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# Area Measurement Report

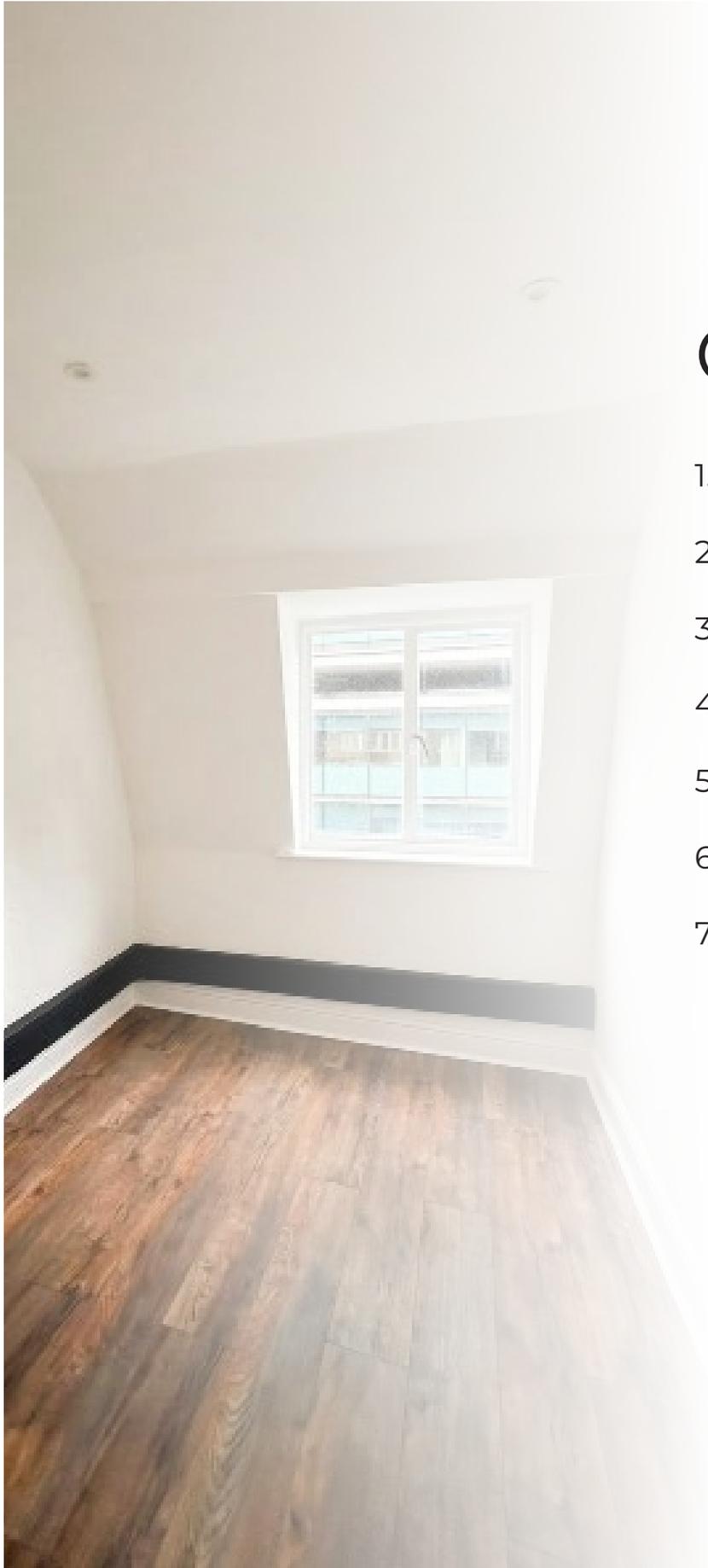
17 Percy Street,  
London, W1T 1DU  
Reference 25.09.3429  
5 January 2026

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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 17 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

17 Percy Street is a mid-terrace, multi-storey masonry building featuring a yellow brick facade with red brick lintels and white-framed sash windows. The structure incorporates a pitched roof with dormer windows and prominent chimney stacks. Internally, the ground floor comprises commercial space with timber-panelled walls, wood flooring, and integrated HVAC systems. Upper levels feature mansard ceilings, plastered finishes, and wood-effect laminate flooring. Fixed installations include wall-mounted air conditioning units, electric heaters, and perimeter trunking. Glazing consists of timber sash windows, uPVC casements, and roof-mounted skylights.

