Included Areas

10.74 SQM  
115.6 SQFT

Version	Description	Date	Produced	Checked
Original	Original document	09/09/2020	HG	NR

Vacant  
**Occupied**  
 Cat-A Fitout  
 Under Construction

Shell & Core  
 Light Fitout  
**Medium Fitout**  
 Heavy Fitout

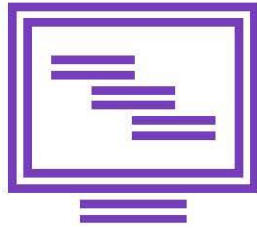


# Core services

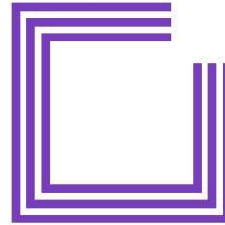
Development  
Built Assets  
Sustainability



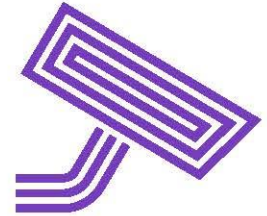
Technical Due Diligence



Project Management



Dilapidations



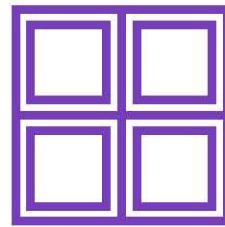
Project Monitoring



Cost Consultancy



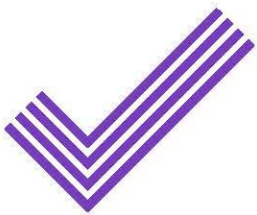
M+E Consultancy



Rights of Light



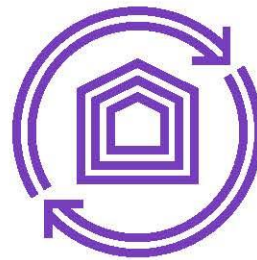
Lender Monitoring



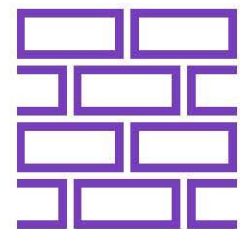
CDM Consultancy



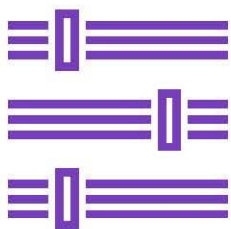
Geomatics



Life Cycle Assessments



Party Walls



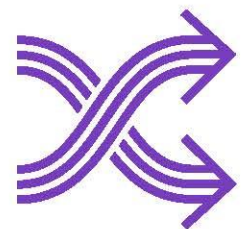
Performance Optimisation



Asset Certification



Wellbeing



Sustainability Coordination





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and the performance of buildings  
at the heart of everything we do**

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