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# Area Measurement Report

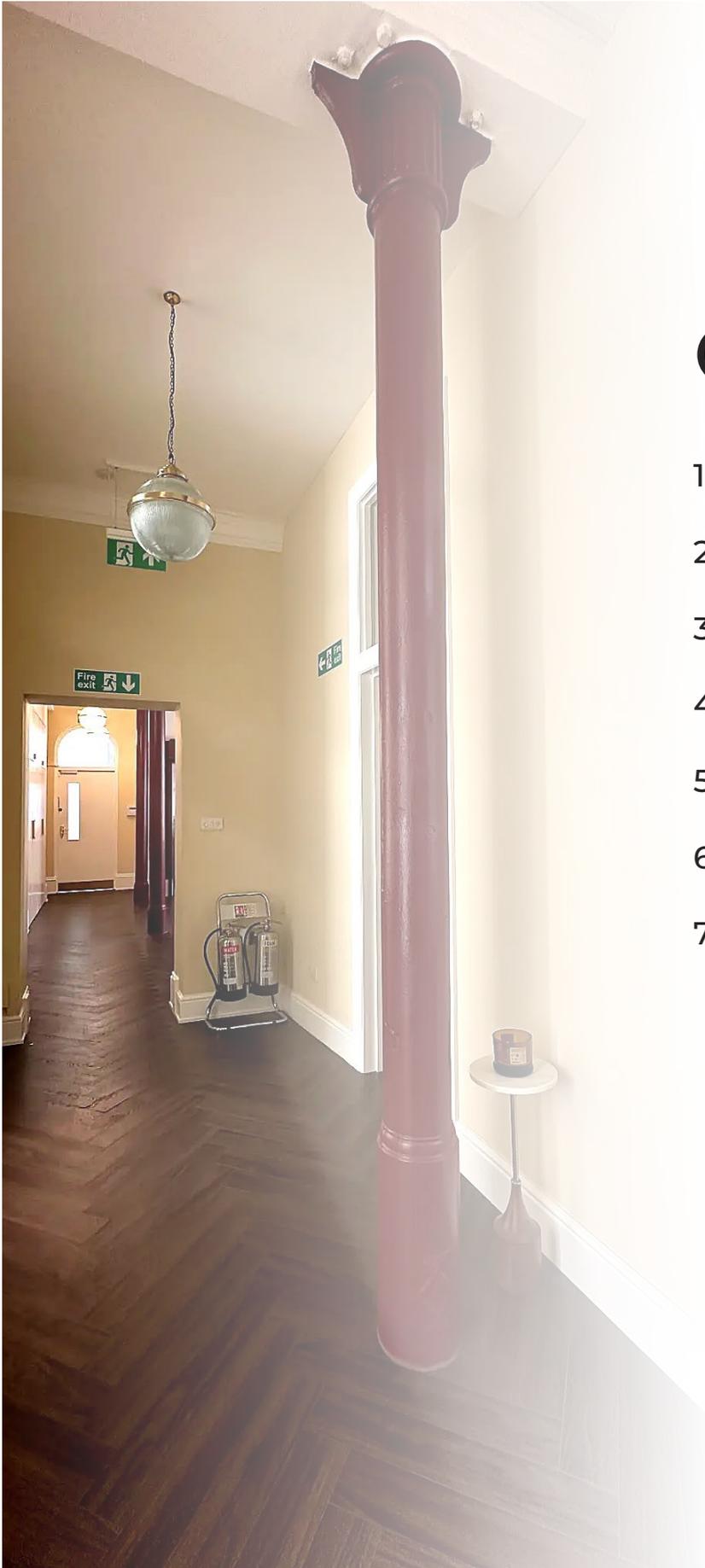
10-11 Percy Street,  
London, W1T 1DN  
Reference 25.09.3429  
5 January 2026

