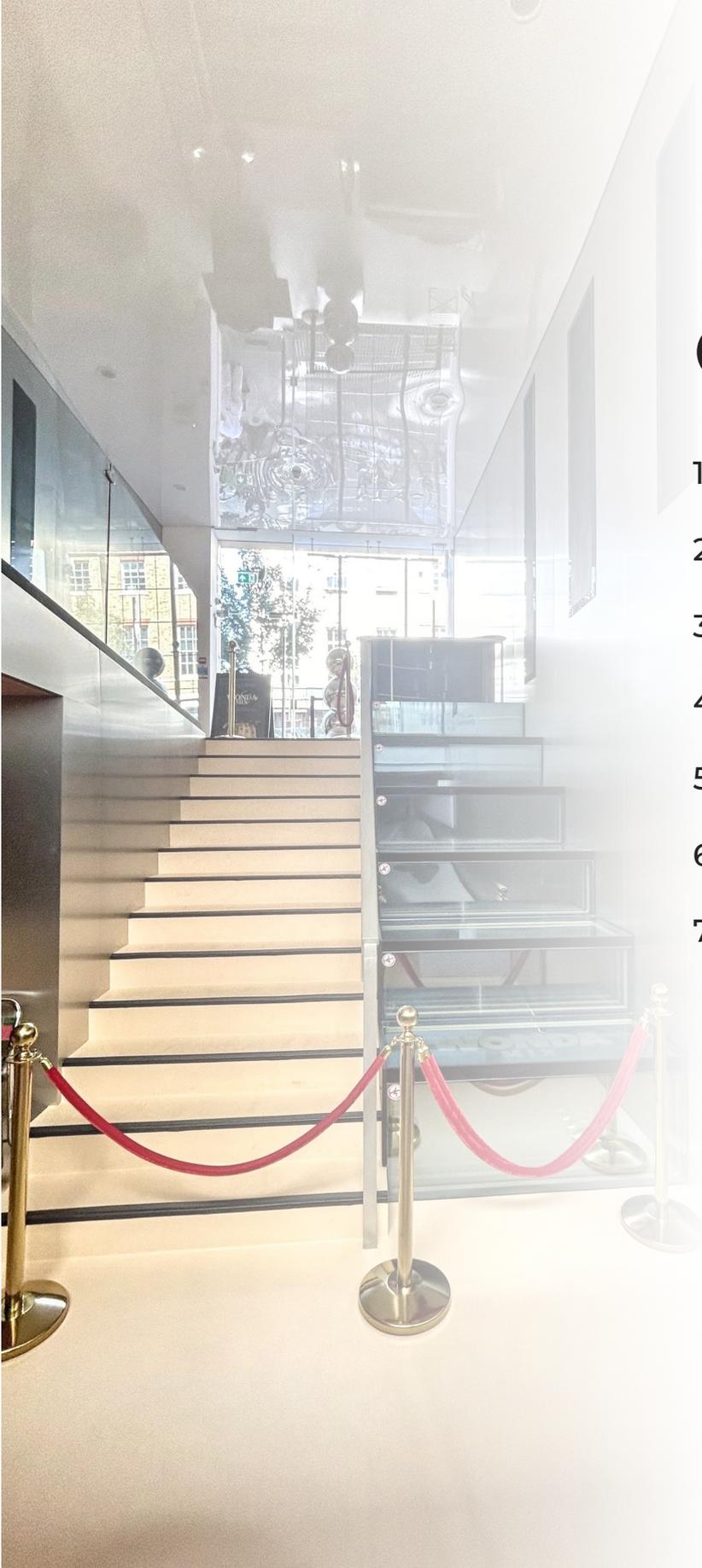


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Area Measurement Report

2 Percy Street,
London, W1T 1DD
Reference 25.08.3421
10 October 2025





Contents

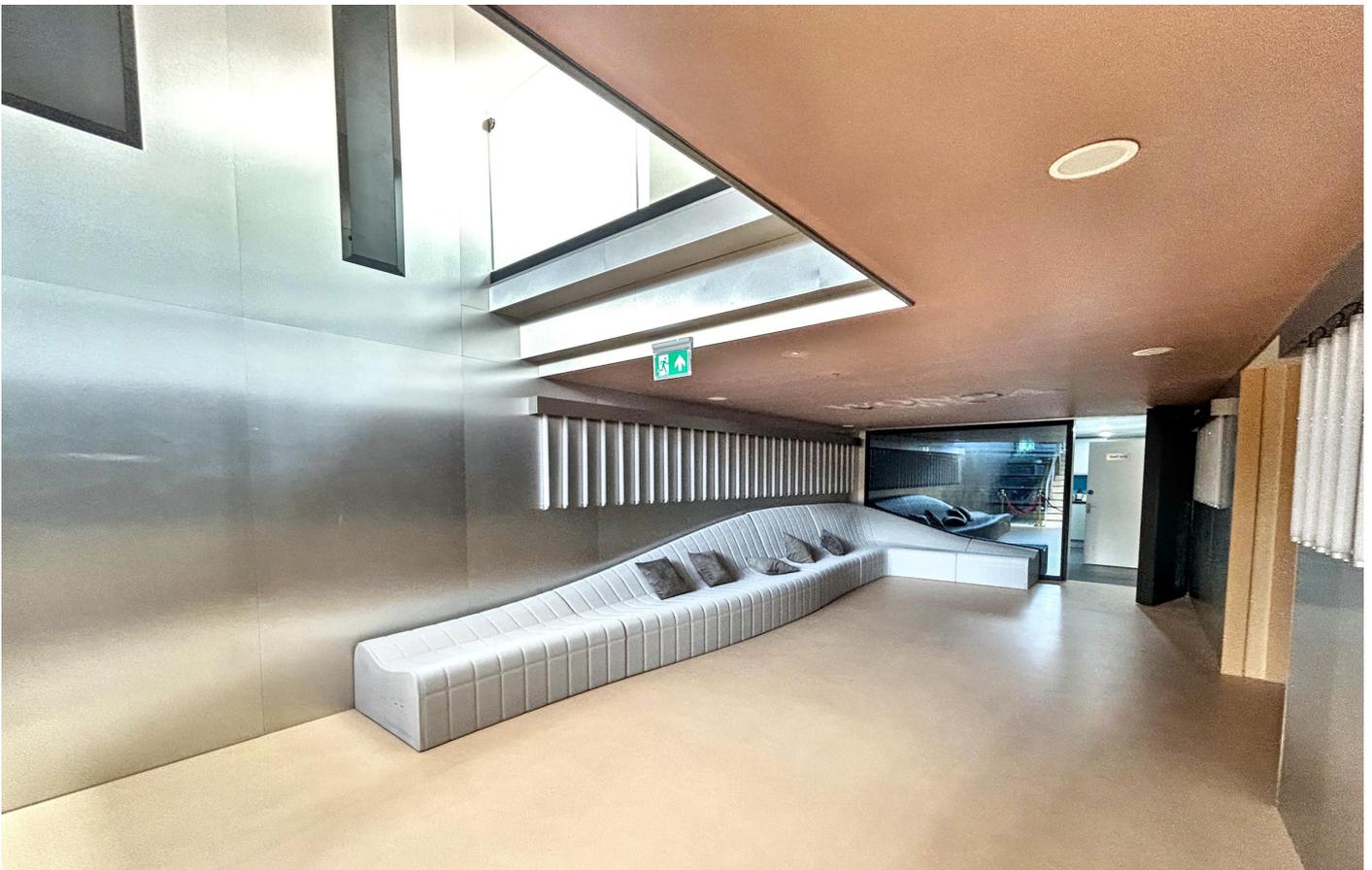
1. About Sterling Temple
2. Report objective
3. The Property
4. Site and survey conditions
5. Schedule of Areas
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1. About Sterling Temple

Sterling Temple is a leading provider of measured property surveys, delivering precise area measurement reports and detailed planning drawings to clients across the UK. Using advanced 3D laser scanning technology and efficient workflows, we ensure exceptional accuracy and fast turnaround times. Our expertise spans a range of property types, from commercial and industrial spaces to complex architectural structures. At Sterling Temple, we are committed to combining cutting-edge technology with professional insight to meet the diverse needs of our clients. Our services provided

- A. Area Measurement Reports
- B. Existing Planning Drawings (floor plans, sections, elevations & site plans)
- C. Land Registry compliant Lease Plans
- D. Matterport Virtual Tours

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2. Report Objective

Our objective was to deliver a precise and reliable area measurement survey of 2 Percy Street, London, ensuring accuracy in net internal and gross internal area calculations. This survey supports our client's property planning, valuation, and compliance needs, providing clear data for informed decision-making.

