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# Area Measurement Report

4 Percy Street,  
London, W1T 1DF  
Reference 25.09.3429  
2 January 2026

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GNW  
NCP  
Paving / Design

Star  
Patrol

Equity (Structure) GMPF

Co-invest (top basis / g. brick)

JLL Nom - Adst

→ GMPF // Seller  
Seller // Embly

→ GMPF → Embly  
→ Seller?

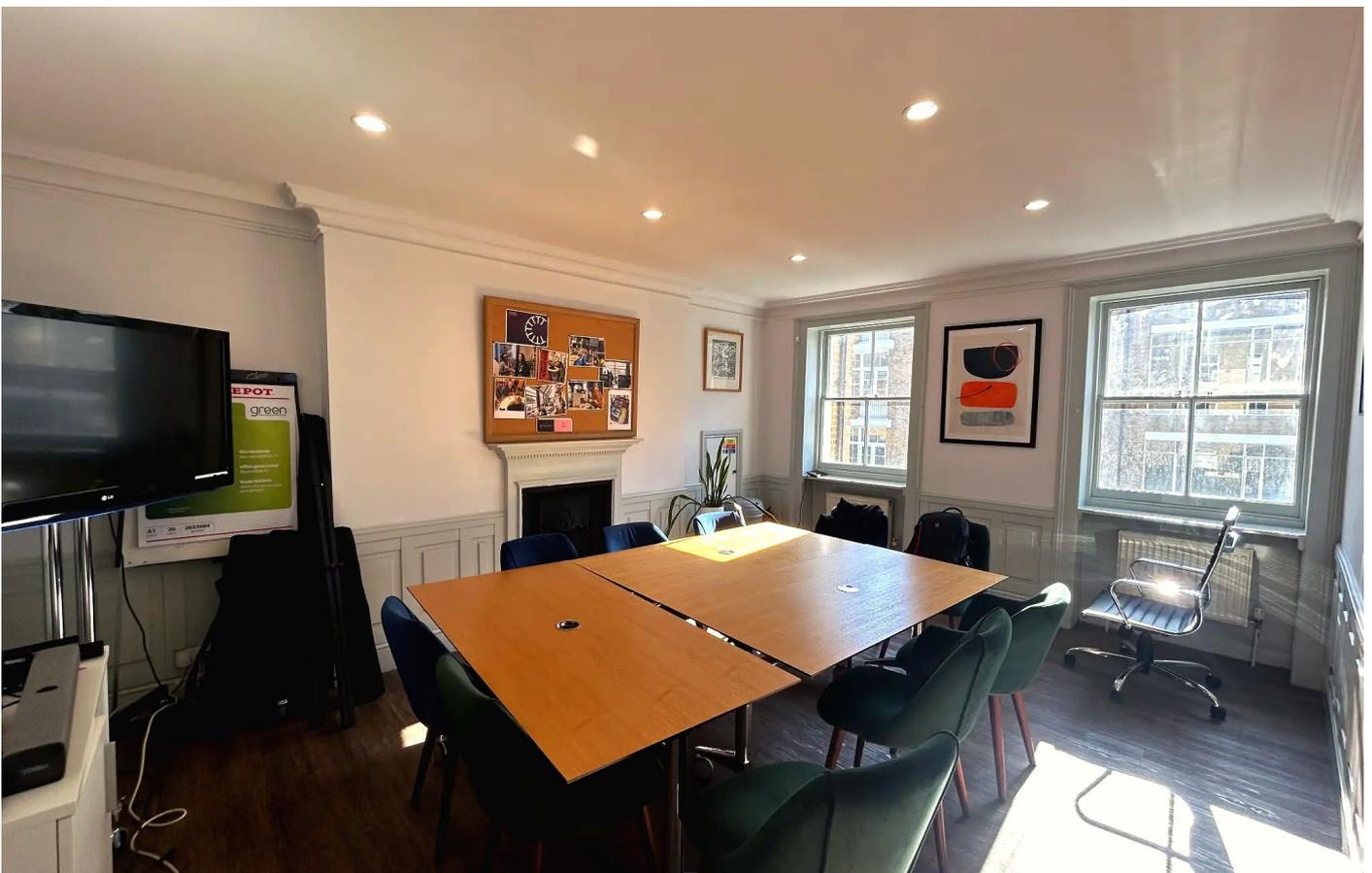
## 1. About Sterling Temple

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 4 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

4 Percy Street, London W1 is a prominent period building arranged over multiple floors, set within the established commercial core of Fitzrovia. The property provides well-presented office accommodation benefiting from generous ceiling heights, traditional detailing and excellent natural light from large sash windows. Internally, the accommodation is arranged as a series of meeting rooms, offices and ancillary spaces, finished to a modern standard while retaining its original character. The building is well located for transport, amenities and mixed-use occupiers.

## 4. Site Conditions

On the day of the survey 4 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.

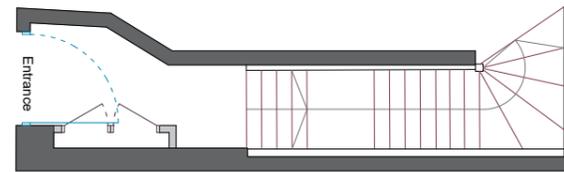
## 5. Schedule of Areas

Net Internal Area and Gross Internal Area				
Floor Level	NIA (m2)	NIA (sq ft)	GIA (m2)	GIA (sq ft)
Fourth Floor	41.5	447	63	678
Third Floor	57.4	618	66.1	711
Second Floor	46.1	496	64.4	693
First Floor	41.2	444	61.5	662
Total	186.2	2,005	255	2,745