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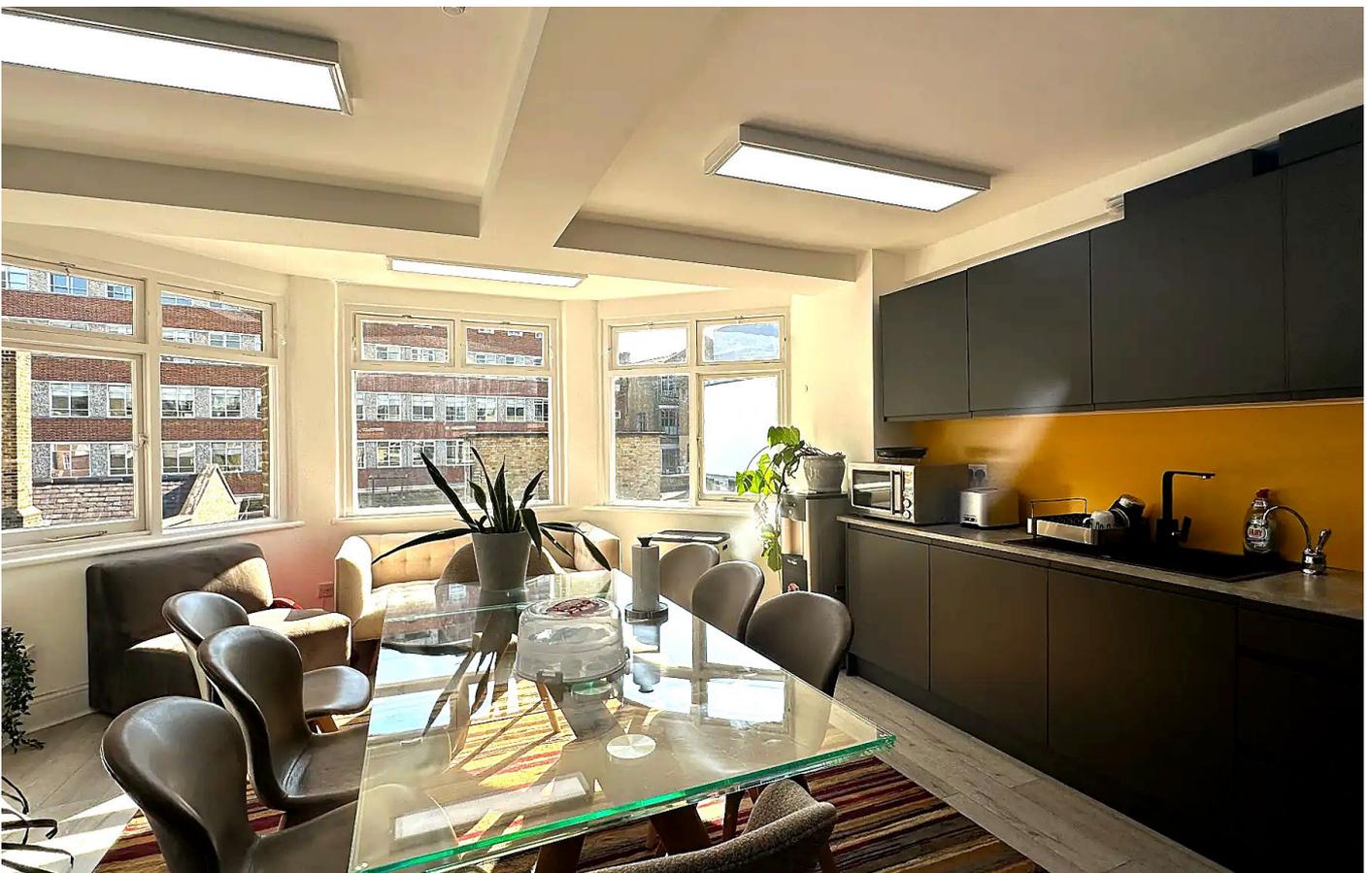
## 1. About Sterling Temple

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

The objective of this report was to deliver a precise and reliable area measurement survey of 10-11 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

10–11 Percy Street is a substantial mid-terrace period building located on the eastern side of Percy Street, within the established Fitzrovia office district. The property provides a mix of open-plan and cellular accommodation arranged over multiple floors, benefitting from good natural light, generous floor-to-ceiling heights and retained architectural features. The building has been refurbished to a modern specification and is currently fitted out for office and ancillary uses, with communal facilities and circulation areas throughout.

