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Area Measurement Report

5 Percy Street,
London, W1T 1DG
Reference 25.09.3429
12 November 2025



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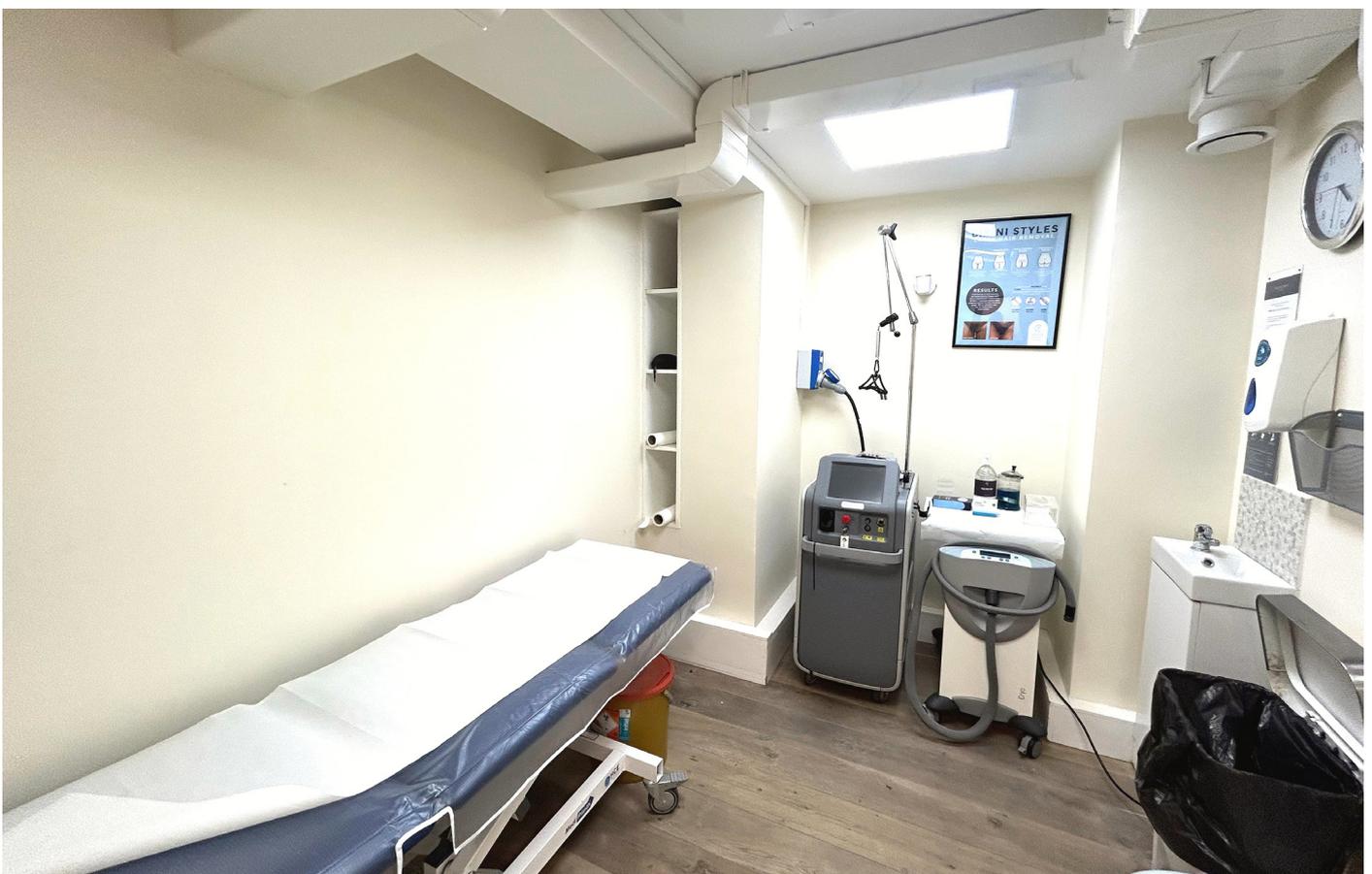


1. About Sterling Temple

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

Our objective was to deliver a precise and reliable area measurement survey of 5 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

