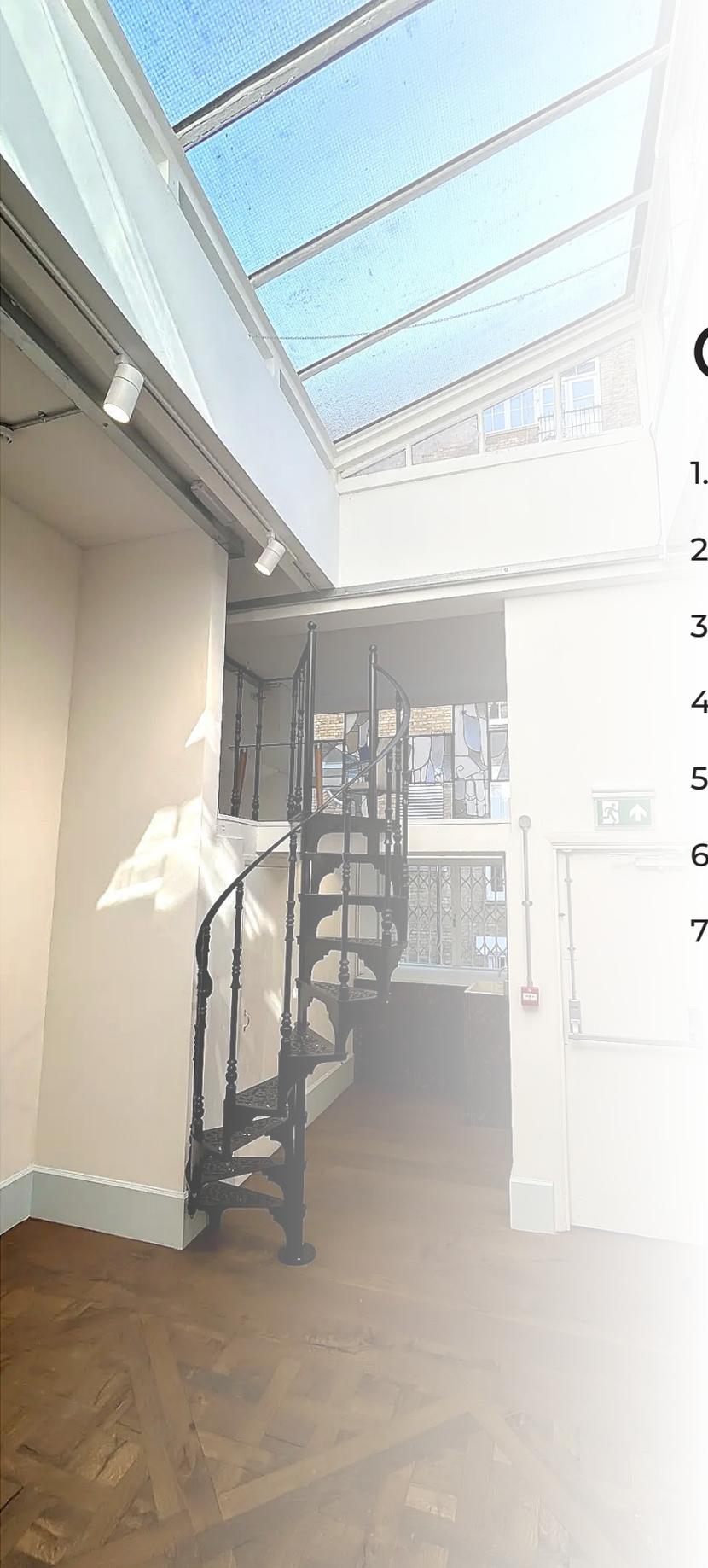


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Area Measurement Report

6 Percy Street,
London, W1T 1DQ
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 6 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