## 4. Site Conditions

On the day of the survey 10-11 Percy Street was occupied and provided a satisfactory environment for accurate measurements. The property was in good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

## 5. Schedule of Areas

Net Internal Area and Gross Internal Area				
Level	NIA (m2)	NIA (sq ft)	GIA (m2)	GIA (sq ft)
Third Level	164.9	1,775	197.5	2,126
Second Level	163	1,755	197.1	2,122
First Level	152.9	1,646	194.4	2,093
Ground Level	143.3	1,542	216.3	2,328
Lower Ground	226.3	2,436	258.5	2,782
Total	850.4	9,154	1,063.80	11,451

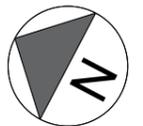
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Lower Ground



# 10-11 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

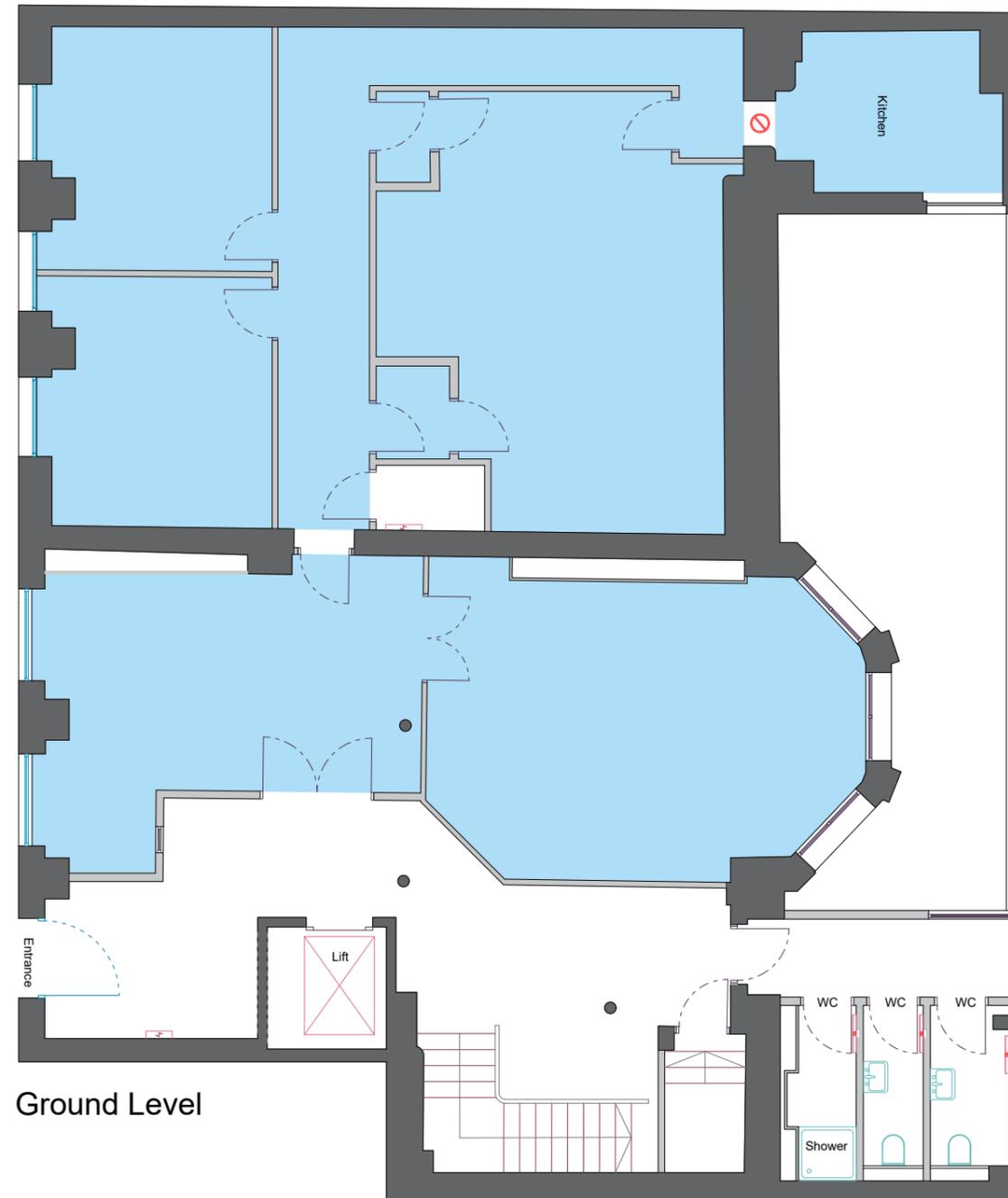
 Net Internal Area

Drawing Name  
Lower Ground Floor Plan

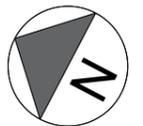
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Ground Level



