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# Area Measurement Report

15 Percy Street,  
London, W1T 1DS  
Reference 25.09.3429  
5 January 2026

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## Contents

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

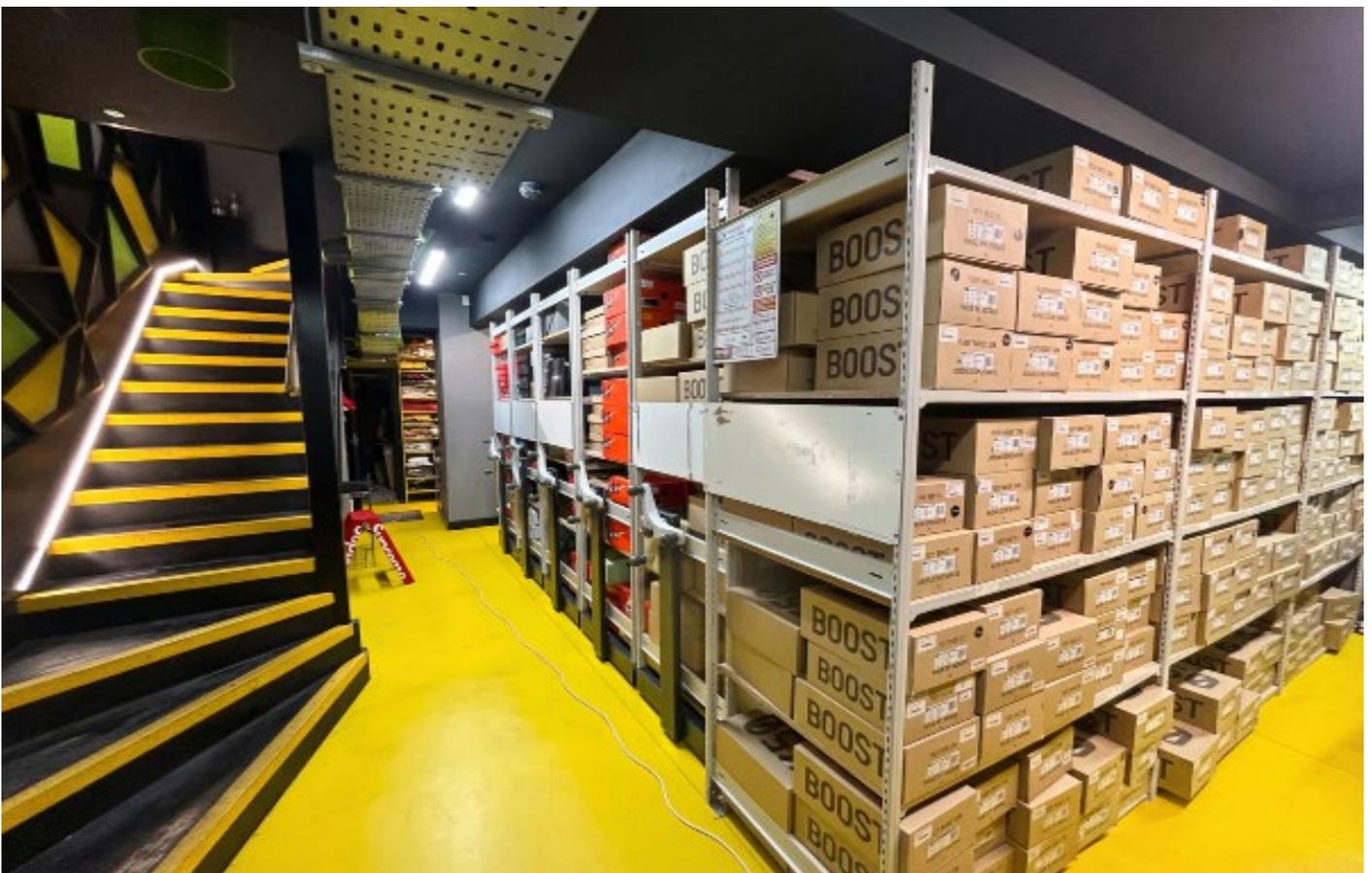
## 1. About Sterling Temple

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 15 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