3. The Property

2 Percy Street, presents a period brick facade typical of its conservation area. Internally, upper floors feature renovated, light-filled open-plan offices with traditional sash windows and either dark or white timber floors, blending classic charm with modern utility. The ground and lower ground offers a contemporary, sleek entrance with metal cladding, integrated seating, and a glass staircase. The property effectively marries historic exterior with diverse, well-executed modern interiors.

4. Site Conditions

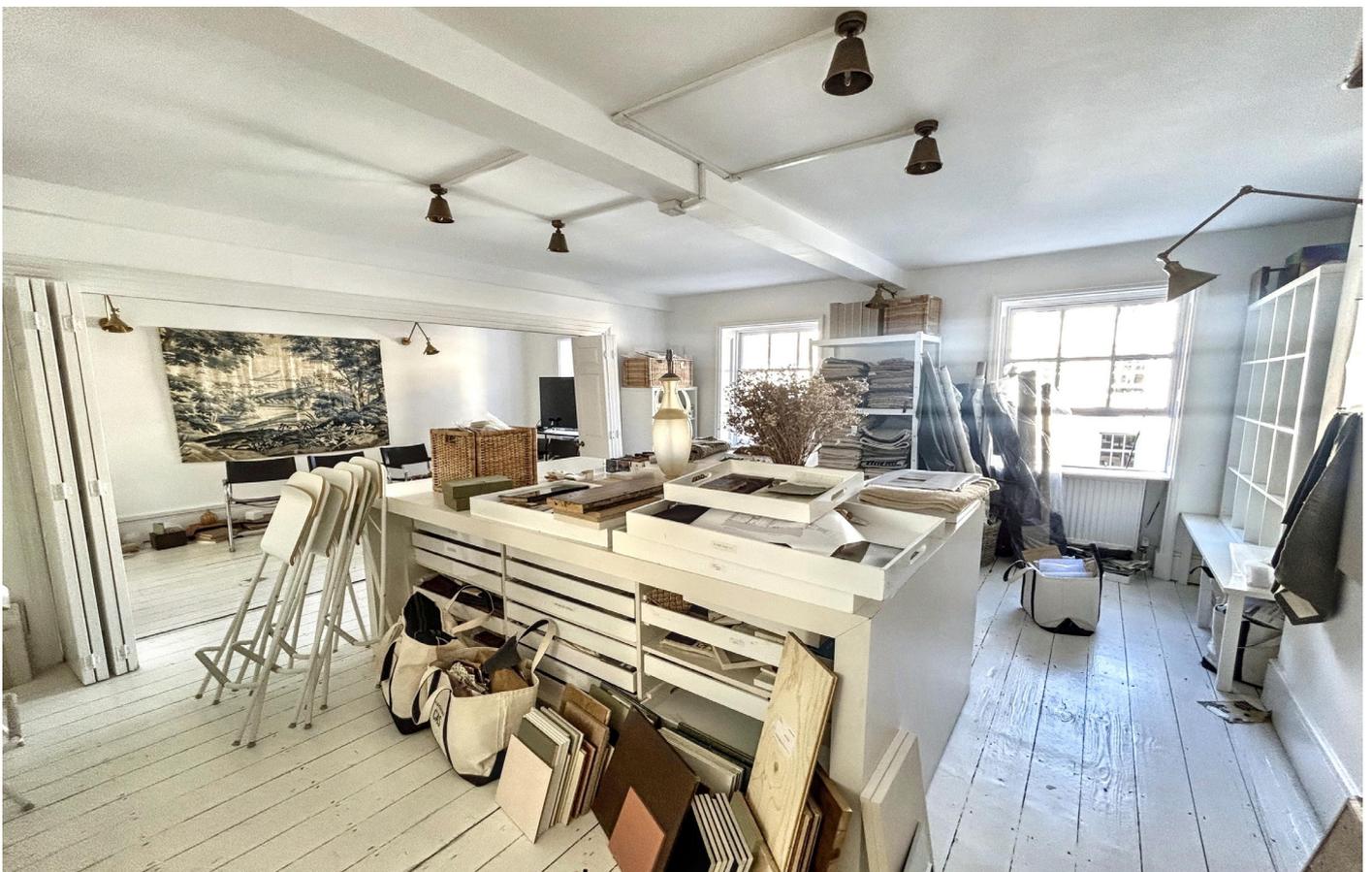
On the day of the survey 2 Percy Street was occupied while providing a satisfactory environment for accurate measurements. The property was in a satisfactory condition, with no obstacles or restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

