



Pure Real Estate
Services Limited
Chartered Surveyors

Area Measurement Report

This measured survey was carried out in accordance with
RICS International Property Measurement Standards

1st edition, May 2015



11th November 2016



IPMS INTERNATIONAL
PROPERTY
MEASUREMENT
STANDARDS
www.ipmsc.org

Marina Place

Old Bridge

Kingston upon Thames

KT1 4BH

The services we offer...



Building Information Modelling (BIM) & 3D Laser Scanning Surveys

Helping maximise property performance & development delivery



Measured Building & Architectural Surveys

Bringing expertise to Area Measurement Reporting



Energy & Sustainability Consultancy

Reducing risk, maximising efficiency



Rights of Light (RoL) & Land Surveys

Delivering the certainty you need



Topographical Land Surveys

Development, Construction, Accuracy

Pure Real Estate Services Ltd is the UK's leading niche Chartered Surveying firm offering specialist professional services to both landlords and tenants.

We are regulated by the Royal Institution of Chartered Surveyors (RICS).

Clients nationwide benefit from the wide ranging expertise, experience and accuracy of our in-house property teams. The ability to pick and choose from our wide range of services saves you time and cost.

REPORT ISSUE STATUS

STATUS	DATE	CHANGE
INSPECTED	27-10-2016	APPROVED
DRAFT	08-11-2016	APPROVED
FINAL	11-11-2016	APPROVED

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1. INTRODUCTION

This measured survey was undertaken by Pure Real Estate Services Ltd, in accordance with the guidelines as described in the first edition of 'RICS Property Measurement' from 2015, published by the Royal Institution of Chartered Surveyors.

The RICS guidelines incorporate International Property Measurement Standards (IPMS). IPMS 2 is defined as 'the sum of the areas of each floor level of an office building, measured to the internal dominant face, and reported on a component-by-component basis, for each floor of a building'. IPMS 3 is defined as 'the area available on an exclusive basis by an occupier, but excluding standard building facilities'.

2. SCOPE OF WORKS

The areas measured were as found on site, in accordance with the RICS guidelines. The measurements were undertaken by Pure Real Estate Services Ltd at the date of survey, under site conditions at that time, and in line with Pure Real Estate Services Ltd standard conditions of contract.

3. SITE SURVEY

Measurements were taken to the dominant internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas. Dimensions, using a steel tape and "Leica Disto" laser device, among other surveying equipment, were taken between turning points around the walls. These were recorded manually on sketches, together with overall distances and, where necessary, diagonals and check measurements.

4. AREA CALCULATION

Site survey work and corresponding accuracy levels are constrained by the methods adopted, given the nature of access to the site, and the time allocated to complete the work. All site observations and dimensions were checked using in-house computer technology and any discrepancies exceeding the required tolerance were, if necessary, verified on site. Modern CAD systems were used to construct accurate internal area drawings from the observed data and then to determine area values from these plans, which are scaled for presentation purposes on the area reference drawings.

We compare our calculated floor areas with information that is provided to us by clients, or with information found through our own research, in order to maximise the accuracy of our surveys.

With regard to tolerances to accuracy, we work in accordance to the guidelines set out in the RICS guidance note 'Measured Surveys of Land, Buildings and Utilities', 3rd edition, 2014.

5. REPORT PRODUCTION

This Area Measurement Report includes a breakdown of the floor areas of the property, floor plans for reference, and photographs.

6. QUALITY CONTROL

All figures and drawings are checked as part of our strict standard of work procedures and protocol, in accordance with the company's quality control, surveying measurement standards, and the Royal Institution of Chartered Surveyors.

7. PHOTOGRAPHS

The following photographs were taken during the inspection of the property.

8.