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Ground Level



Scale 1:100

# 4 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

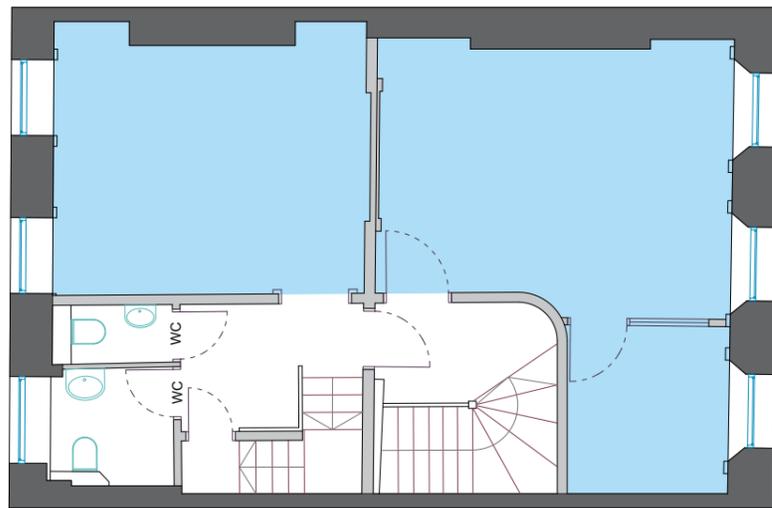
 Net Internal Area

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



Scale 1:100

# 4 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

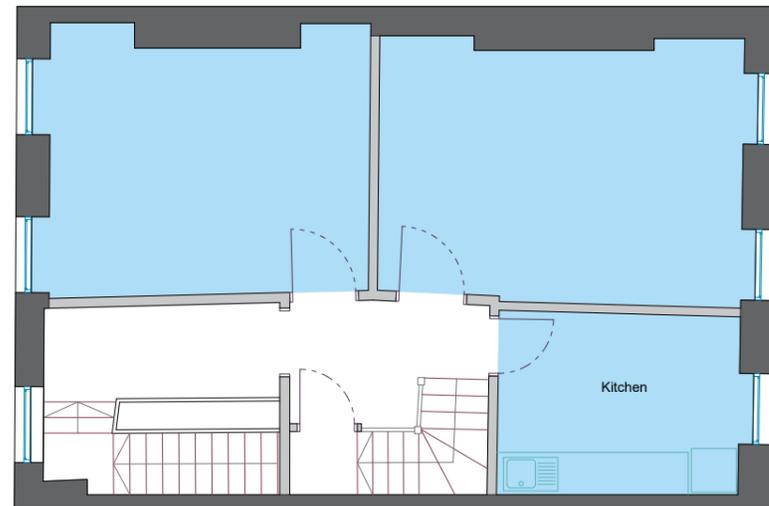
 Net Internal Area

Drawing Name  
First Level Floor Plan

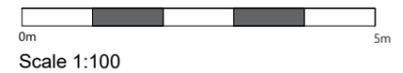
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Second Level



# 4 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

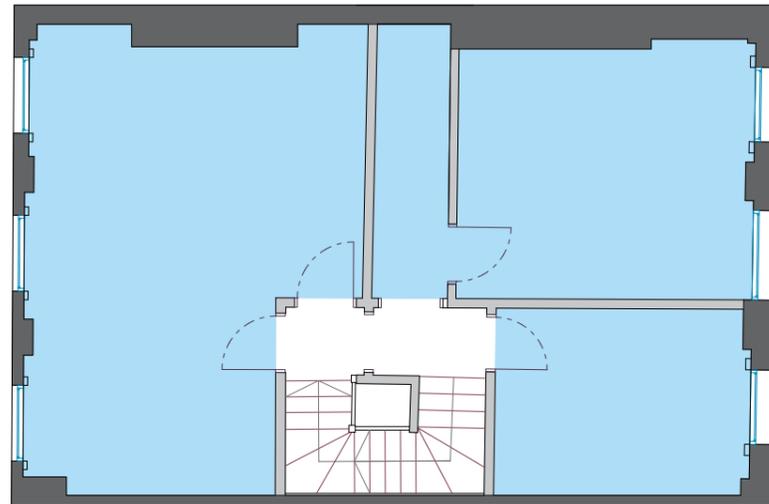
 Net Internal Area

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



Scale 1:100

# 4 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

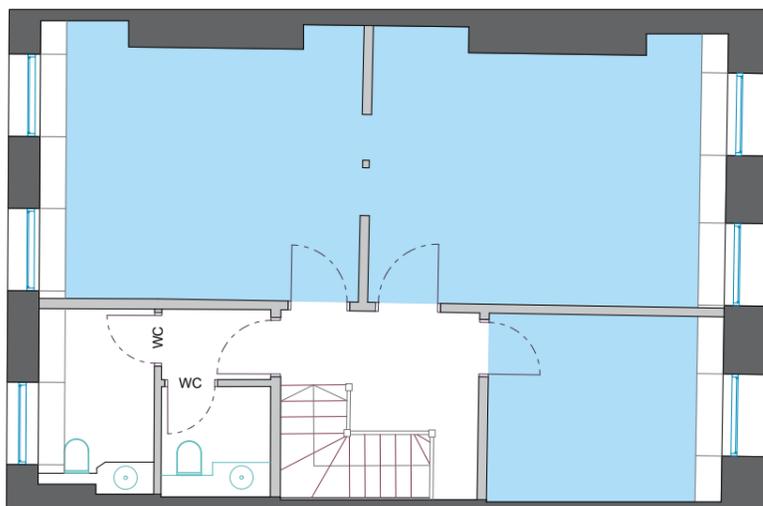
 Net Internal Area

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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Fourth Level



# 4 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

 Net Internal Area

Drawing Name  
Fourth 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 4 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.