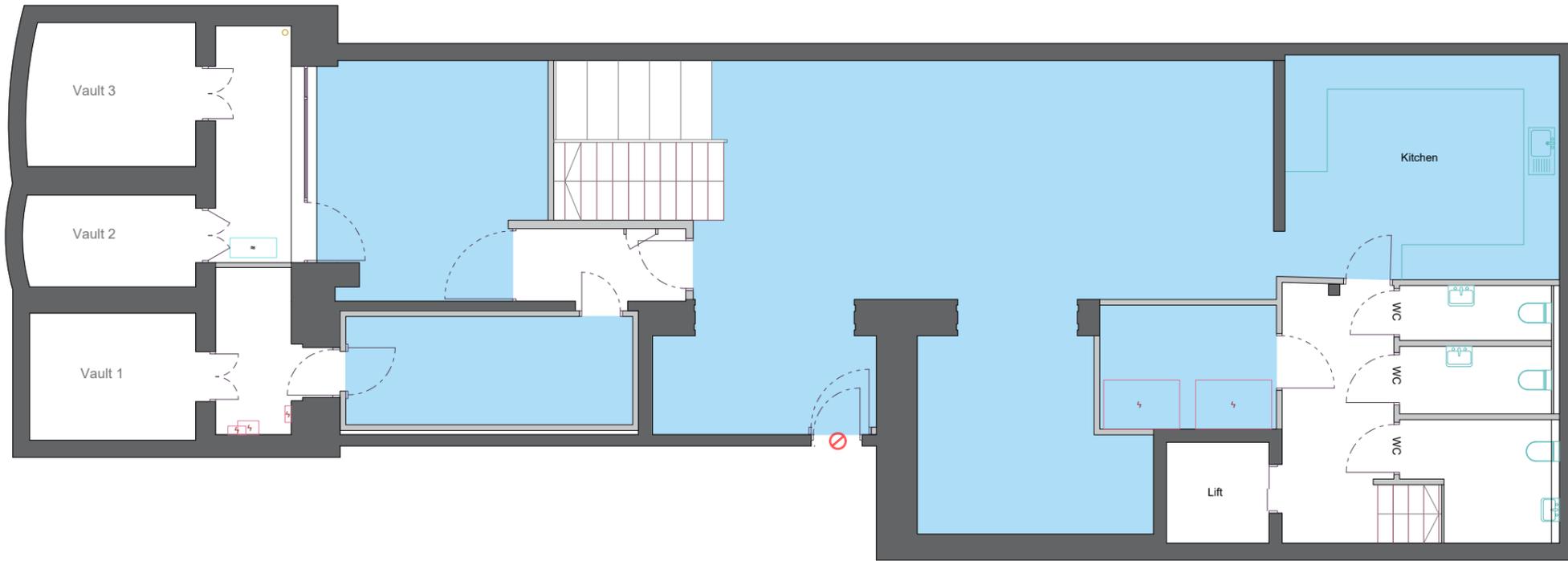
5. Schedule of Areas

Net Internal Area		
	SQM	SQFT
Second Level	72.3	778
First Level	67.0	721
Ground Level	102.2	1,100
Lower Ground	117.0	1,259
Total NIA	358.5	3,859
Gross Internal Area		
	SQM	SQFT
Second Level	88.3	950
First Level	87.0	936
Ground Level	144.5	1,555
Lower Ground	202.7	2,182
Total GIA	522.5	5,624