# 10-11 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

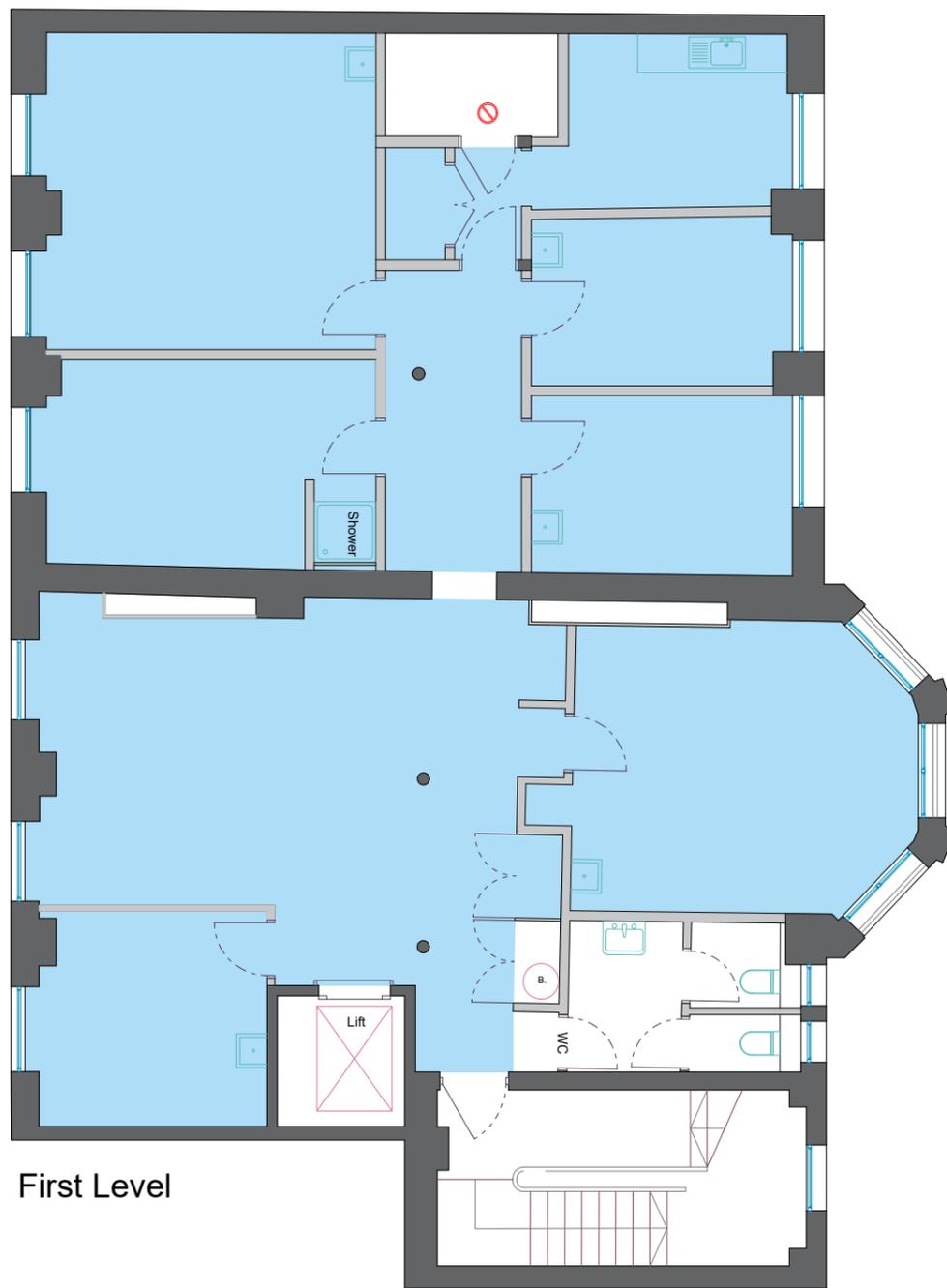
 Net Internal Area

Drawing Name  
Ground Level Floor Plan

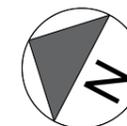
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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First Level



