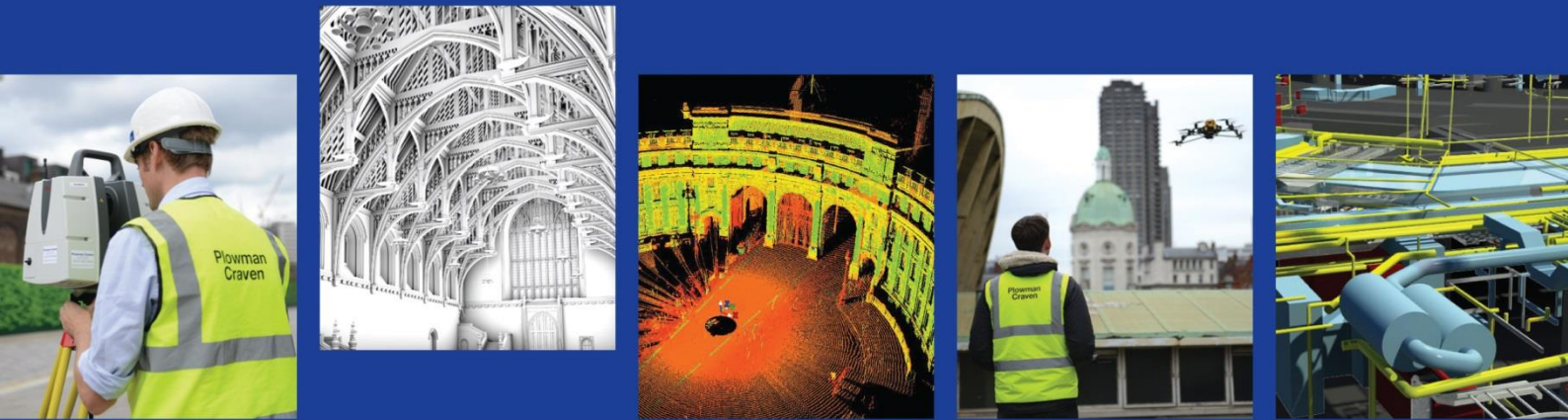


AREA MEASUREMENT REPORT (RICS Code of Measuring Practice)

11 BRUTON STREET
Mayfair
LONDON
W1J



Plowman Craven

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Consult. Trust. Innovate.

**11 BRUTON STREET
Mayfair
LONDON
W1J**

Project Number
39595-11BS

Contents

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Survey Report
Summary of Areas
Reference Plans

Floors

Seventh
Sixth
Fifth
Fourth
Third
Second
First
Ground
Basement



REPORT ISSUE STATUS

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Plowman Craven

One of the world's leading geomatics companies employing innovative surveying solutions

Plowman Craven is a leading Chartered Surveying company offering a broad range of professional measurement services. The specialist property team offers considerable experience, a reputation for accuracy and wide ranging expertise in warranted building measurement, having set and maintained standards over the last 50 years.

- RICS Property Measurement, 1st Edition (incorporating IPMS)
- Net Internal Area (NIA)
- Gross Internal and External Area (GIA & GEA)
- Net Sales Area for Residential (NSA)
- Retail Zoning (ITZA)
- Independent Duty-of-Care
- Portfolio Measurement
- Other International Standards (BOMA, GIF, NEN2580)
- Building Information Modelling and BIM Consultancy (BIM)
- Environmental Surveying, Monitoring and Consultancy Services
- Condition Surveys
- Construction Verification
- Rights of Light and Surveys for Planning
- Lease Plans and Boundary Surveys
- Topographical and Underground Utility Surveys
- Off Plan/Feasibility Surveys
- Data Collection for Energy Performance Certificates
- Automated, Manual and Environmental Monitoring

1. INTRODUCTION

This Area Measurement Survey was undertaken by Plowman Craven and/or their sub-contractors in January 2018, 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 (RICS).

The measurement was undertaken by Plowman Craven's representative at the date of survey, under site conditions at that time and in line with Plowman Craven's standard conditions of contract.

2. SCOPE OF WORKS

In preparing this measurement report, Plowman Craven has relied upon supplied information. The areas to be measured were defined by the instructing client through floor or lease plans with appropriate areas outlined, and/or as instructed on site by the client or client's representative.