Other		
	SQM	SQFT
Vault 3	7.5	81
Vault 2	4.9	53
Vault 1	6.6	71

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2 Percy Street

Fitzrovia
London
W1T 1DD

Drawing Name
Lower Ground Floor Plan

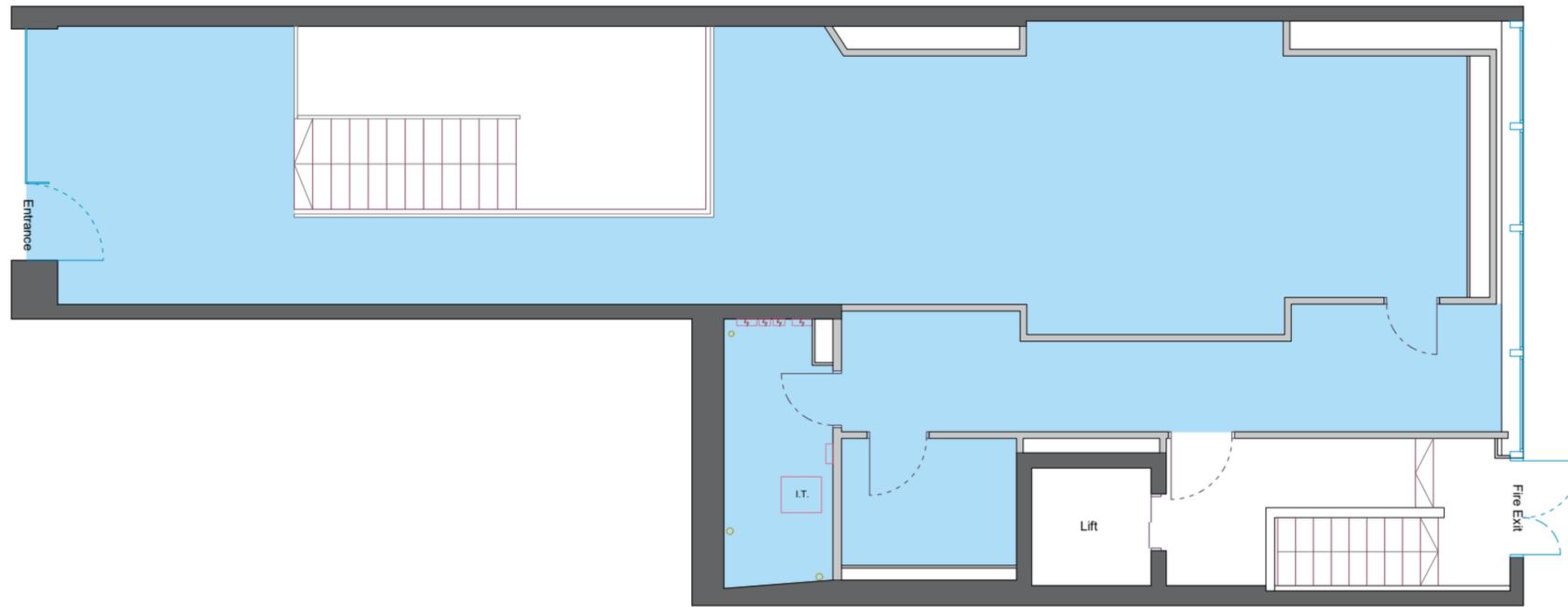
REFERENCES

 Net Internal Area

Date	Revision	Project Number	Description	Rev
10/10/2025	00	25.09.3421	Property Survey	0/0