# 10-11 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

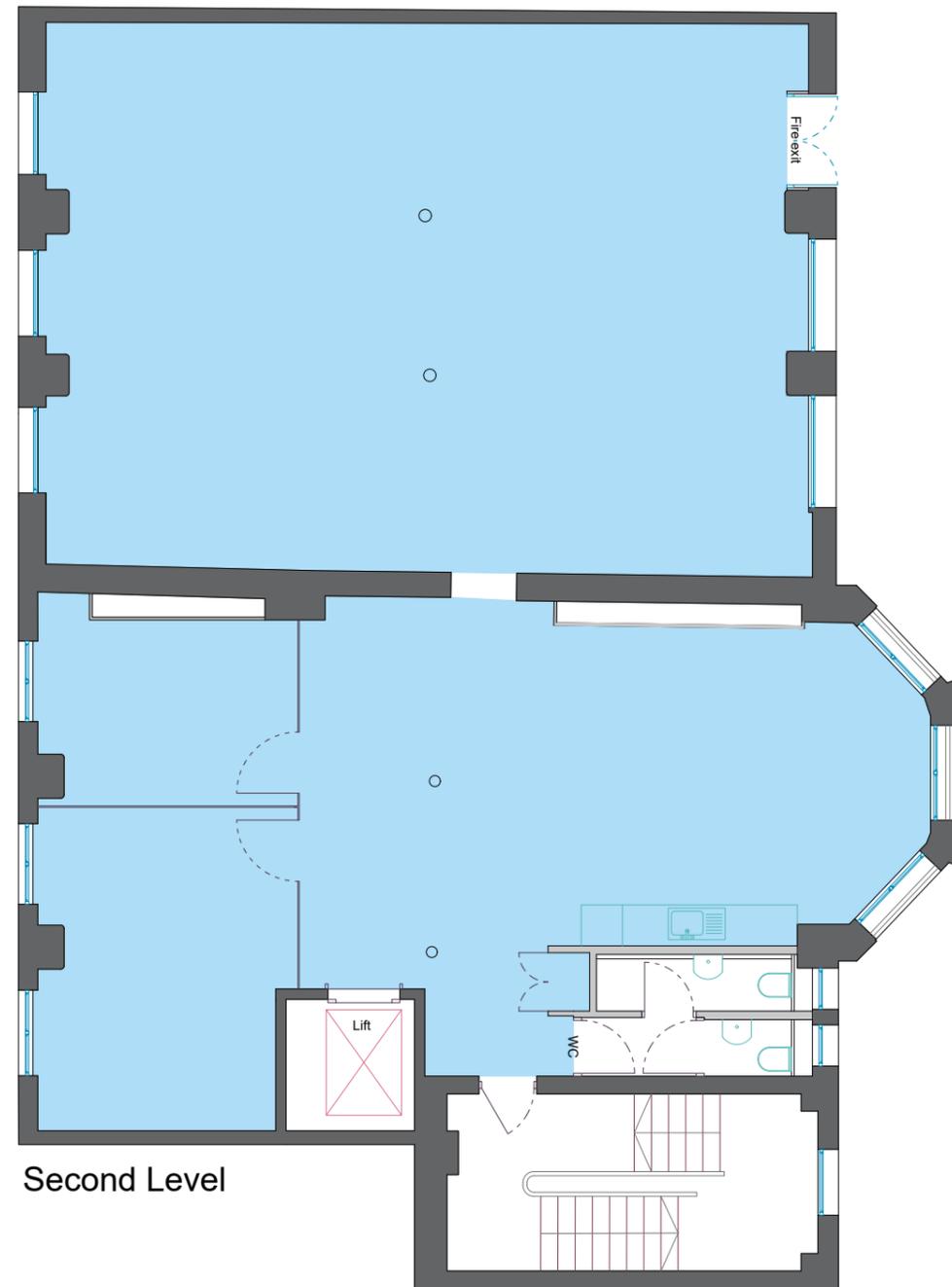
 Net Internal Area

Drawing Name  
First Level Floor Plan

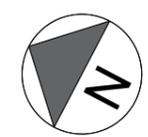
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Second Level



