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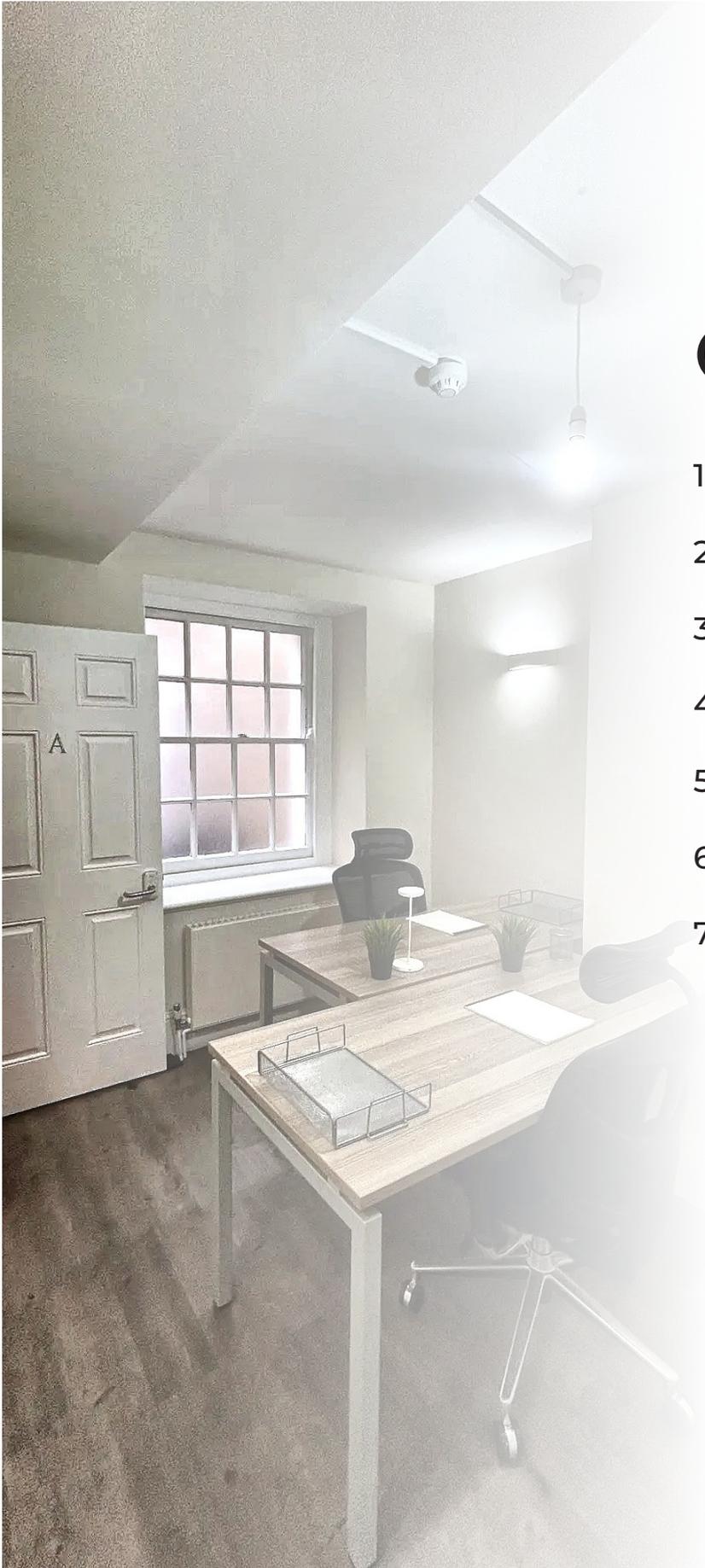
Area Measurement Report

