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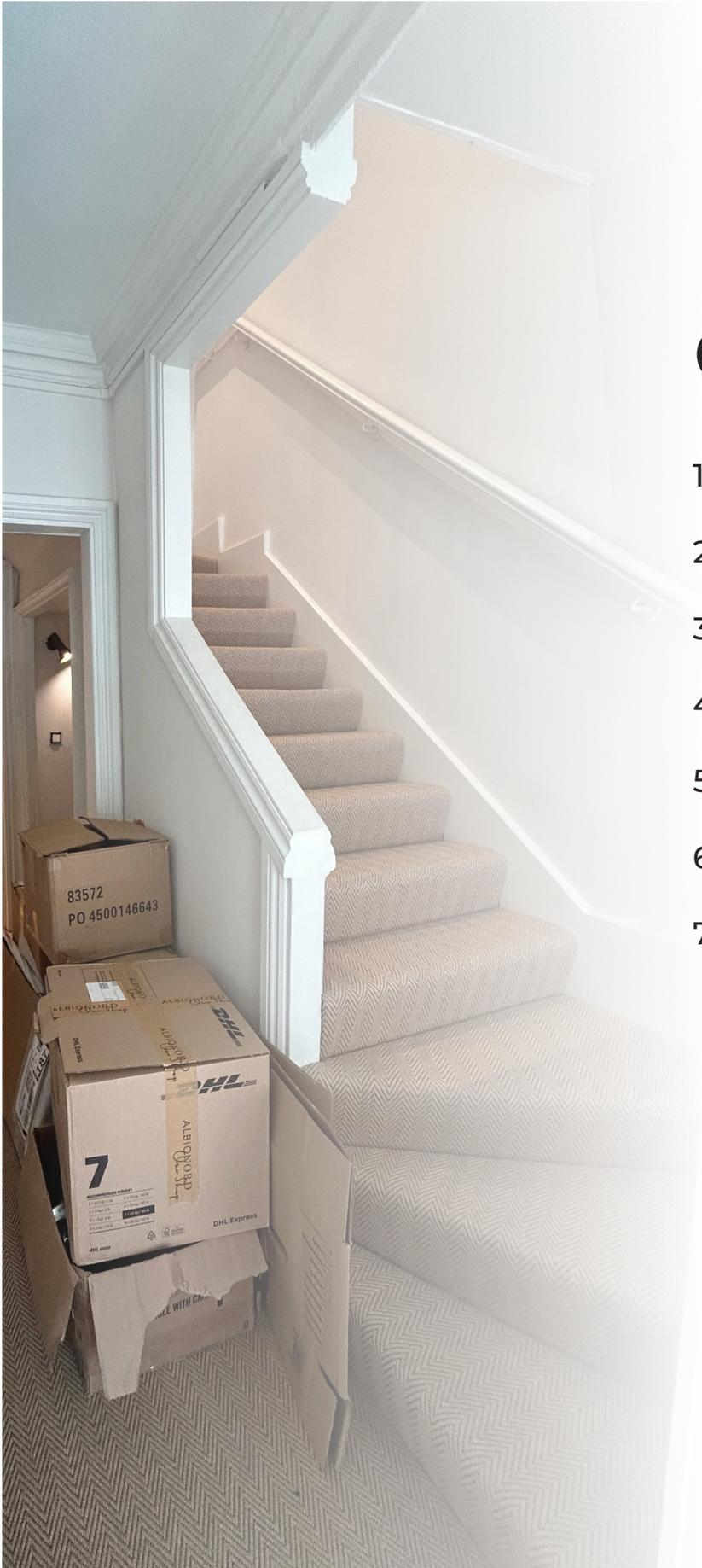
Area Measurement Report

8 Percy Street,
London, W1T 1DJ
Reference 25.09.3429
5 January 2026



Contents

1. About Sterling Temple
2. Report objective
3. The Property
4. Site and survey conditions
5. Schedule of Areas
6. Drawings
7. Summary