Basement



Ground Floor



First Floor



Second Floor

BREAKDOWN OF AREAS - IPMS 3
Marina Place, Old Bridge, Kingston Upon Thames, KT1 4BH

FLOOR	IPMS 3		LIMITED USE AREAS			
	USE	AREA sq m	AREA sq ft		AREA sq m	AREA sq ft
BASEMENT	Office	230.78	2,484			
BASEMENT TOTAL		230.78	2,484			
GROUND	Office	354.24	3,813	Structural Elements	3.49	38
	Reception	42.32	456	Window Reveals	12.35	133
GROUND TOTAL		396.56	4,269	Structural Elements	0.23	2
FIRST	Office	387.16	4,167	Window Reveals	0.66	7
				Structural Elements	2.54	27
FIRST TOTAL		387.16	4,167	Window Reveals	4.91	53
SECOND	Office	434.25	4,674	Balconies	12.51	135
				Structural Elements	2.64	28
SECOND TOTAL		434.25	4,674	Window Reveals	9.83	106
TOTAL IPMS 3		1,448.75	15,594	Balconies	8.82	95
				LIMITED USE AREAS	57.98	624

Condition of Property	Vacant
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Car Parking Spaces	15
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These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015. This measured survey was conducted in accordance with the RICS Surveys of Land Buildings and Utility Services at scales shown on the plans. The survey results can be provided as digital data in .dwg format on request.

Marina Place

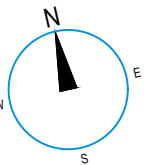
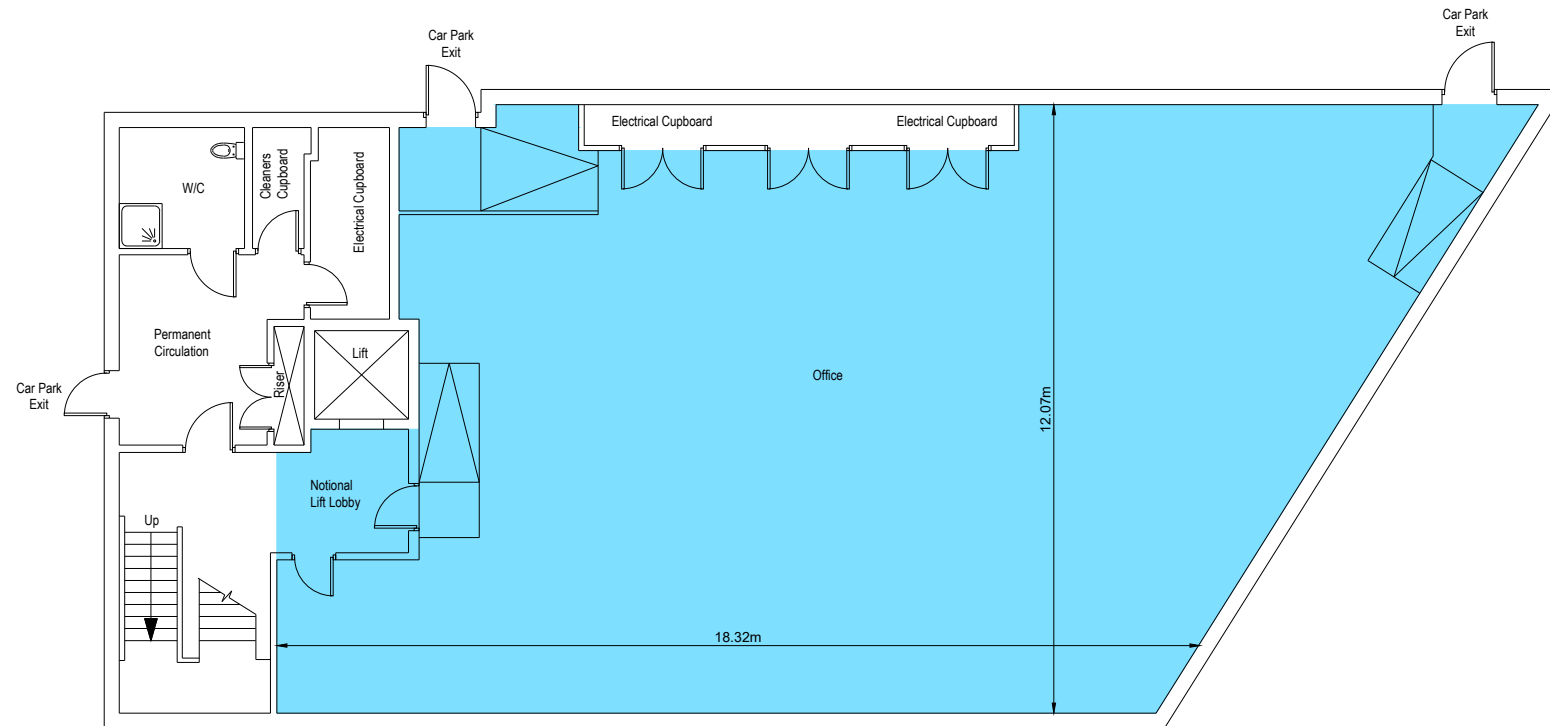
Old Bridge, Kingston Upon Thames, KT1 4BH