## 4. Site Conditions

On the day of the survey 17 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

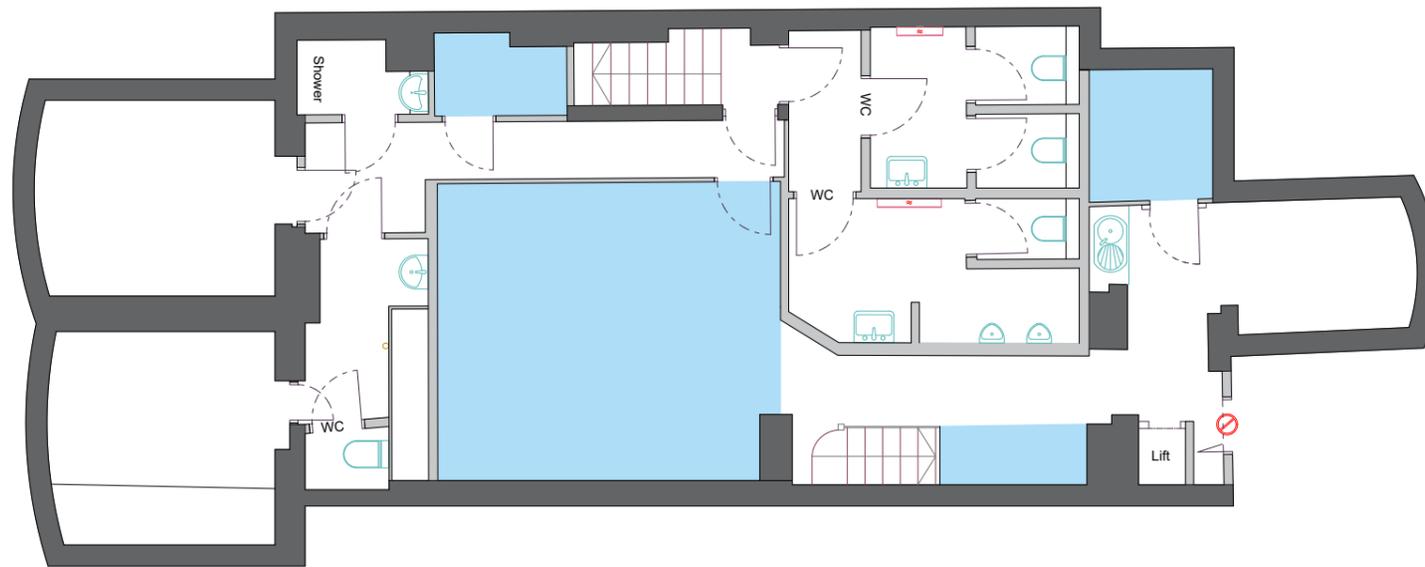
Net Internal Area and Gross Internal Area						
Level	NIA - Of- fice (m2)	NIA - Of- fice (sq ft)	NIA - Res- taur- ant (m2)	NIA - Res- taur- ant (sq ft)	GIA (m2)	GIA (sq ft)
Third Level	39.1	421	-	-	56.1	604
Second Level	52.4	564	-	-	65	700
First Level	54.3	584	-	-	65	700
Ground	-	-	91.6	986	112.7	1,213
Lower Ground	-	-	27.2	293	109	1,173
<b>TOTAL</b>	<b>145.8</b>	<b>1,569</b>	<b>118.8</b>	<b>1,279</b>	<b>407.8</b>	<b>4,390</b>