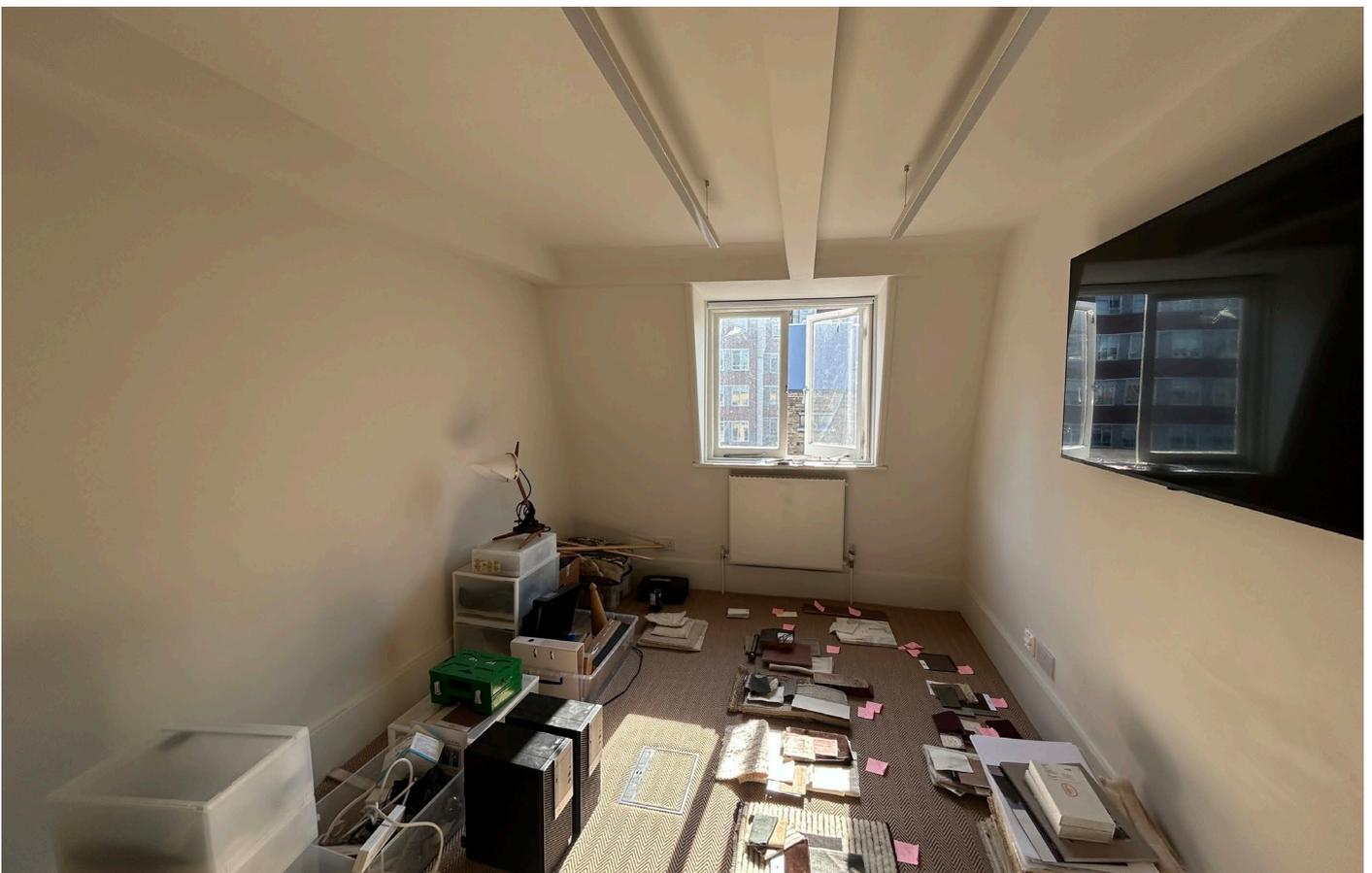


1. About Sterling Temple

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 8 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

8 Percy Street, London, W1 is a characterful mixed-use building arranged over basement, ground and upper floors, located on a well-established street within Fitzrovia. The property provides a combination of refurbished office accommodation and ancillary spaces, finished to a good standard with modern services, suspended lighting and retained period features. Natural light is provided to principal rooms via traditional sash windows, with circulation via a central stair core serving all floors.

