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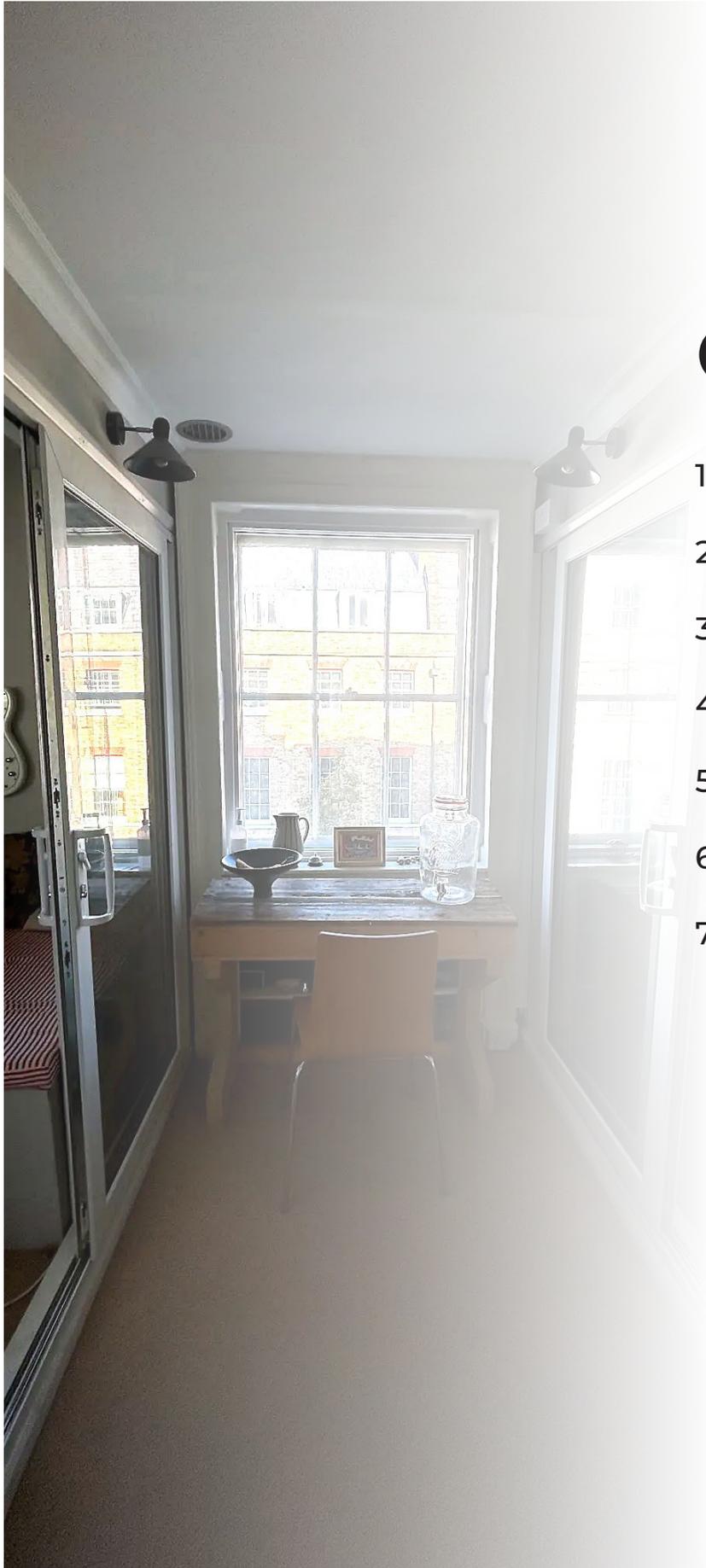
Area Measurement Report

3 Percy Street,
London, W1T 1DE
Reference 25.09.3429
2 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 3 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

3 Percy Street, London, W1 is a mid-terrace mixed-use property arranged over basement, ground and three upper floors. The building occupies a prominent position within the Fitzrovia area, characterised by period buildings accommodating a blend of retail, restaurant, office and residential uses. The property features a commercial unit at lower levels with ancillary accommodation above, benefitting from good natural light and typical period construction consistent with surrounding properties.