Any undefined areas were measured as found on site, in accordance with the *Sixth Edition (September 2007) of the Code of Measuring Practice*.

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.

Areas and wall lines with limited access at the time of survey are denoted on drawings by dashed lines. Any areas that were not accessible, due to either building construction, tenant/landlord imposed restrictions or tenant fixtures and fittings, have required professional estimations based upon similar layouts on adjacent floors and on information derived from supplied drawings.

A total station electronic theodolite with distance measuring facility was used to observe the geometrical framework of the area surveyed. The bearings and distances were automatically stored onto a tablet PC running AutoCAD or later downloaded directly to office computers.

Dimensions, using a steel tape and "Leica Disto" laser device, were taken between turning points around enclosing walls. These were recorded to a tablet PC running AutoCAD or 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. The accuracy of the area figures reported is commensurate with the measurement methodology applied.

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 using computer applications.

The drawings have been retained as digital CAD files comprising accurate data of area extents and configurations and have been produced in compliance with the measurement reporting standard of the RICS Code of Measuring Practice. All areas have been calculated in square metres and converted into

square feet using a conversion factor of 1 sq. m = 10.7639 sq. ft. Caution should be used when working with hard copy paper prints generated out of digital data files.

5. REPORT PRODUCTION

This report includes copies of:

- A Summary of Areas
- 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 our standard works procedures in accordance with the company's certification to BS EN ISO 9001:2008.

SUMMARY OF AREAS

11 BRUTON STREET, Mayfair, LONDON W1J

Net Internal Areas

FLOOR	USE	AREA	AREA	INCLUDED AREAS		EXCLUDED AREAS	
		sq m	sq ft	sq m	sq ft	sq m	sq ft
SEVENTH	Office	63.6	685			Plinths	<0.1 <1
SIXTH	Office	77.5	834			Heaters	1.0 11
FIFTH	Office	85.2	917				
FOURTH	Office	85.3	918				
THIRD	Office	93.5	1006			Heaters	0.9 10
SECOND	Office	93.8	1010				
FIRST	Office	92.7	998			Heaters	1.1 12
GROUND	Office	217.1	2337			Circulation	16.7 180
BASEMENT	Retail	53.7	578			Circulation	28.0 301
	Storage	24.0	258			Staff Toilets	22.3 240
	Basement Floor Total	77.7	836				
OVERALL TOTAL		886.4	9541				

AREA PLAN

11 BRUTON STREET

Mayfair, LONDON, W1J

Seventh Floor

Net Internal Area

<div></div>	OFFICE	63.6 sq m	685 sq ft
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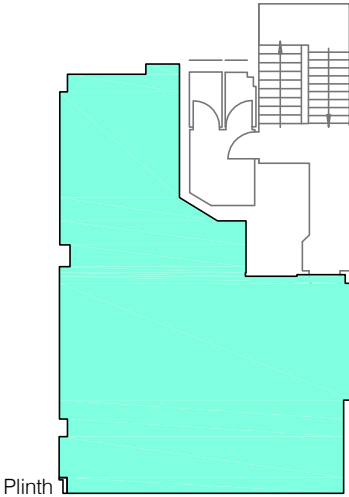
TOTAL NIA:

63.6 sq m

685 sq ft

The following have been EXCLUDED from the TOTAL NIA:

Plinths	<0.1 sq m	<1 sq ft
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BRUTON STREET

<div>0.00</div>	FLOOR TO CEILING HEIGHT (METRES)
<div>F0.00</div>	FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No.

39575-11BS-A7

Issue A

January 2018

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AREA PLAN

11 BRUTON STREET

Mayfair, LONDON, W1J

Sixth Floor

Net Internal Area

<div></div>	OFFICE	77.5 sq m	834 sq ft
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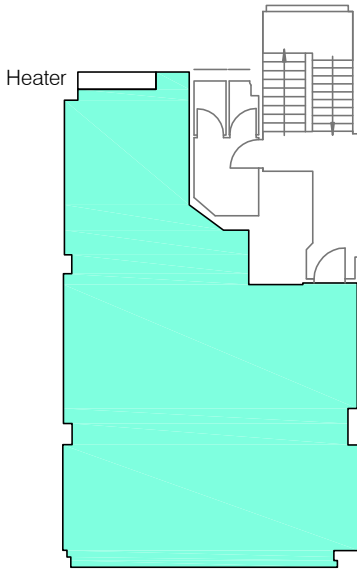
TOTAL NIA:

77.5 sq m

834 sq ft

The following have been EXCLUDED from the TOTAL NIA:

Heaters	1.0 sq m	11 sq ft
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BRUTON STREET

<div>0.00</div>	FLOOR TO CEILING HEIGHT (METRES)
<div>F0.00</div>	FLOOR TO FALSE CEILING HEIGHT (METRES)

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AREA PLAN

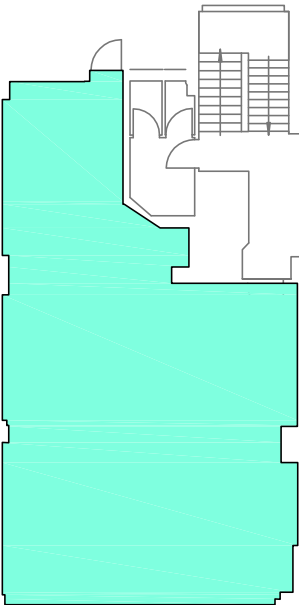
11 BRUTON STREET

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Fifth Floor

Net Internal Area

<div></div>	OFFICE	85.2 sq m	917 sq ft
TOTAL NIA:		85.2 sq m	917 sq ft



BRUTON STREET

<div>0.00</div>	FLOOR TO CEILING HEIGHT (METRES)
<div>F0.00</div>	FLOOR TO FALSE CEILING HEIGHT (METRES)

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AREA PLAN

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Fourth Floor

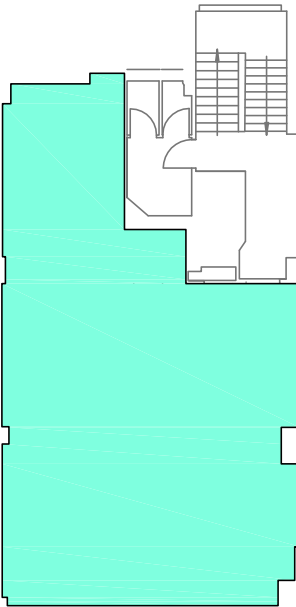
Net Internal Area

<div></div>	OFFICE	85.3 sq m	918 sq ft
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TOTAL NIA:

85.3 sq m

918 sq ft



BRUTON STREET

<div>0.00</div>	FLOOR TO CEILING HEIGHT (METRES)
<div>F0.00</div>	FLOOR TO FALSE CEILING HEIGHT (METRES)

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Condition of Site: Occupied Vacant Under Construction Heavy Fit-Out Cat A Fit-Out Shell & Core	Notes: This drawing complies with the 6th edition of the RICS code and 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.
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Revisions: A - Original Issue (January 2018)

AREA PLAN

11 BRUTON STREET

Mayfair, LONDON, W1J

Third Floor

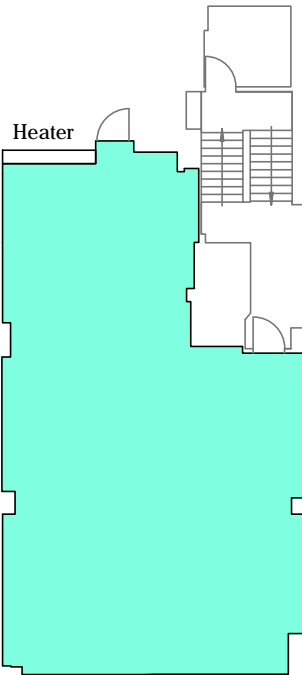
Net Internal Area

<div></div>	OFFICE	93.5 sq m	1006 sq ft
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TOTAL NIA: 93.5 sq m 1006 sq ft

The following have been EXCLUDED from the TOTAL NIA:

Heaters	0.9 sq m	10 sq ft
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BRUTON STREET

0.00	FLOOR TO CEILING HEIGHT (METRES)
F0.00	FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No. 39575-11BS-A3

Issue A January 2018

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Condition of Site: Occupied Vacant Under Construction Heavy Fit-Out Cat A Fit-Out Shell & Core	Notes: This drawing complies with the 6th edition of the RICS code and 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.
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Revisions: A - Original Issue (January 2018)