15 Percy Street, London W1, forms part of a traditional mid-terrace period building arranged over basement, ground and upper floors. The property is prominently positioned within the vibrant Fitzrovia area and is currently configured as a high-quality retail unit at ground floor with extensive ancillary accommodation below, including storage and back-of-house space. The upper floors appear to provide additional ancillary and staff accommodation, accessed internally, all finished to a modern commercial standard.

## 4. Site Conditions

On the day of the survey 15 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.

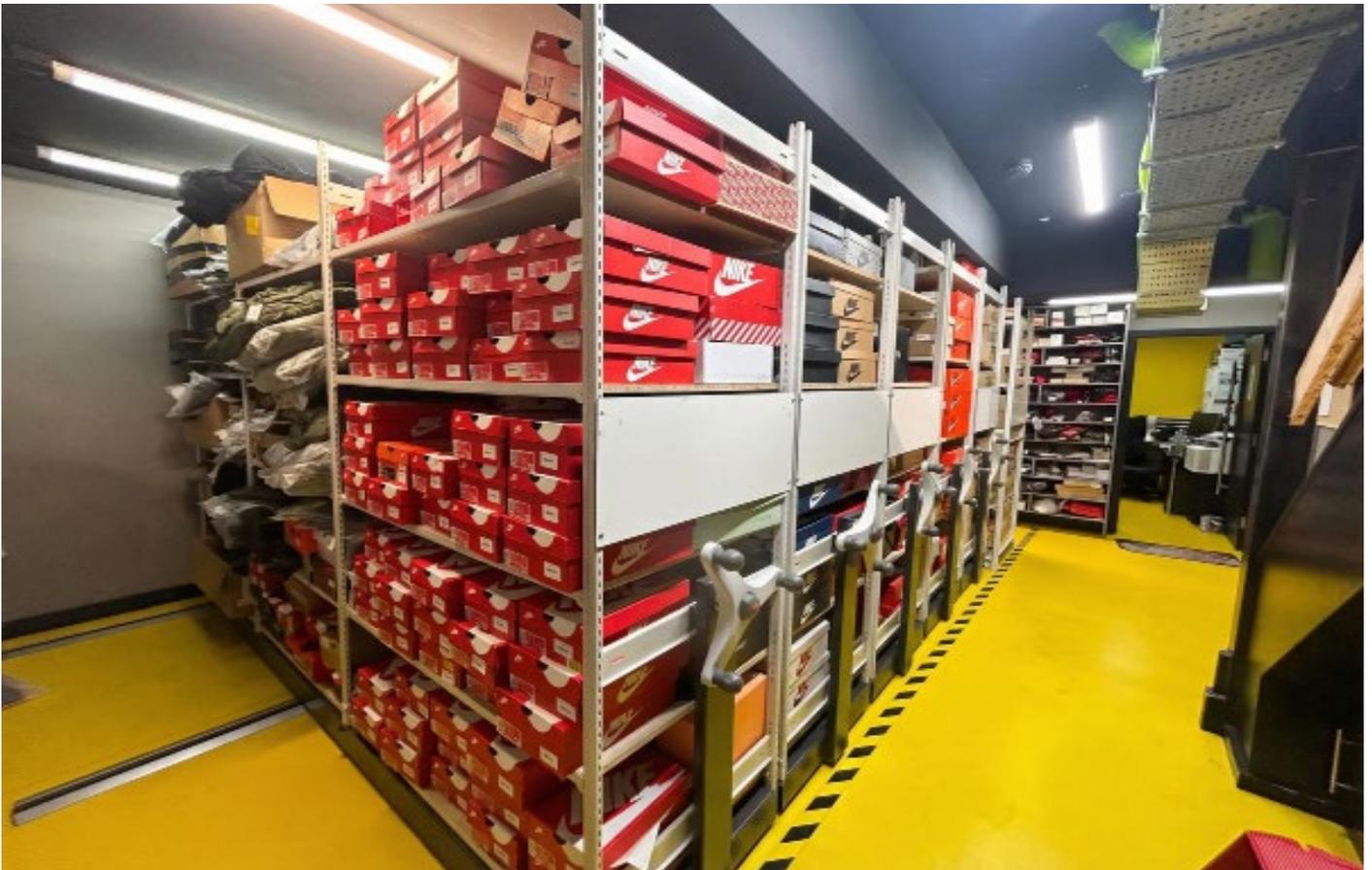
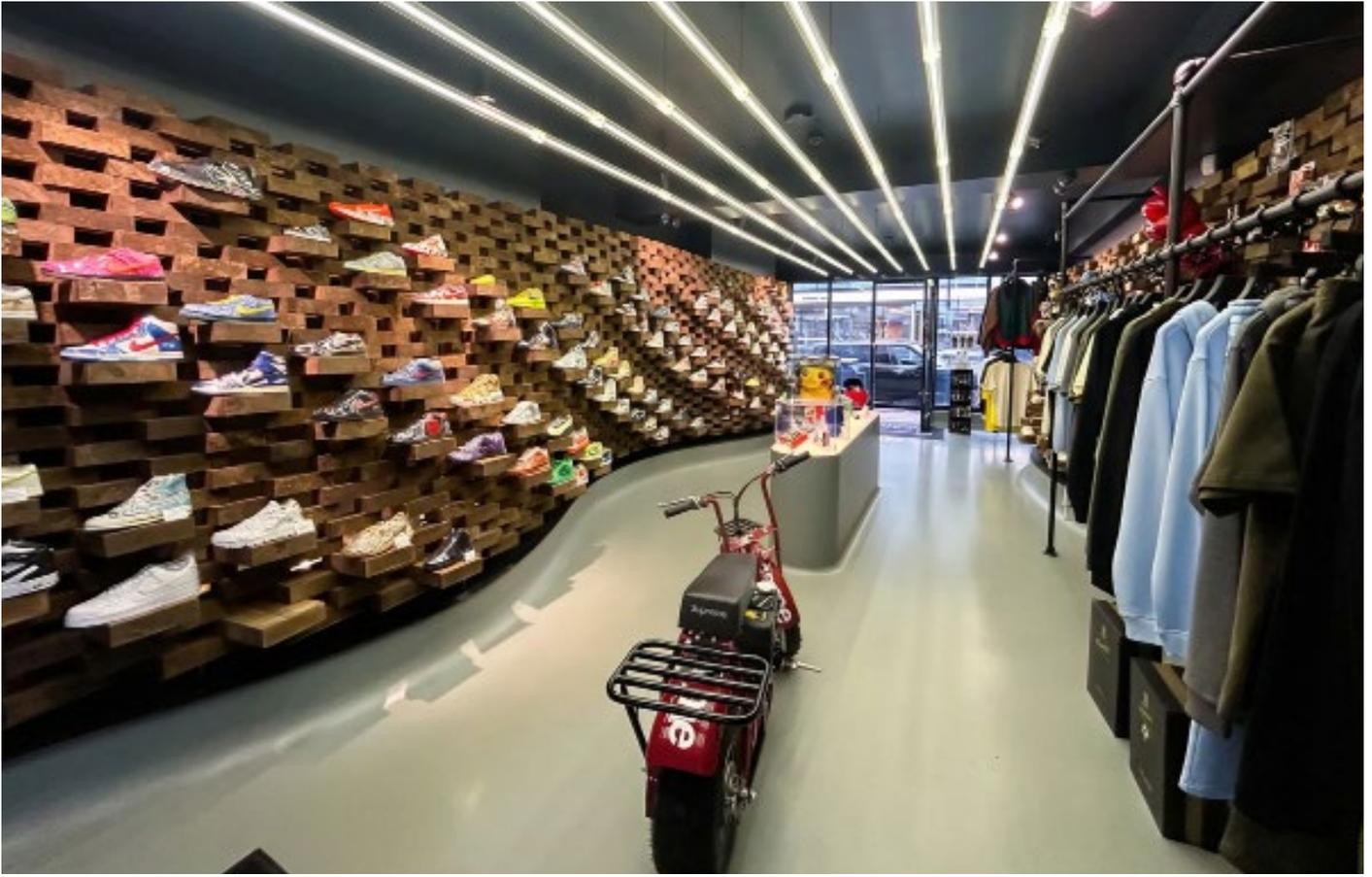
## 5. Schedule of Areas