# 10-11 Percy Street

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London  
W1T

REFERENCES

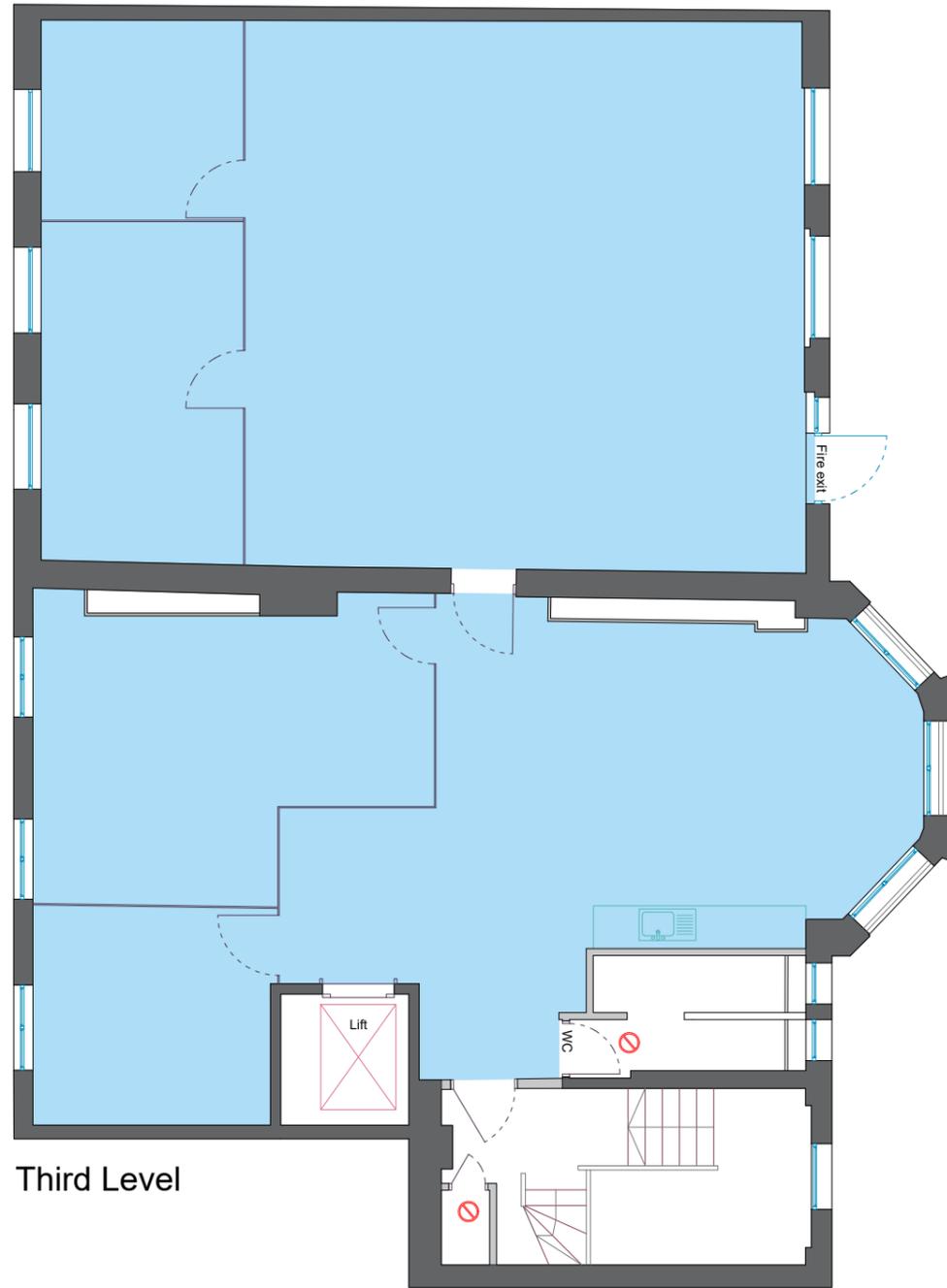
 Net Internal Area

Drawing Name  
Second Level Floor Plan

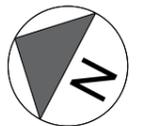
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Third Level



# 10-11 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

 Net Internal Area

Drawing Name  
Third Level Floor Plan

Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	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 10-11 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.