Other		
Description	Metric (m2)	Imperial (sq ft)
Vault 3	9.3	100
Vault 2	9.6	103
Vault 1	4.7	51

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Lower Ground



Scale 1:100

# 17 Percy Street

Fitzrovia  
London  
W1T

Drawing Name  
Lower Ground Floor Plan

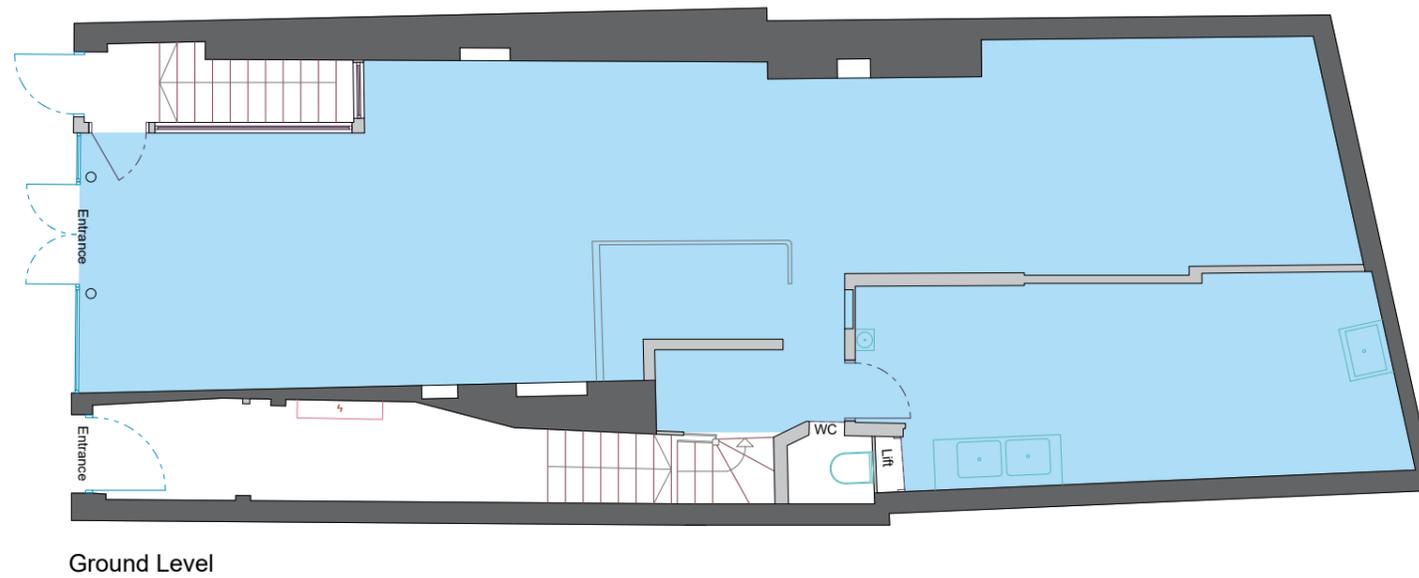
REFERENCES

Net Internal Area

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

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# 17 Percy Street

Fitzrovia  
London  
W1T

Drawing Name  
Ground Level Floor Plan

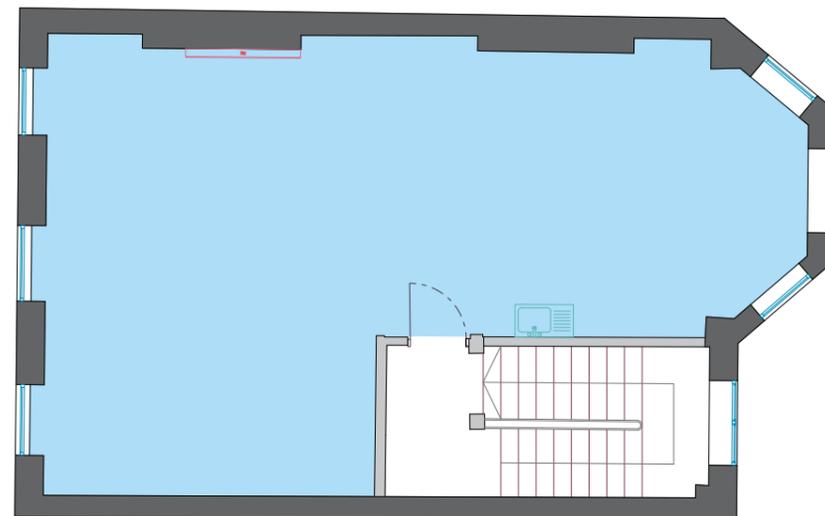
#### REFERENCES

 Net Internal Area

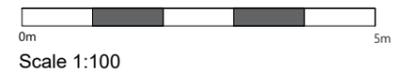