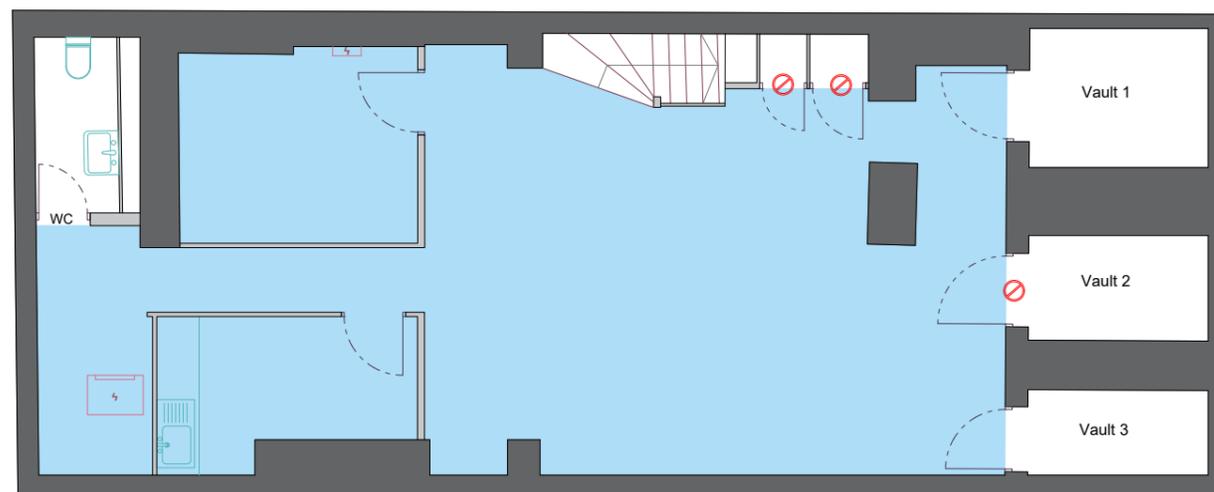
Net Internal Area and Gross Internal Area				
Floor Level	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)
Second Floor	51.1	550	65.6	706
Ground Floor	107.2	1,154	112.9	1,215
Lower Ground Floor	71.5	770	100.9	1,086
Total	229.8	2,474	279.4	3,007

Other		
Description	Area (sq m)	Area (sq ft)
Vault 3	3.1	33
Vault 2	3.8	41
Vault 1	3.5	38