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Ground Level



2 Percy Street

Fitzrovia
London
W1T 1DD

REFERENCES

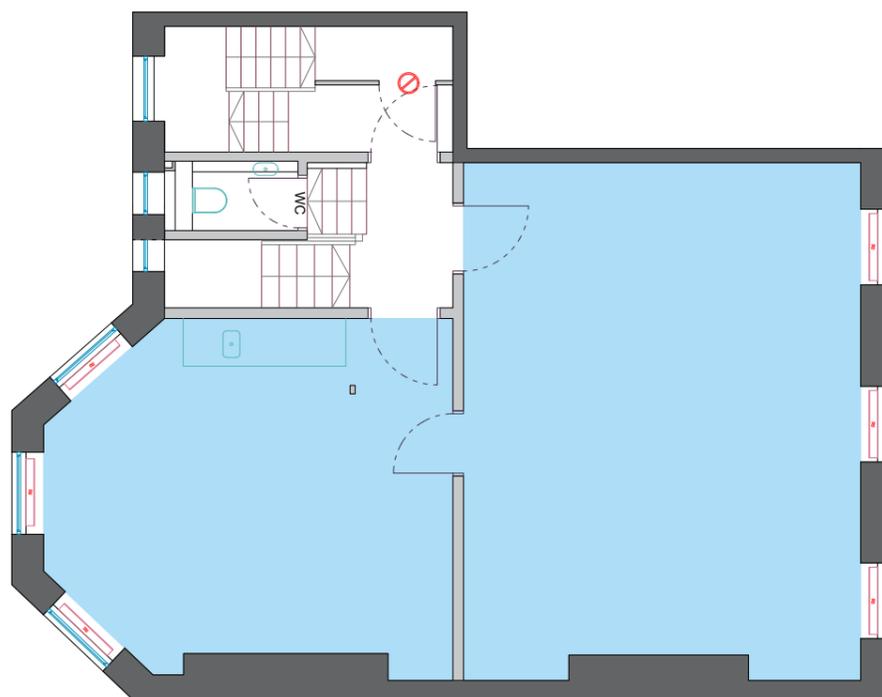
 Net Internal Area

Drawing Name
Ground Level Floor Plan

Date	Revision	Project Number	Description	Rev
10/10/2025	00	25.09.3421	Property Survey	0/0

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First Level



2 Percy Street

Fitzrovia
London
W1T 1DD

REFERENCES

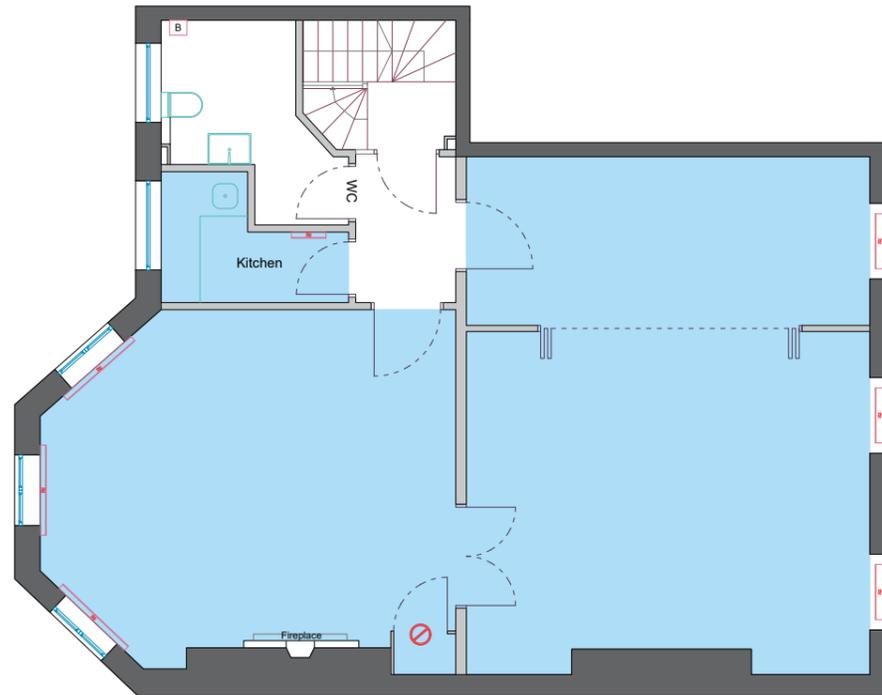
 Net Internal Area

Drawing Name
First Level Floor Plan

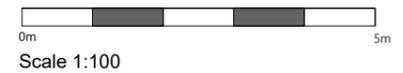
Date	Revision	Project Number	Description	Rev
10/10/2025	00	25.09.3421	Property Survey	0/0

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Second Level



2 Percy Street

Fitzrovia
London
W1T 1DD

REFERENCES

 Net Internal Area

Drawing Name
Second Level Floor Plan

Date	Revision	Project Number	Description	Rev
10/10/2025	00	25.09.3421	Property Survey	0/0

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7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at 2 Percy Street, London. Our team has delivered precise calculations for the net internal and gross internal areas, supported by a detailed floor plan and survey notes. The property was surveyed under optimal conditions, ensuring accuracy and reliability in the results.

We are confident that the data and insights provided in this report will support your property planning, valuation, and compliance needs. Should you require any further information or additional services, please do not hesitate to contact us.

Thank you for choosing Sterling Temple for your measured surveying requirements.