AREA PLAN

11 BRUTON STREET

Mayfair, LONDON, W1J

Second Floor

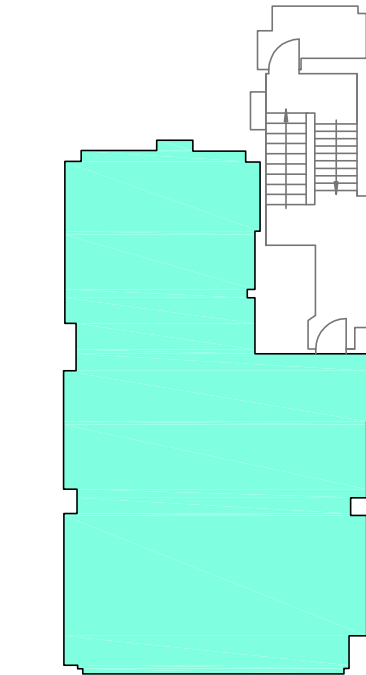
Net Internal Area

<div></div>	OFFICE	93.8 sq m	1010 sq ft
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TOTAL NIA:

93.8 sq m

1010 sq ft



BRUTON STREET

<div>0.00</div>	FLOOR TO CEILING HEIGHT (METRES)
<div>F0.00</div>	FLOOR TO FALSE CEILING HEIGHT (METRES)

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Condition of Site: Occupied Vacant Under Construction Heavy Fit-Out Cat A Fit-Out Shell & Core	Notes: This drawing complies with the 6th edition of the RICS code and 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.
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Revisions:

A - Original Issue (January 2018)

AREA PLAN

11 BRUTON STREET

Mayfair, LONDON, W1J

First Floor

Net Internal Area

<div></div>	OFFICE	92.7 sq m	998 sq ft
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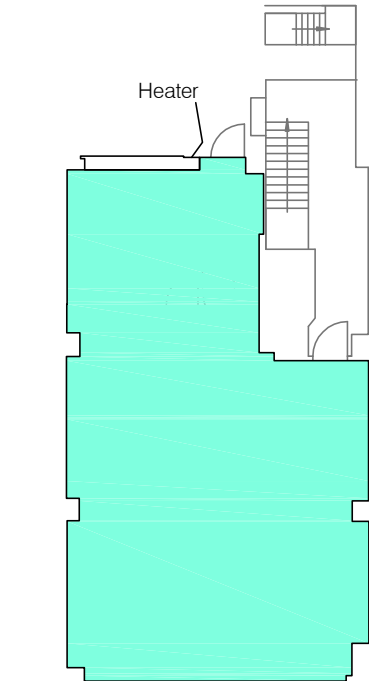
TOTAL NIA:

92.7 sq m

998 sq ft

The following have been EXCLUDED from the TOTAL NIA:

Heaters	1.1 sq m	12 sq ft
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BRUTON STREET

<div>0.00</div>	FLOOR TO CEILING HEIGHT (METRES)
<div>F0.00</div>	FLOOR TO FALSE CEILING HEIGHT (METRES)