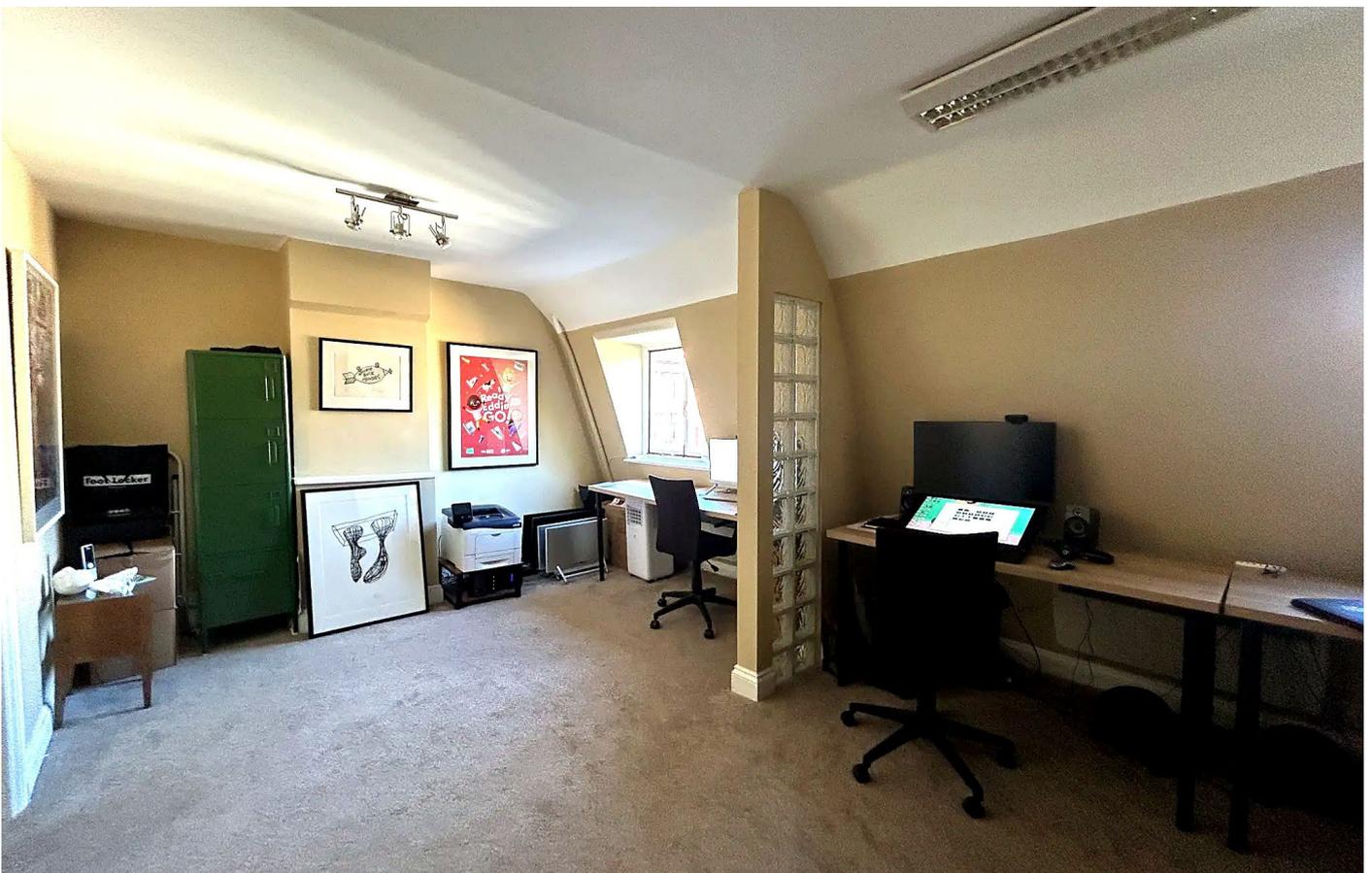
4. Site Conditions

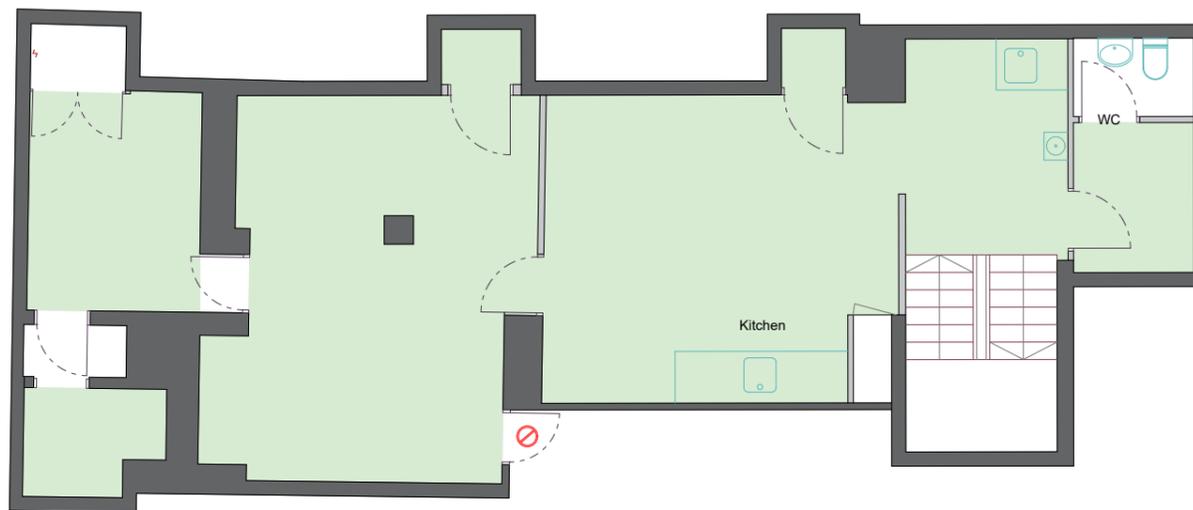
On the day of the survey 3 Percy Street was occupied and provided a satisfactory environment for accurate measurements. The property was in good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

5. Schedule of Areas

Net Internal Areas & Gross Internal Areas								
Level	Office NIA (m ²)	Office NIA (sq ft)	Retail NIA (m ²)	Retail NIA (sq ft)	Total NIA (m ²)	Total NIA (sq ft)	GIA (m ²)	GIA (sq ft)
Third Level	43.9	473	-	-	43.9	473	62.7	675
Second Level	51.5	554	-	-	51.5	554	63.4	682