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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First Level



# 17 Percy Street

Fitzrovia  
London  
W1T

Drawing Name  
First Level Floor Plan

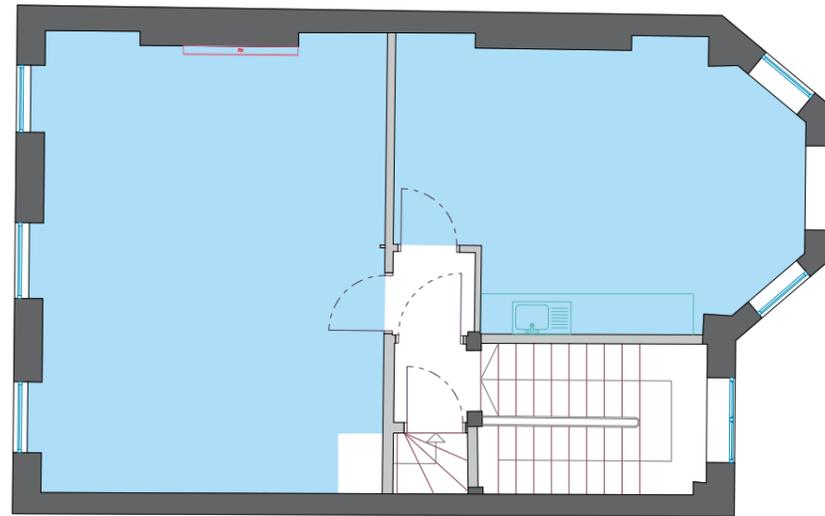
#### REFERENCES

 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



Scale 1:100

# 17 Percy Street

Fitzrovia  
London  
W1T

Drawing Name  
Second Level Floor Plan

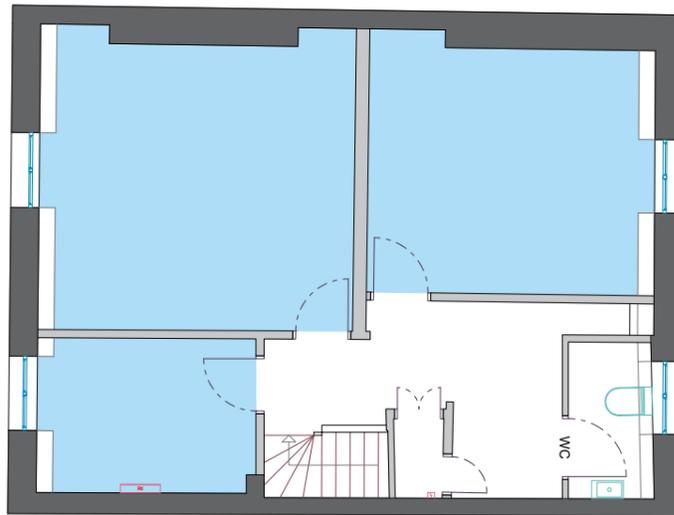
#### REFERENCES

 Net Internal Area

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

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Third Level



Scale 1:100

# 17 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 17 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.