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January 2018

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AREA PLAN

11 BRUTON STREET

Mayfair, LONDON, W1J

Ground Floor

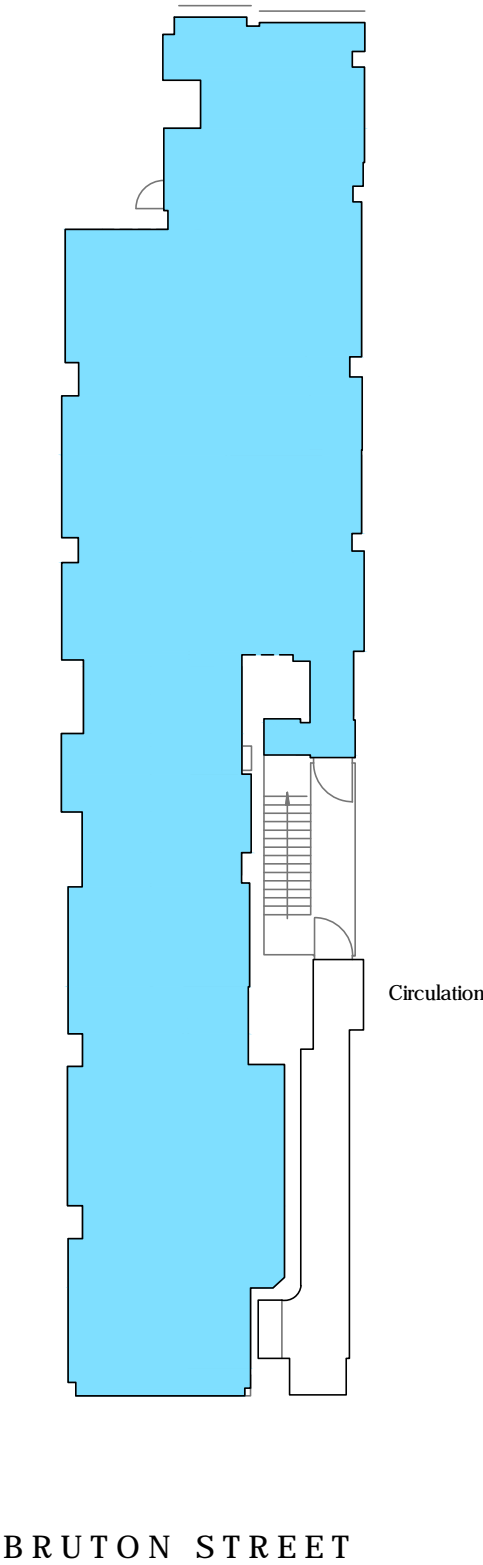
Net Internal Area

<div></div>	RETAIL	217.1 sq m	2337 sq ft
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TOTAL NIA:217.1 sq m2337 sq ft

The following have been EXCLUDED from the TOTAL NIA:

Circulation	16.7 sq m	180 sq ft
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<div>0.00</div>	FLOOR TO CEILING HEIGHT (METRES)
<div>F0.00</div>	FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No.39575-11BS-AG

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AREA PLAN

11 BRUTON STREET

Mayfair, LONDON, W1J

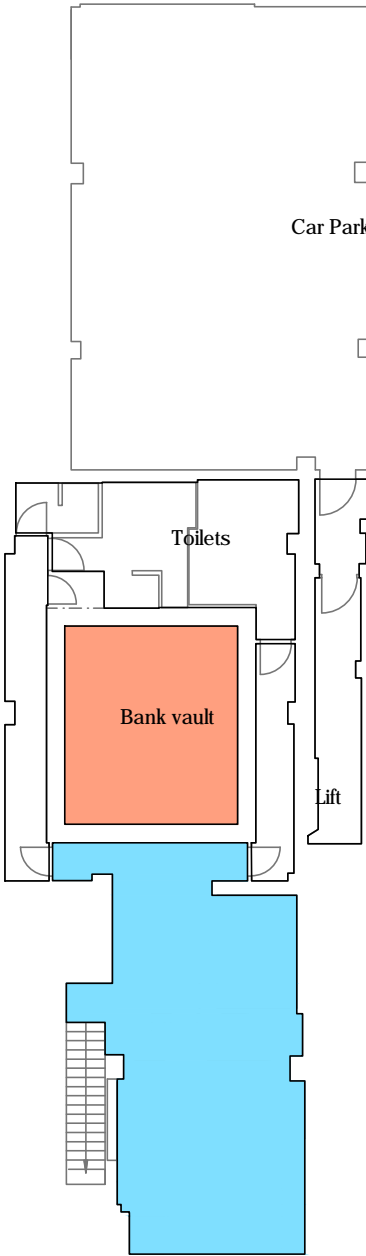
Basement Floor

Net Internal Area

<div></div>	STORAGE	24.0 sq m	258 sq ft
<div></div>	RETAIL	53.7 sq m	578 sq ft
TOTAL NIA:		77.7 sq m	836 sq ft

The following have been EXCLUDED from the TOTAL NIA:

Circulation	28.0 sq m	301 sq ft
Staff Toilets	22.3 sq m	240 sq ft



BRUTON STREET

<div>0.00</div>	FLOOR TO CEILING HEIGHT (METRES)
<div>F0.00</div>	FLOOR TO FALSE CEILING HEIGHT (METRES)

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