4. Site Conditions

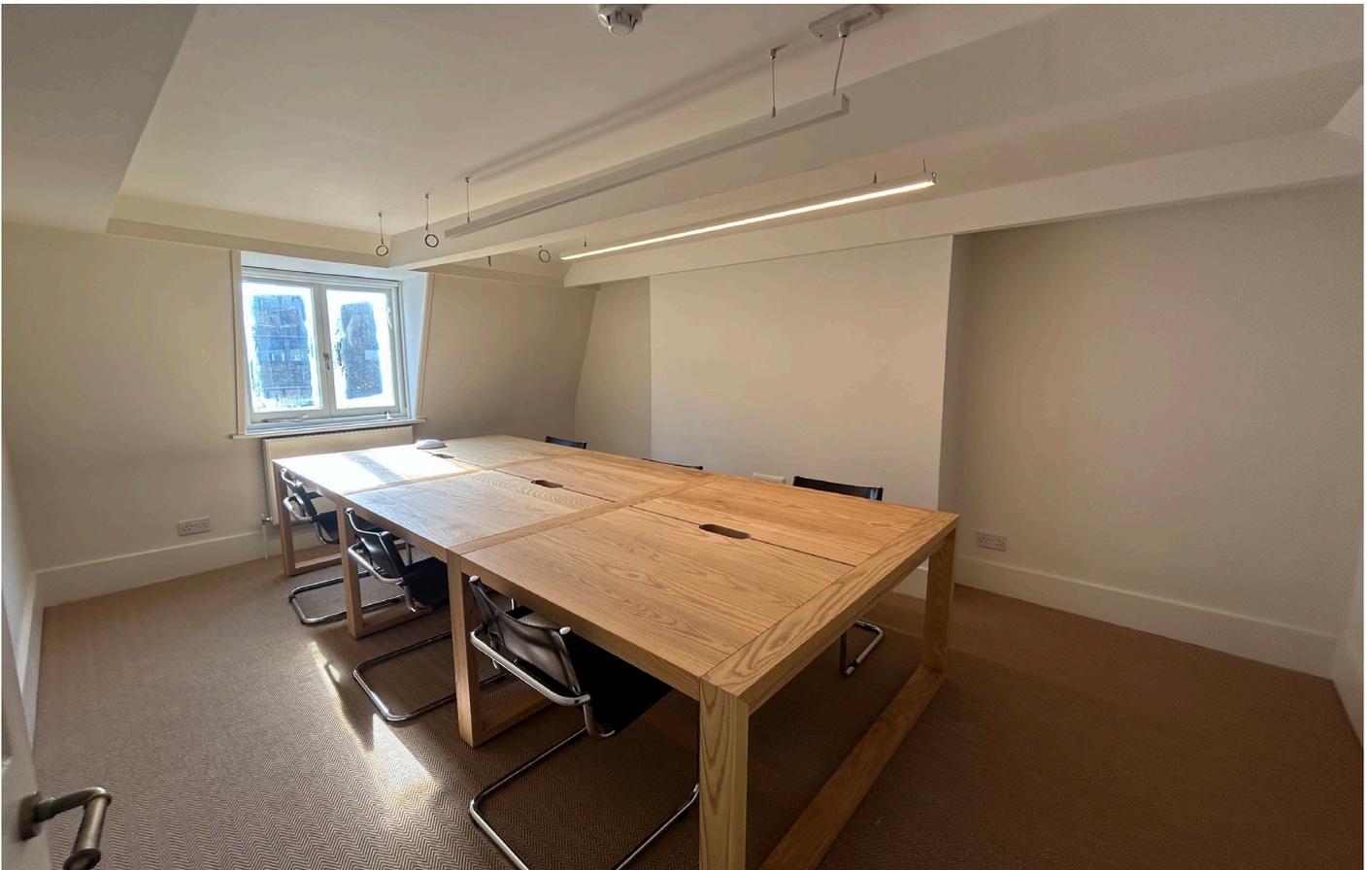
On the day of the survey 8 Percy Street was occupied and provided a satisfactory environment for accurate measurements. The property was in good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