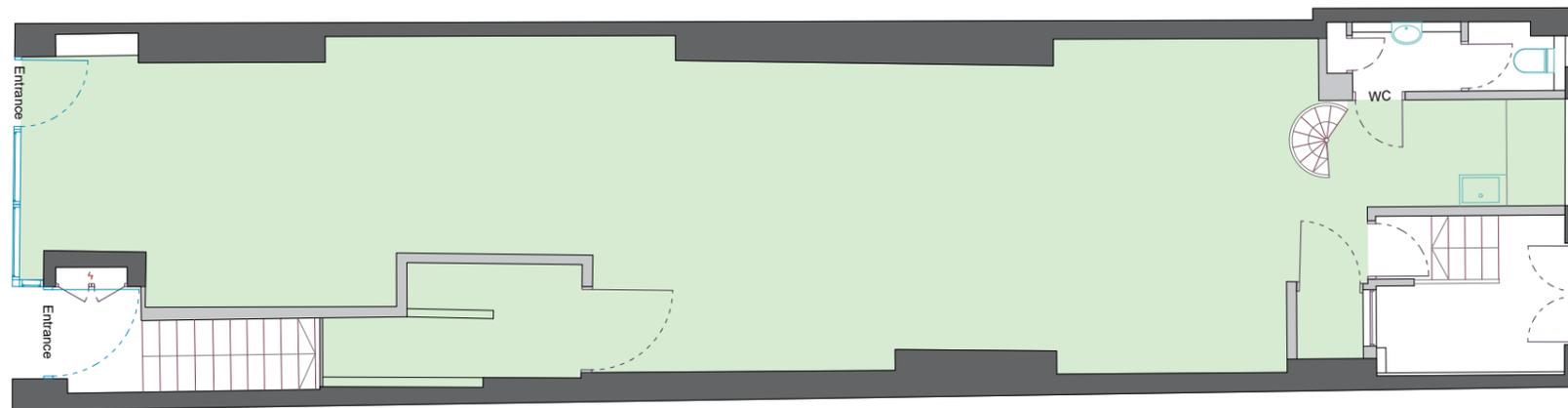
6 Percy Street is an attractive period property arranged over lower ground, ground and upper floors, situated on the eastern side of Percy Street in the heart of Fitzrovia, central London. The property benefits from a prominent street frontage and character features including timber flooring, decorative plasterwork and a glazed rooflight providing excellent natural light to the rear. The accommodation appears suitable for a range of commercial occupiers, with ancillary accommodation at basement level.

4. Site Conditions

On the day of the survey 6 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 Office (m2)	NIA Office (sq ft)	NIA Retail (m2)	NIA Retail (sq ft)	GIA Total (m2)	GIA Total (sq ft)
Third Floor	42.7	460	-	-	61.6	663
Second Floor	48.6	523	-	-	69.4	747
First Floor	41	441	-	-	67.1	722
Mezzanine	-	-	8	86	14.8	159
Ground Floor	-	-	88.6	954	106.5	1,146
TOTAL	132.3	1,424	96.6	1,040	319.4	3,438



Ground Level



Scale 1:100

6 Percy Street

Fitzrovia
London
W1T

Drawing Name
Ground Level Floor Plan

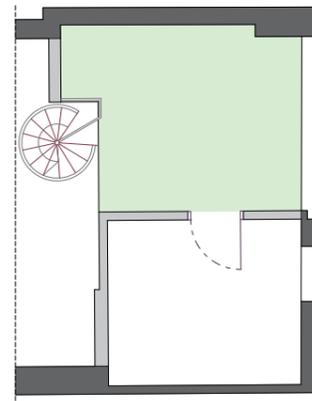
REFERENCES

- Office Net Internal Area
- Retail Net Internal Area

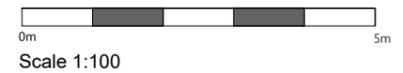
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Mezzanine Level