Basement Floor

IPMS 3 Offices

■ IPMS 3 Offices: 230.78 sq m 2,484 sq ft

HIGH STREET




Scale 1:150 @ A3



OLD BRIDGE STREET

1. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
3. THE CONTRACTOR IS TO CHECK DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
4. THIS DRAWING IS THE PROPERTY OF PURE REAL ESTATE SERVICES LIMITED. COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON, EITHER WHOLLY OR IN PART, WITHOUT THE CONSENT IN WRITING OF PURE REAL ESTATE SERVICES LIMITED.
5. ALL STRUCTURAL ELEMENTS ARE ASSUMED AND ARE SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER.

PROJECT	Marina Place Old Bridge Kingston Upon Thames KT1 4BH
DRAWING TITLE	Basement Floor Plan
SCALE	1:150 @ A3
IPMS - Area Measurement Report	
DRAWN BY	SH_08/11/16
DATE OF INSPECTION	27/10/16
QA ASSESSOR	ERC
DRAWING NO.	10115450_A5
 Pure Real Estate Services Limited Chartered Surveyors	
CONTACT	E: surveys@pureres.co.uk T: +44 (0) 20 7233 6688 W: www.pureres.co.uk

Marina Place

Old Bridge, Kingston Upon Thames, KT1 4BH

Ground Floor

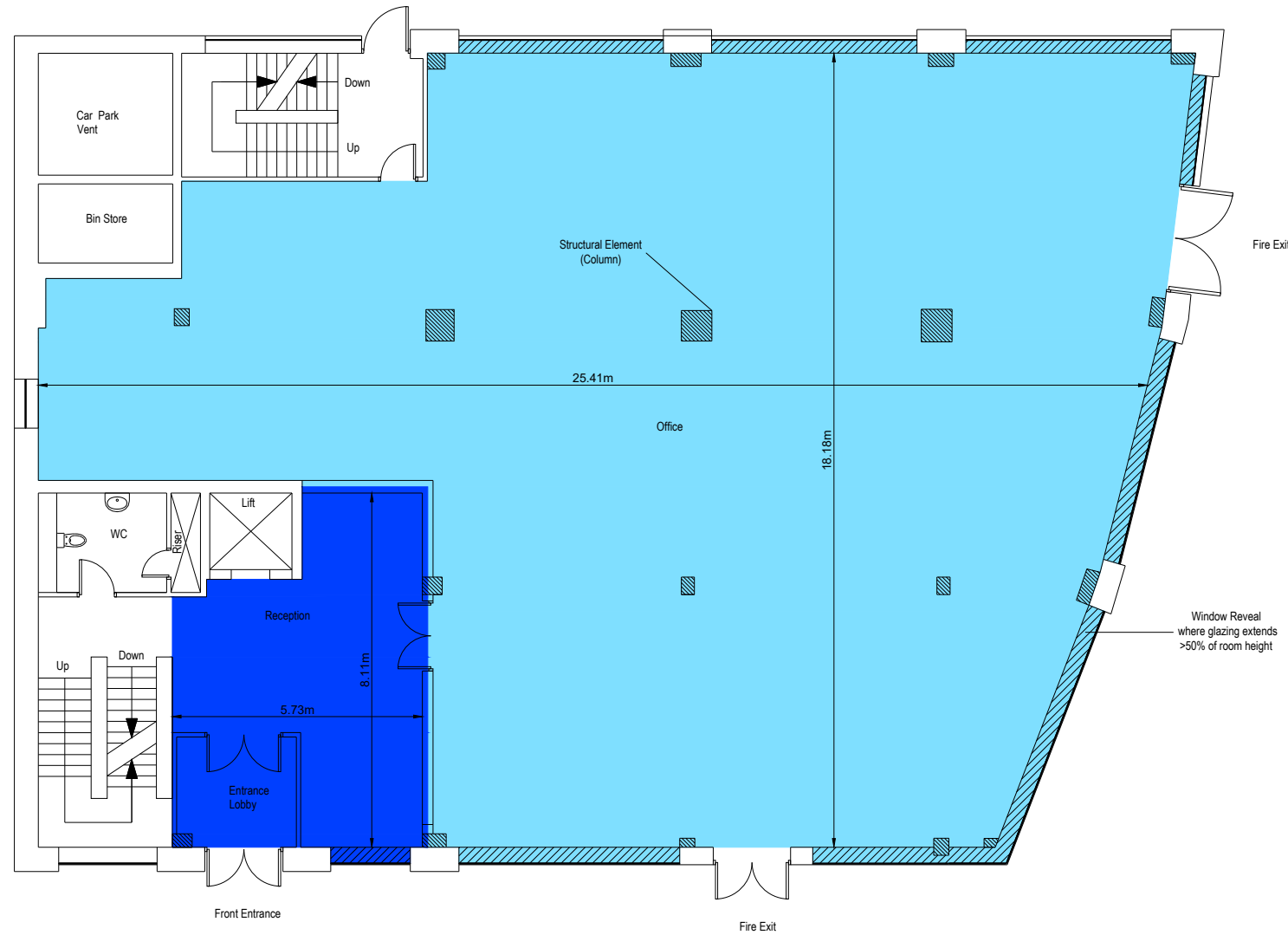
IPMS 3 Offices

■ IPMS 3 Offices:	354.24 sq m	3,813 sq ft
■ IPMS 3 Reception:	42.32 sq m	456 sq ft

Total IPMS 3: **396.56 sq m** **4,269 sq ft**

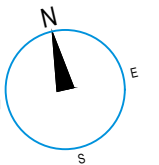
 Structural Elements:	3.72 sq m	40 sq ft
 Window Reveals:	13.01 sq m	140 sq ft

HIGH STREET



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Scale 1:150 @ A3



PROJECT	Marina Place Old Bridge Kingston Upon Thames KT1 4BH		
DRAWING TITLE	Ground Floor Plan		
SCALE	1:150 @ A3		
IPMS - Area Measurement Report			
DRAWN BY	SH_07/11/16	DATE OF INSPECTION	27/10/16
QA ASSESSOR	ERC	DRAWING NO.	10115450_A6
		Pure Real Estate Services Limited Chartered Surveyors	
CONTACT	E: surveys@pureres.co.uk T: +44 (0) 20 7233 6688 W: www.pureres.co.uk		