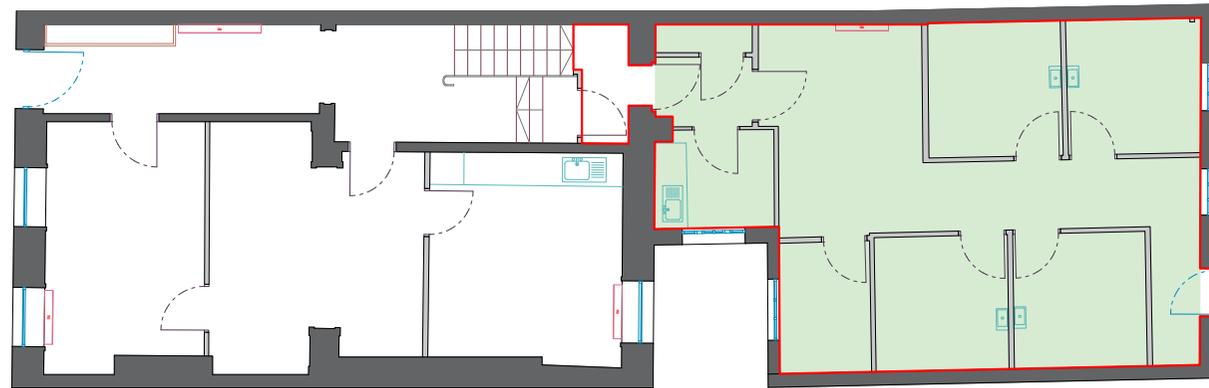
A four-storey mid-terrace property, externally characterised by its dark brick facade and mansard roof, with a modernised ground floor commercial frontage. Internally, the premises comprise functional, well-appointed clinic spaces featuring contemporary finishes including wood-effect flooring, LED lighting, and white-painted walls, equipped for specialised treatments. The property exhibits good decorative order throughout, to suit its clinical occupancy.

4. Site Conditions

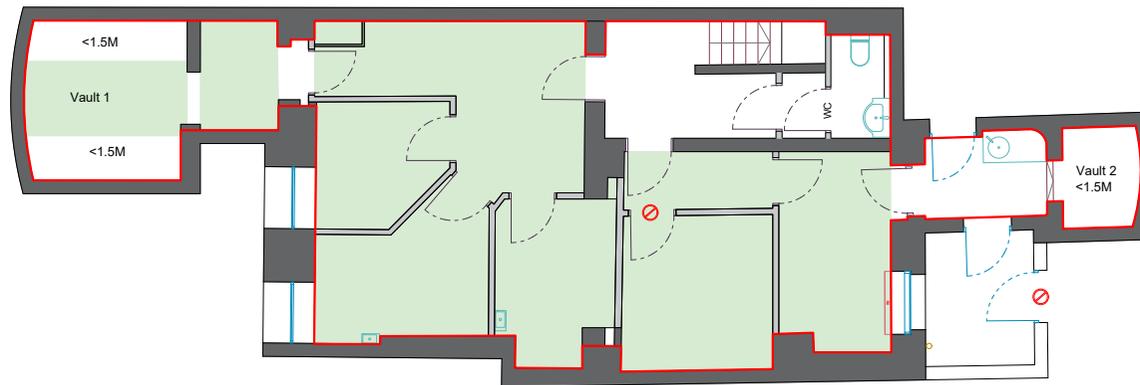
On the day of the survey 5 Percy Street was occupied while providing a satisfactory environment for accurate measurements. The property was in a satisfactory condition, with no obstacles or restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

5. Schedule of Areas

Net Internal Area		
	SQM	SQFT
Third Level	48.3	520
Second Level	54.9	591
First Level Front	34.8	375
First Level Center	22.6	243
First Level Rear	42.0	452
Ground Level front unit	45.7	492
Ground Level rear unit	60.8	654
Lower Ground	52.4	564
Total NIA	361.5	3,891
Gross Internal Area		
	SQM	SQFT
Third Level	70.0	753
Second Level	74.4	801
First Level	121.8	1,311
Ground Level	134.0	1,442
Lower Ground	90.5	974
Total GIA	490.7	5,282
Other		
	SQM	SQFT
Vault 1	9.0	97
Vault 2	2.7	29