6 Percy Street

Fitzrovia
London
W1T

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

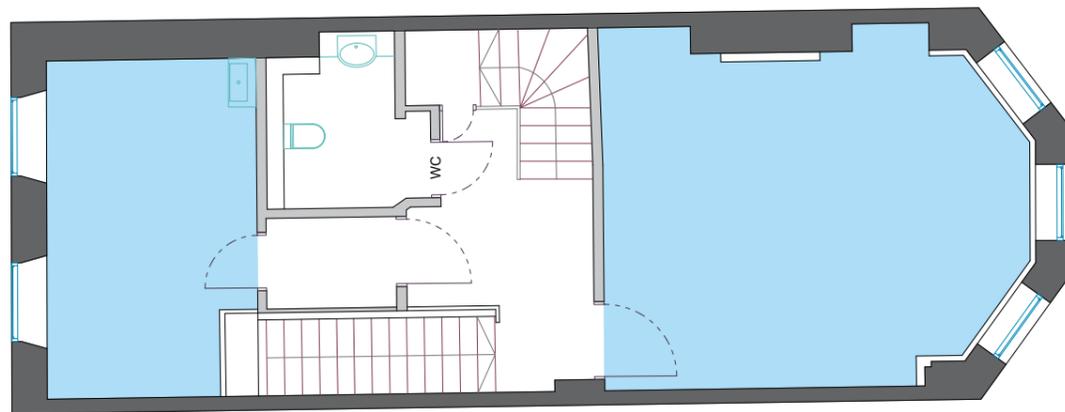
Drawing Name
Mezzanine Level Floor Plan

REFERENCES

-  Office Net Internal Area
-  Retail Net Internal Area

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First Level



6 Percy Street

Fitzrovia
London
W1T

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

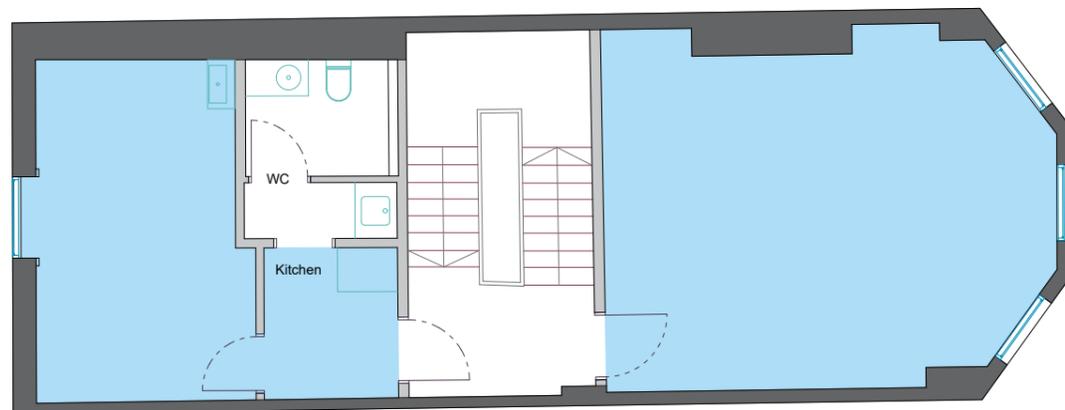
Drawing Name
First Level Floor Plan

REFERENCES

- Office Net Internal Area
- Retail Net Internal Area

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Second Level



6 Percy Street

Fitzrovia
London
W1T

Drawing Name
Second Level Floor Plan

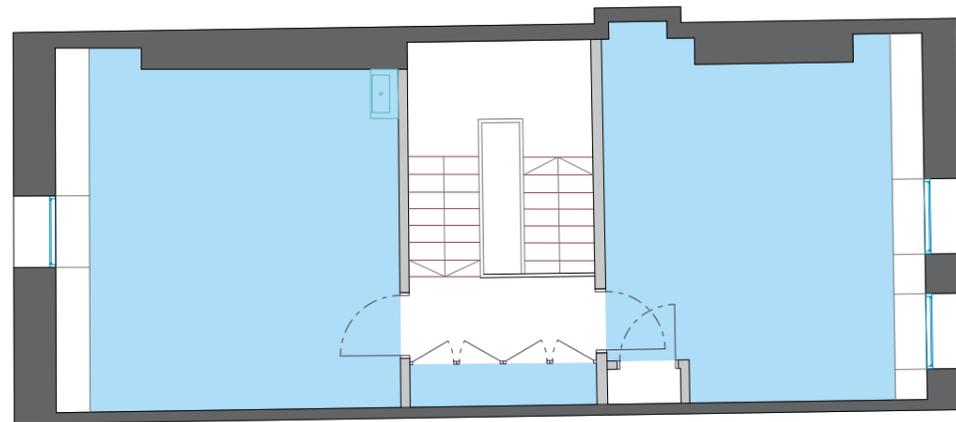
REFERENCES

- Office Net Internal Area
- Retail Net Internal Area

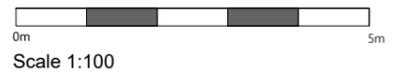
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Third Level



6 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 6 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.