First Level	52.2	562	-	-	52.2	562	65.8	708
Ground Level	-	-	49.2	530	49.2	530	80.6	868
Lower Ground	-	-	67.1	722	67.1	722	84.5	910
TOTAL	147.6	1,589	116.3	1,252	263.9	2,841	357	3,843

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Lower Ground



Scale 1:100

3 Percy Street

Fitzrovia
London
W1T

Drawing Name
Lower Ground Floor Plan

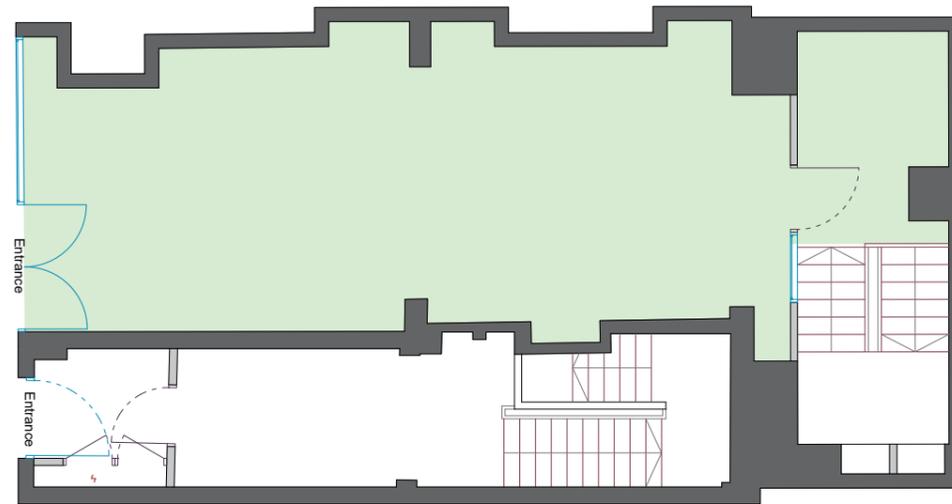
REFERENCES

- Office Net Internal Area
- Retail Net Internal Area

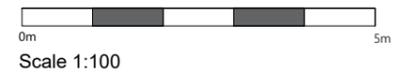
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Ground Level