Marina Place

Old Bridge, Kingston Upon Thames, KT1 4BH

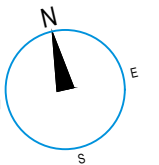
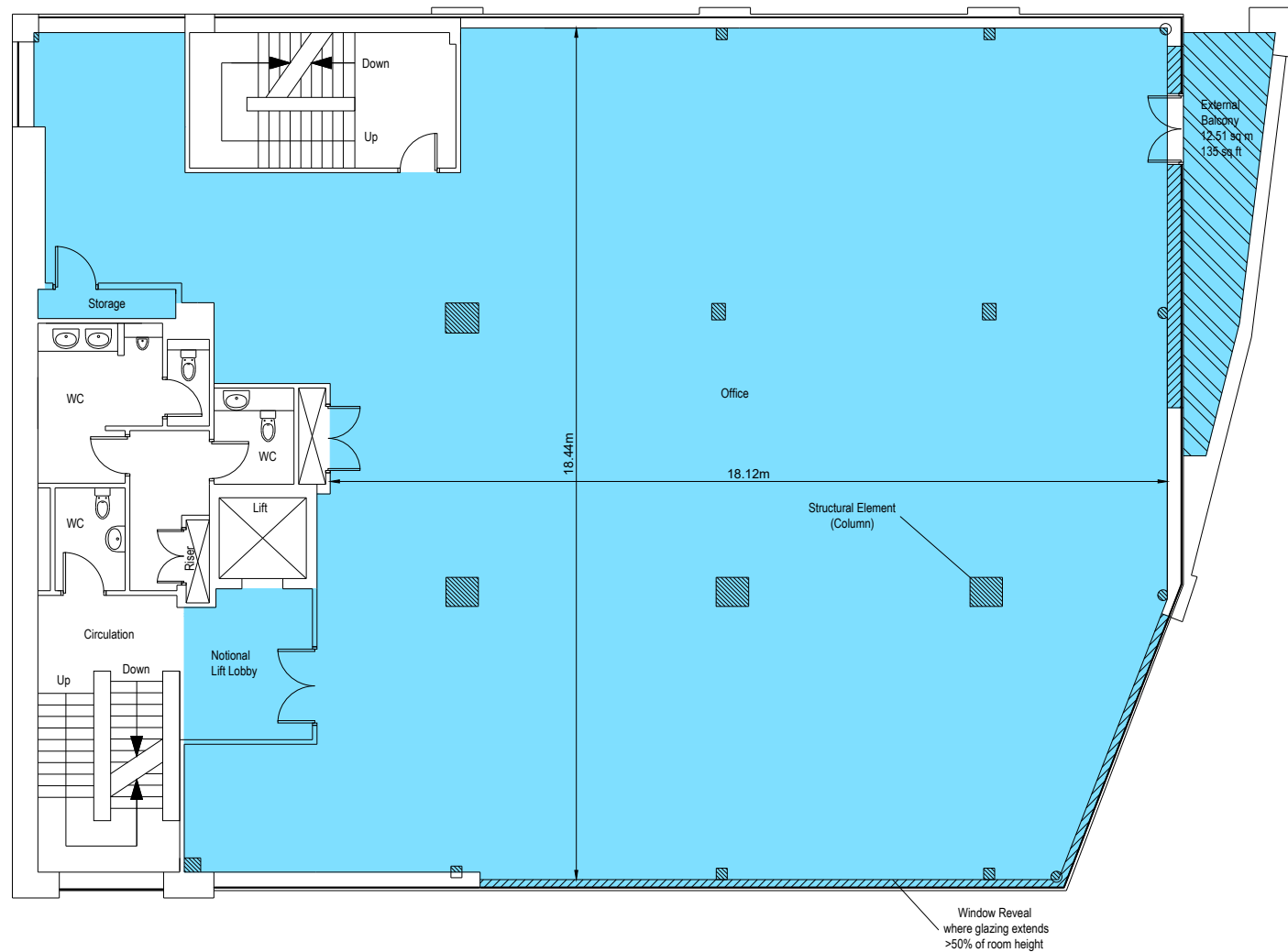
First Floor

IPMS 3 Offices

■ IPMS 3 Offices: 387.16 sq m 4,167 sq ft


▨ Structural Elements: 2.54 sq m 27 sq ft
 ▨ Window Reveals: 4.91 sq m 53 sq ft
 ▨ External Terrace/Balcony: 12.51 sq m 135 sq ft

HIGH STREET



Scale 1:150 @ A3



PROJECT	Marina Place Old Bridge Kingston Upon Thames KT1 4BH
DRAWING TITLE	First Floor Plan
SCALE	1:150 @ A3
IPMS - Area Measurement Report	
DRAWN BY	DATE OF INSPECTION
SH_07/11/16	27/10/16
QA ASSESSOR	DRAWING NO.
ERC	10115450_A7
 Pure Real Estate Services Limited Chartered Surveyors	
CONTACT	E: surveys@pureres.co.uk T: +44 (0) 20 7233 6688 W: www.pureres.co.uk