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Lower Ground



# 15 Percy Street

Fitzrovia  
London  
W1T

Drawing Name  
Lower Ground Floor Plan

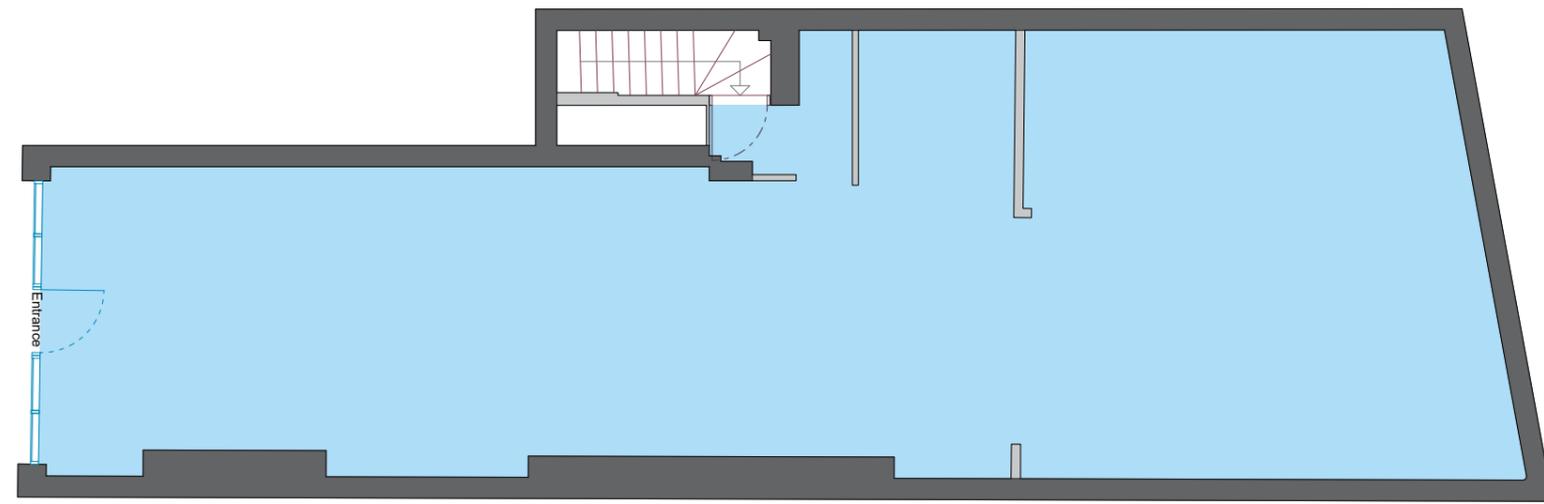
#### REFERENCES

 Net Internal Area

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

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Ground Level



Scale 1:100

# 15 Percy Street

Fitzrovia  
London  
W1T

Drawing Name  
Ground Level Floor Plan

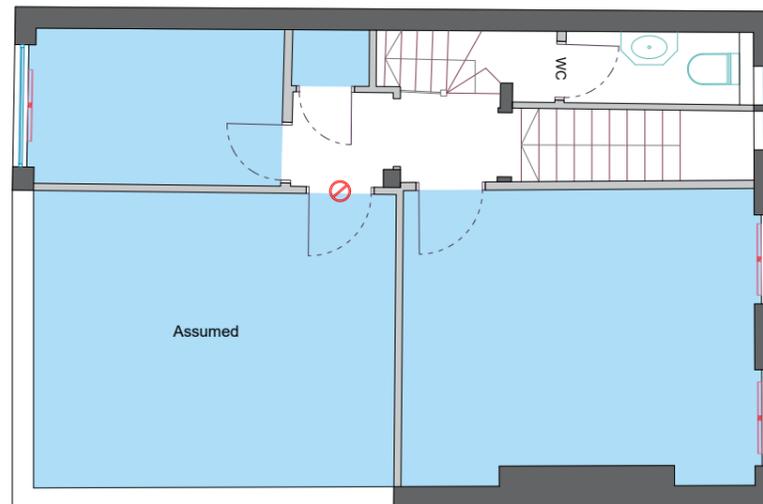
## REFERENCES

 Net Internal Area

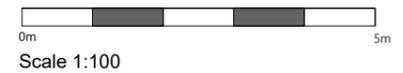
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Second Level



# 15 Percy Street

Fitzrovia  
London  
W1T

Drawing Name  
Second Level Floor Plan

#### REFERENCES

 Net Internal Area

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 15 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.