9 Percy Street,
London, W1T 1DL
Reference 25.09.3429
5 January 2026



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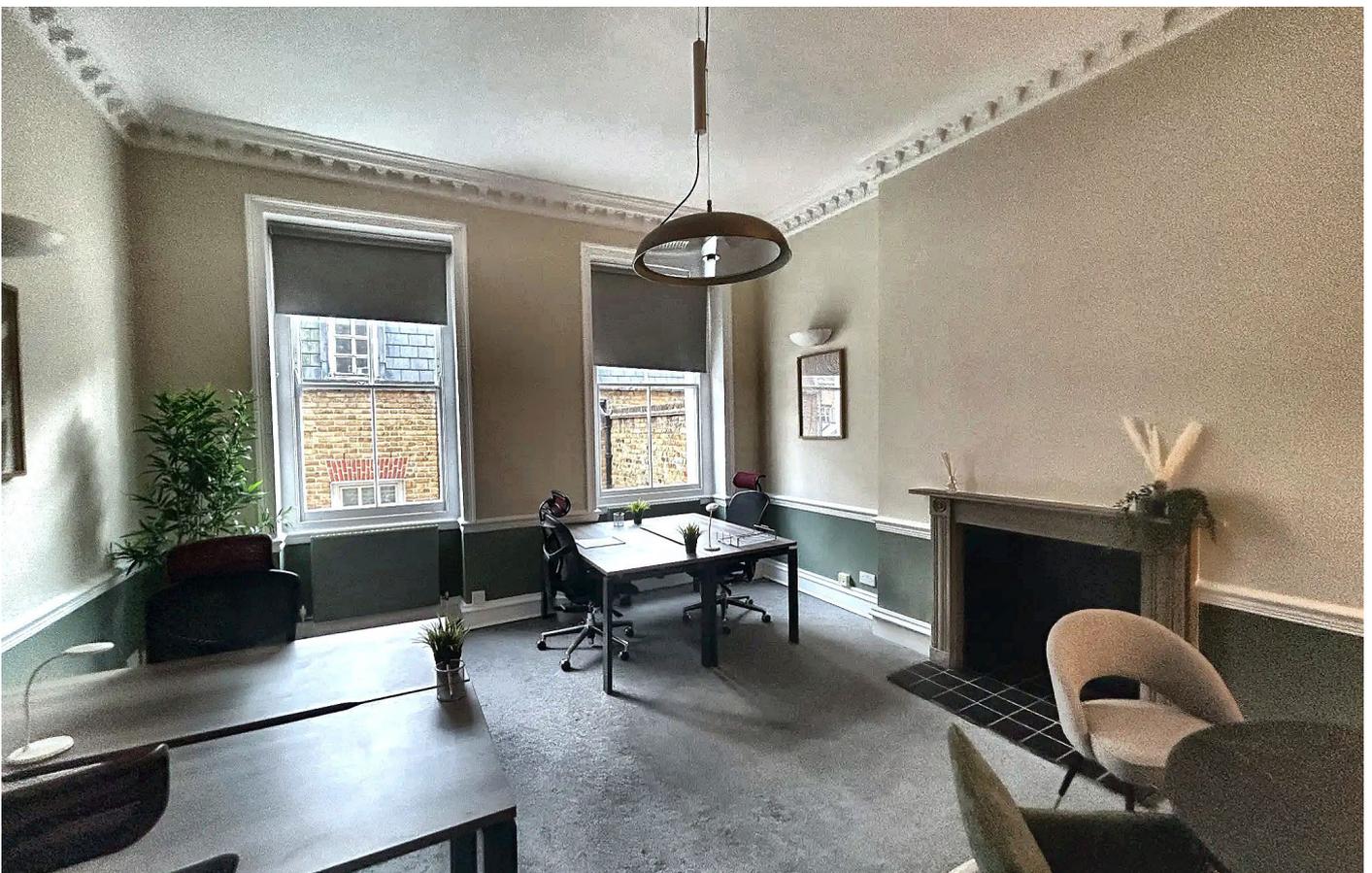


1. About Sterling Temple

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 9 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

9 Percy Street is a well-presented period property arranged over lower ground, ground and upper floors, forming part of a traditional terrace within Fitzrovia. The accommodation is configured as high-quality office space, including open-plan work areas, cellular offices, meeting rooms and ancillary breakout space. The building retains attractive period features alongside modern fit-out, benefiting from good natural light, consistent floorplates and a professional specification suited to owner-occupiers or investors.

4. Site Conditions

On the day of the survey 9 Percy Street was occupied while providing a satisfactory environment for accurate measurements. The property was in a good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