OLD BRIDGE STREET

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Marina Place

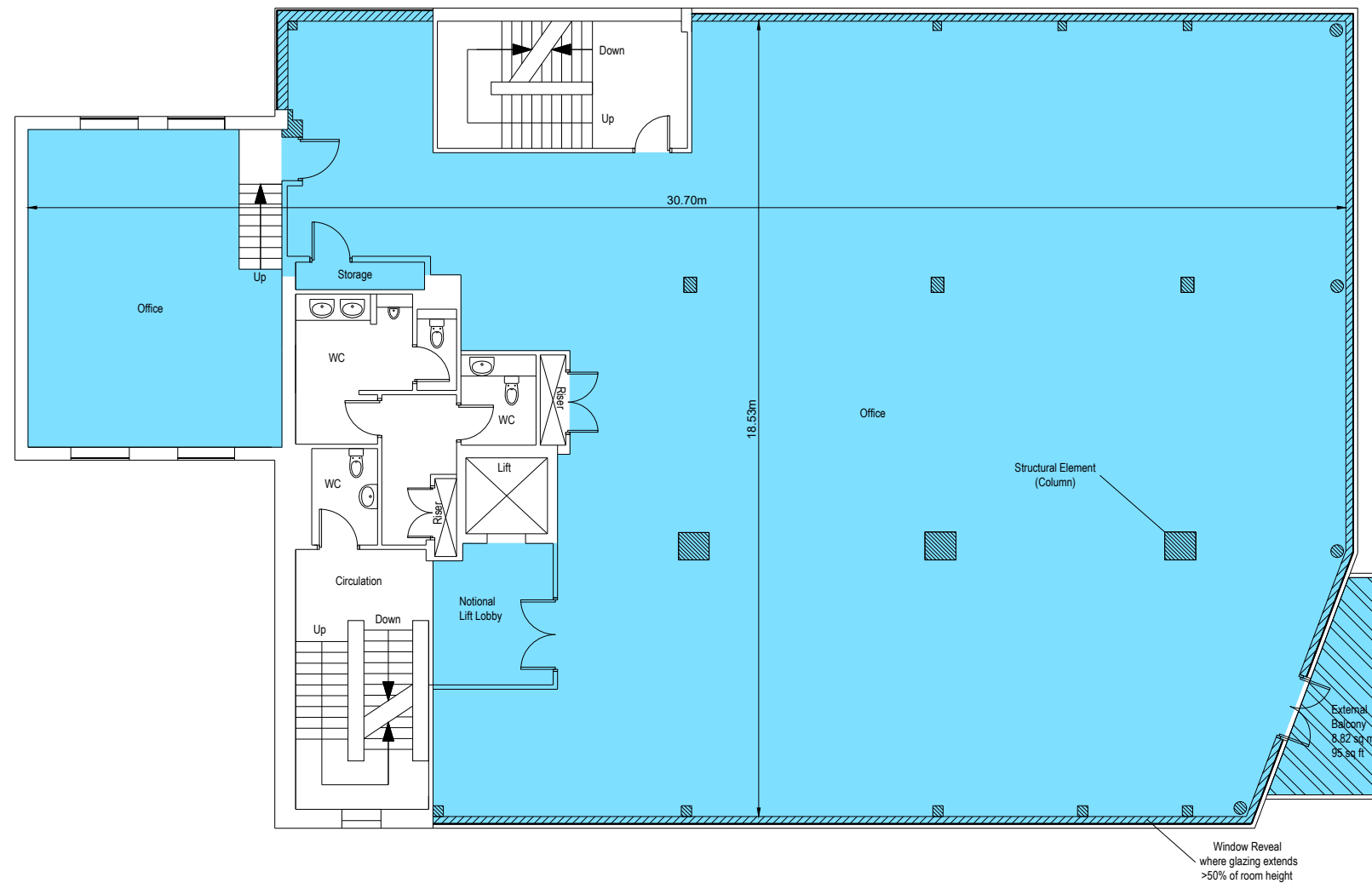
Old Bridge, Kingston Upon Thames, KT1 4BH

Second Floor

IPMS 3 Offices

IPMS 3 Offices: 434.25 sq m 4,674 sq ft

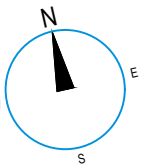
Structural Elements: 2.64 sq m 28 sq ft
 Window Reveals: 9.83 sq m 106 sq ft
 External Terrace/Balcony: 8.82 sq m 95 sq ft



HIGH STREET




OLD BRIDGE STREET



Scale 1:150 @ A3



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PROJECT	Marina Place Old Bridge Kingston Upon Thames KT1 4BH
DRAWING TITLE	Second Floor Plan
SCALE	1:150 @ A3
IPMS - Area Measurement Report	
DRAWN BY	DATE OF INSPECTION
SH_07/11/16	27/10/16
QA ASSESSOR	DRAWING NO.
ERC	10115450_A8
 Pure Real Estate Services Limited Chartered Surveyors	
CONTACT	E: surveys@pureres.co.uk T: +44 (0) 20 7233 6688 W: www.pureres.co.uk



**Pure Real Estate
Services Limited**
Chartered Surveyors

T: +44 (0)208 406 3000 E: surveys@pureres.co.uk W: www.pureres.co.uk

Marina Place
Old Bridge
Kingston upon Thames
KT1 4BH