3 Percy Street

Fitzrovia
London
W1T

Drawing Name
Ground Level Floor Plan

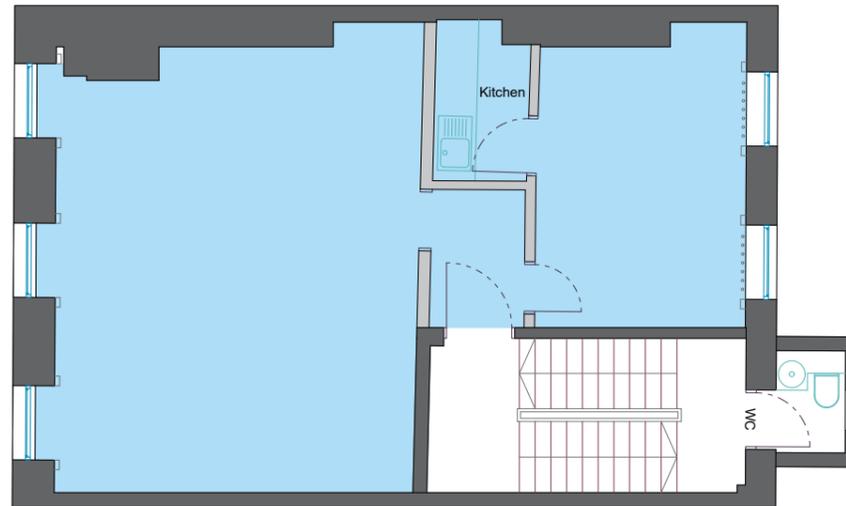
REFERENCES

- Office Net Internal Area
- Retail Net Internal Area

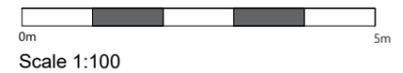
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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First Level



3 Percy Street

Fitzrovia
London
W1T

Drawing Name
First Level Floor Plan

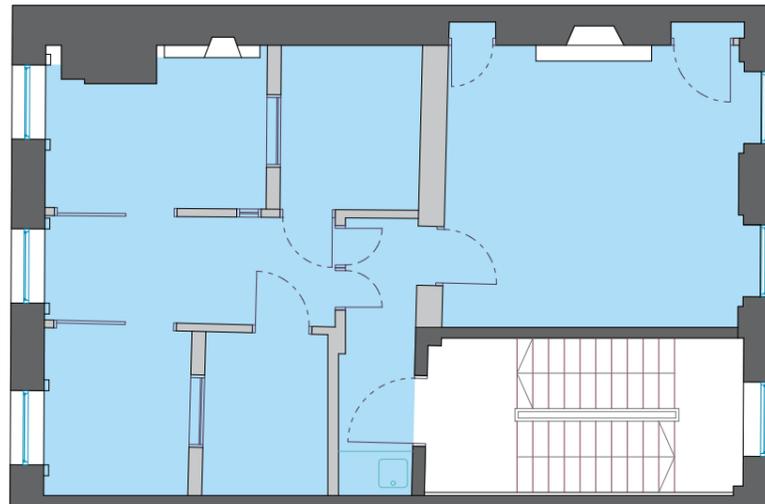
REFERENCES

- Office Net Internal Area
- Retail Net Internal Area

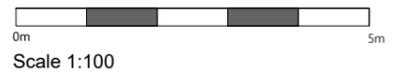
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Second Level



3 Percy Street

Fitzrovia
London
W1T

REFERENCES

- Office Net Internal Area
- Retail 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



Scale 1:100

3 Percy Street

Fitzrovia
London
W1T

REFERENCES

- Office Net Internal Area
- Retail 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 3 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.