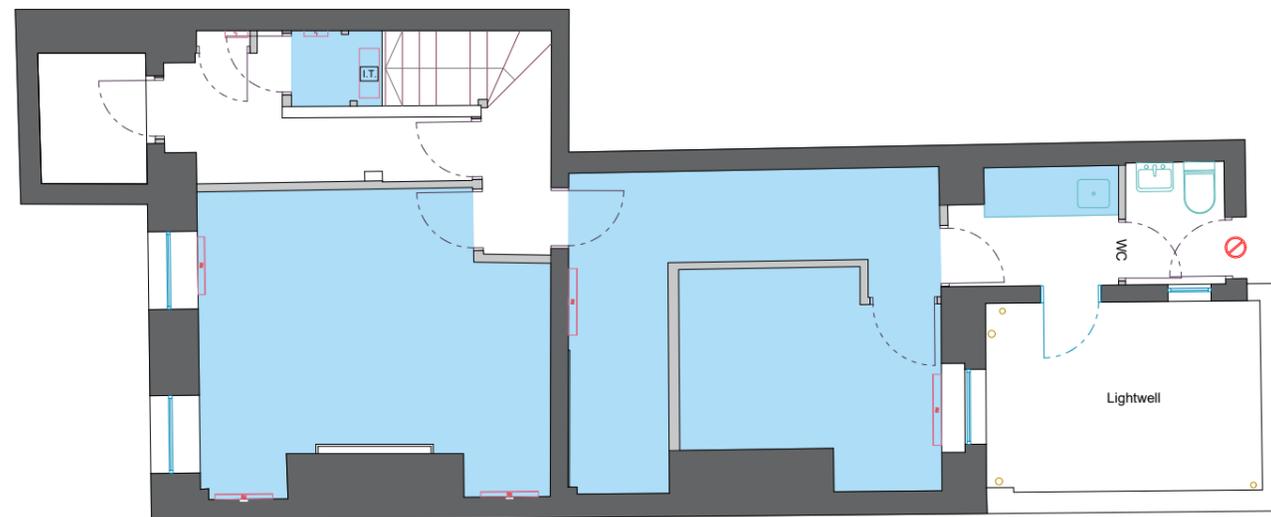
5. Schedule of Areas

Net Internal Area and Gross Internal Area				
Level	NIA (m2)	NIA (sq ft)	GIA (m2)	GIA (sq ft)
Third Level	40.6	437	56	603
Second Level	44.7	481	59.5	640
First Level	44.7	481	59	635
Ground Level	48.6	523	63.9	688
Lower Ground	44.1	475	65.8	708
TOTAL	222.7	2,397	304.2	3,274