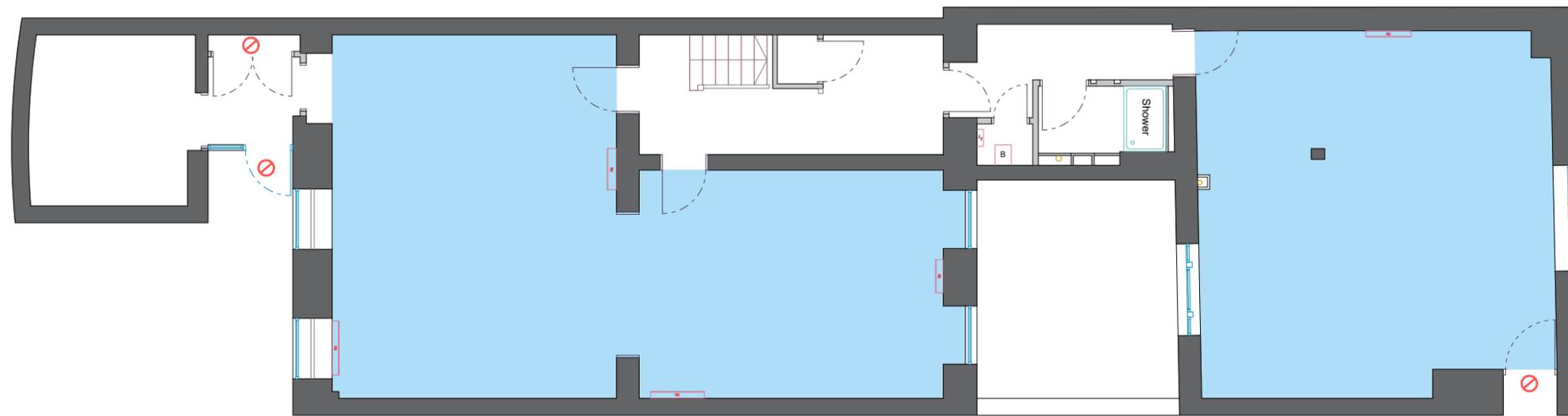
5. Schedule of Areas

Net Internal Area and Gross Internal Area				
Level	NIA (m2)	NIA (ft2)	GIA (m2)	GIA (ft2)
Third Level	58.7	632	70.6	760
Second Level	57.8	622	73.4	790
First Level	59.8	644	83.7	901
Ground Level	58.3	627	81.5	877
Lower Ground	97.2	1,046	136.3	1,467
TOTAL	331.8	3,571	445.5	4,795