Ground Level



Lower Ground



5 Percy Street

Fitzrovia
London
W1T 1DD

Drawing Name
Ground & Lower Ground Level Floor Plan

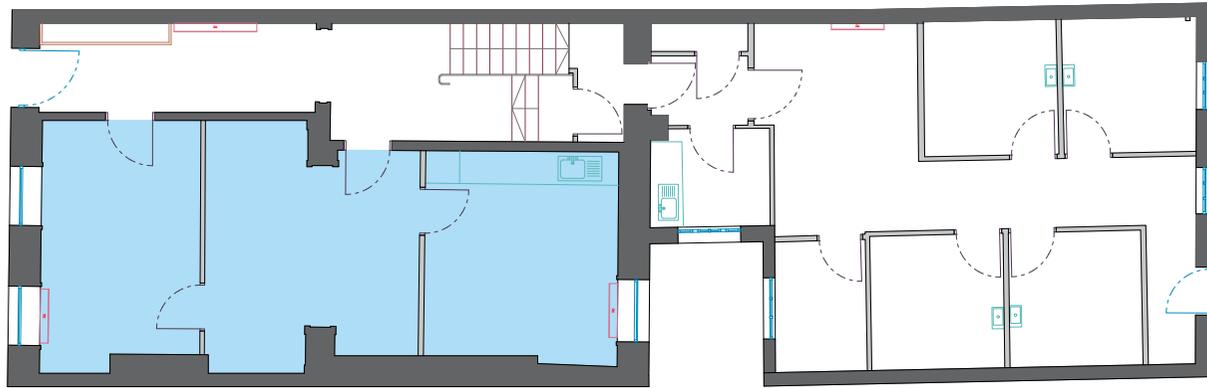
REFERENCES

- Ground Rear & Lower Ground Unit Net Internal Area
- Ground and Lower Ground Demise

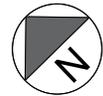
Date	Revision	Project Number	Description	Rev
12/11/2025	00	25.09.3429	Property Survey	0/0

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Ground Level



Scale 1:100

5 Percy Street

Fitzrovia
London
W1T 1DD

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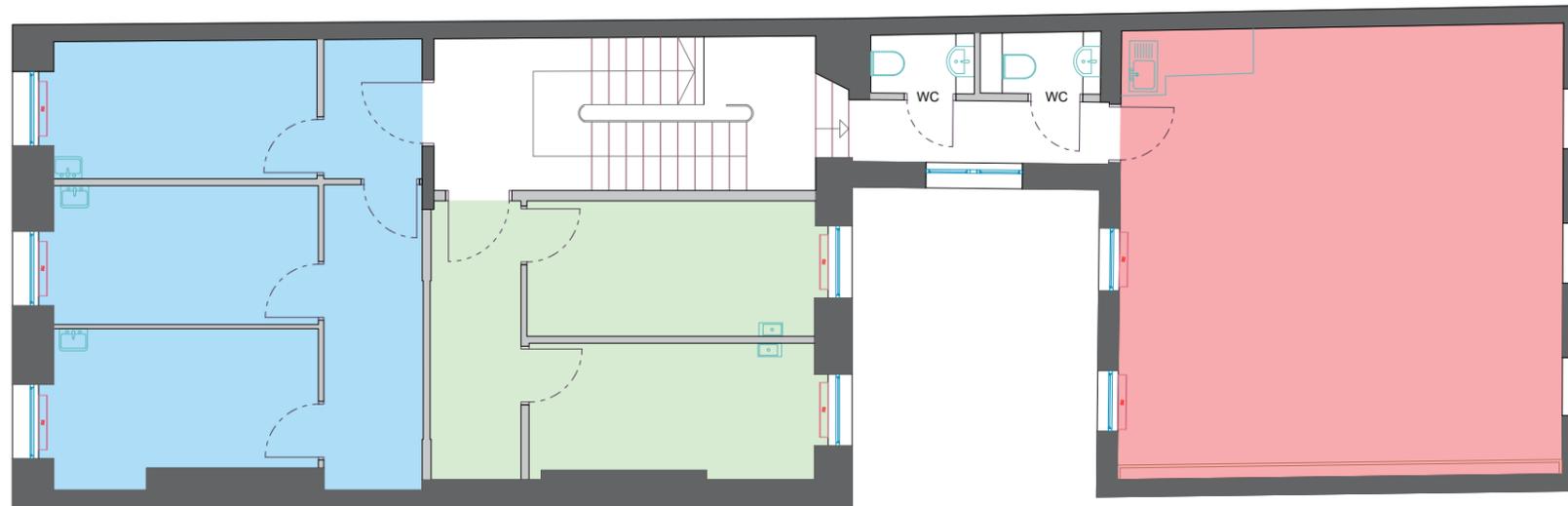
Drawing Name
Ground Level Floor Plan