Other		
Description	Area (m2)	Area (sq ft)
Vault	2.8	30
Patio	10.4	112

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Lower Ground



9 Percy Street

Fitzrovia
London
W1T

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

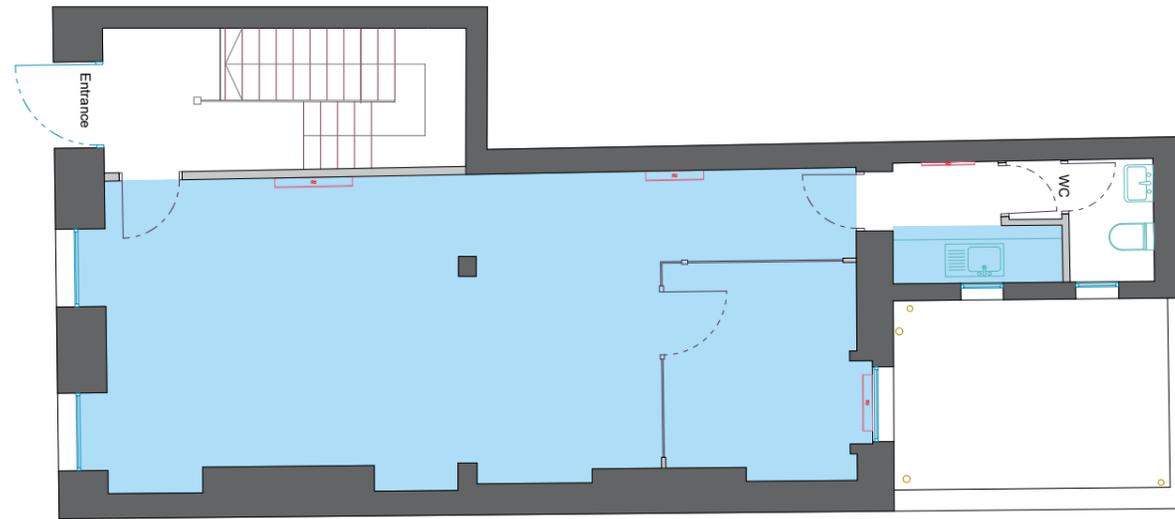
Drawing Name
Lower Ground Floor Plan

REFERENCES

Net Internal Area

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Ground Level



9 Percy Street

Fitzrovia
London
W1T

REFERENCES

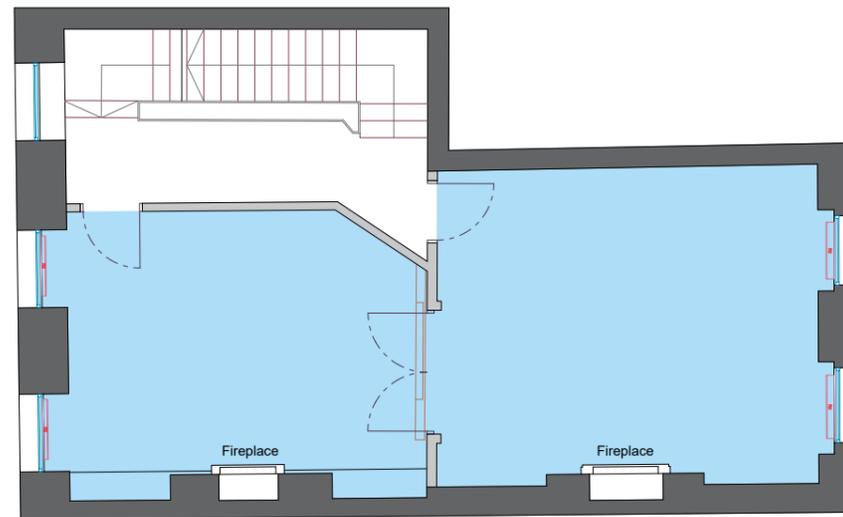
 Net Internal Area

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



9 Percy Street

Fitzrovia
London
W1T

REFERENCES

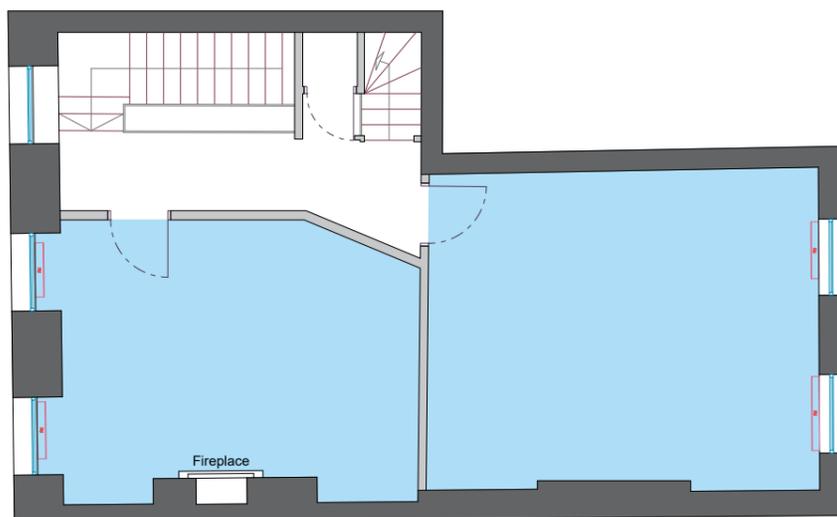
 Net Internal Area

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



9 Percy Street

Fitzrovia
London
W1T

REFERENCES

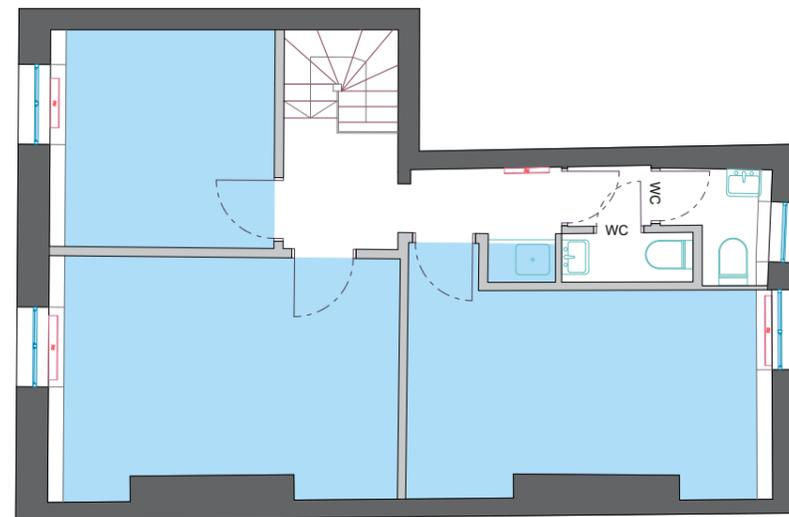
 Net Internal Area

Drawing Name
Second Level Floor Plan

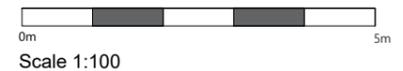
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Third Level



9 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 9 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.