Other		
Description	Area (m2)	Area (ft2)
Vault	8.9	96
Patio	13.9	150

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Lower Ground



8 Percy Street

Fitzrovia
London
W1T

REFERENCES

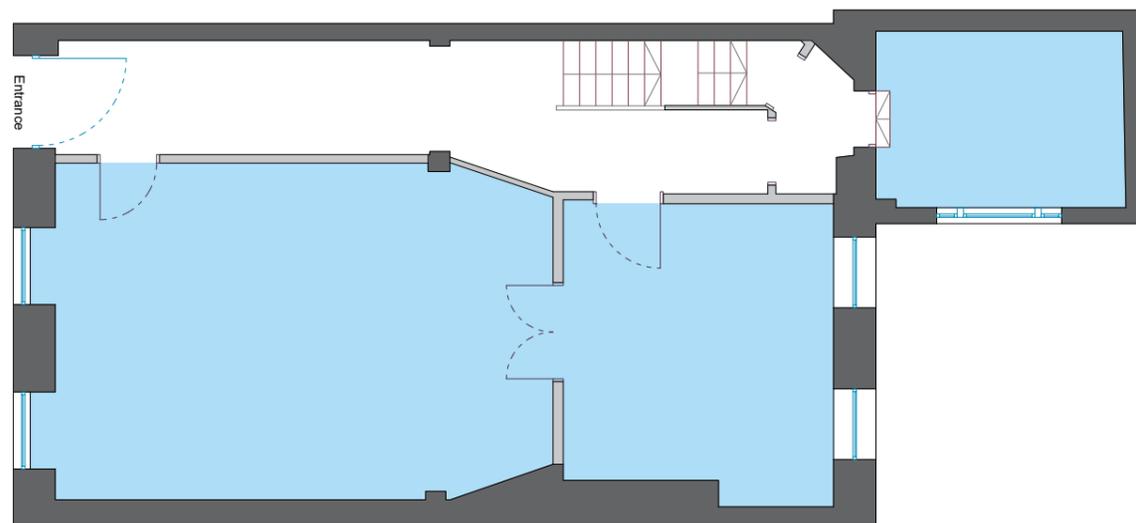
 Net Internal Area

Drawing Name
Lower Ground Floor Plan

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

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Ground Level



8 Percy Street

Fitzrovia
London
W1T

REFERENCES

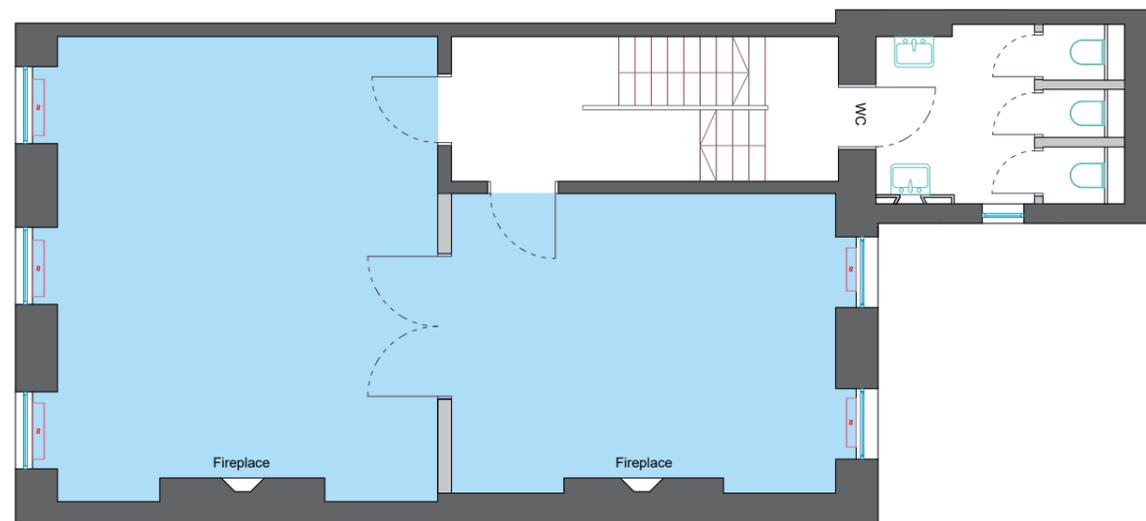
 Net Internal Area

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



8 Percy Street

Fitzrovia
London
W1T

REFERENCES

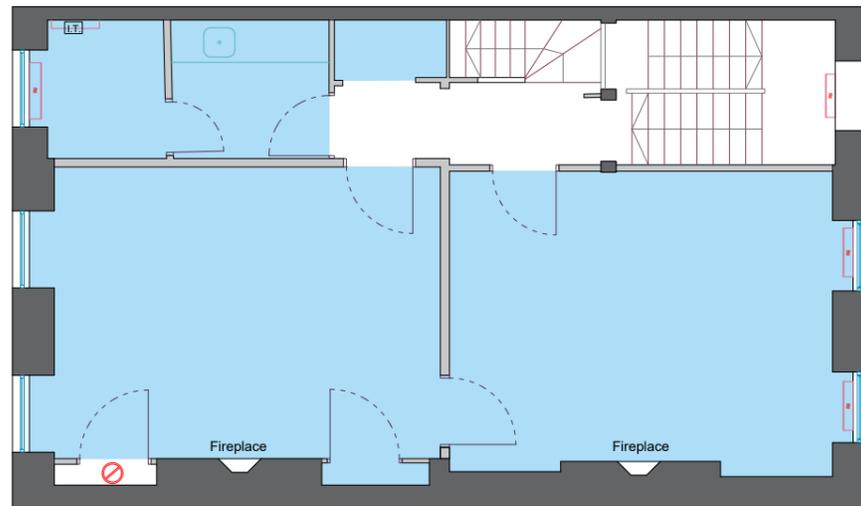
 Net Internal Area

Drawing Name
First Level Floor Plan

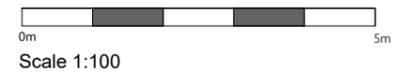
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Second Level



8 Percy Street

Fitzrovia
London
W1T

REFERENCES

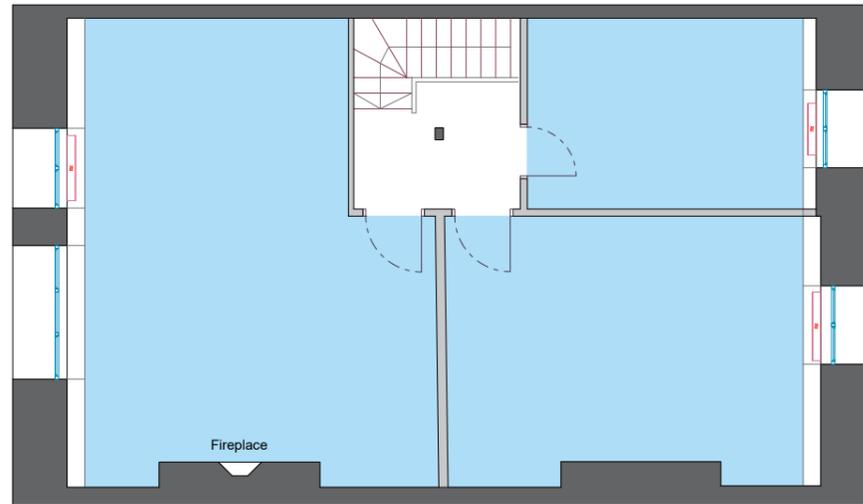
 Net Internal Area

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



8 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 8 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.