REFERENCES

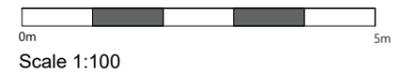
 Front Unit Net Internal Area

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First Level Floor Plan



5 Percy Street

Fitzrovia
London
W1T 1DD

Drawing Name
First Level Floor Plan

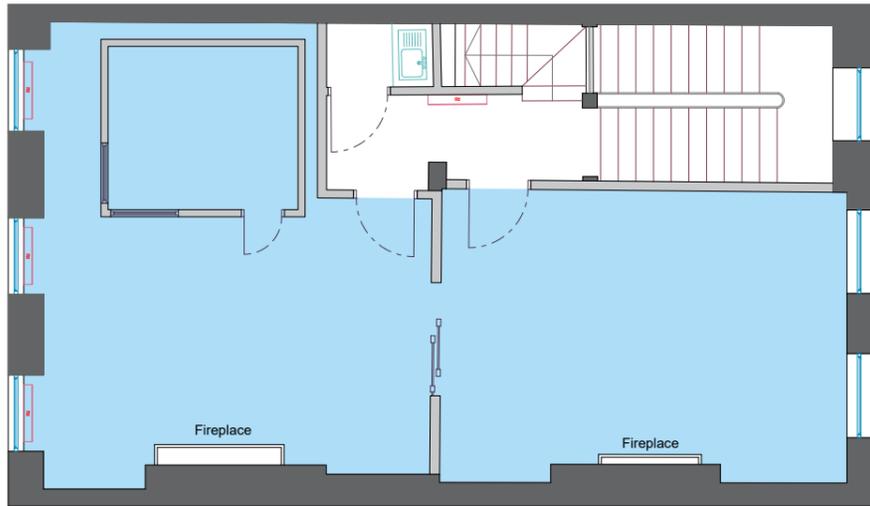
REFERENCES

- Front Unit Net Internal Area
- Center Unit Net Internal Area
- Rear Unit Net Internal Area

Date	Revision	Project Number	Description	Rev
12/11/2025	00	25.09.3429	Property Survey	0/0

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Second Level Floor Plan



5 Percy Street

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Drawing Name
Second Level Floor Plan

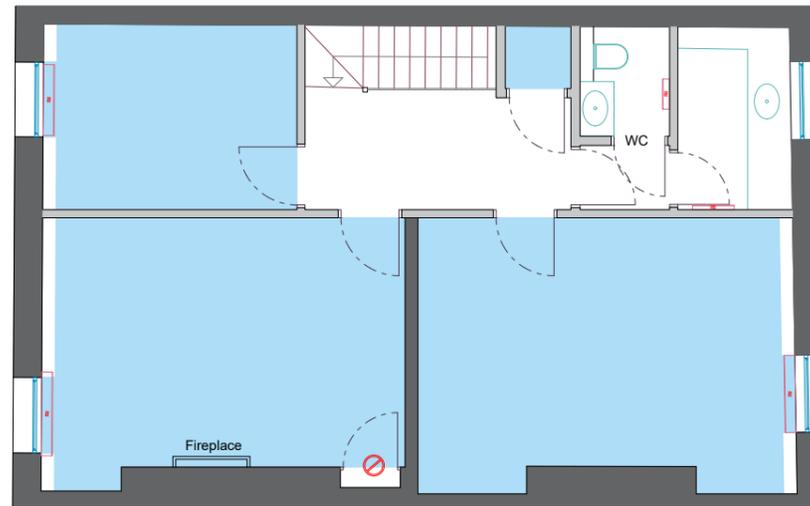
REFERENCES

 Net Internal Area

Date	Revision	Project Number	Description	Rev
12/11/2025	00	25.09.3429	Property Survey	0/0

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Third Level



5 Percy Street

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London
W1T 1DD

Drawing Name
Third Level Floor Plan

REFERENCES

 Net Internal Area

Date	Revision	Project Number	Description	Rev
12/11/2025	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 5 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.