

Area Measurement Report

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

1st edition, May 2015



6th August 2019

The services we offer...



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

Helping maximise property performance & development delivery



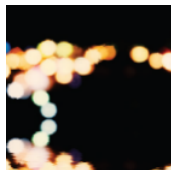
Measured Building & Architectural Surveys

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

PRE Chartered Surveyors 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	01-07-2019	APPROVED
DRAFT	05-07-2019	CLIENTS COMMENTS
DRAFT	15-07-2019	CLIENTS COMMENTS
DRAFT	17-07-2019	CLIENTS COMMENTS
DRAFT	24-07-2019	CLIENTS COMMENTS
FINAL	06-08-2019	APPROVED

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1. INTRODUCTION

This measured survey was undertaken by PRE Chartered Surveyors 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.

2. SCOPE OF WORKS

The areas measured were as found on site, in accordance with the RICS guidelines. The measurements were undertaken by PRE Chartered Surveyors Ltd at the date of survey, under site conditions at that time, and in line with PRE Chartered Surveyors 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. AREA CALCULATION

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

6. QUALITY CONTROL

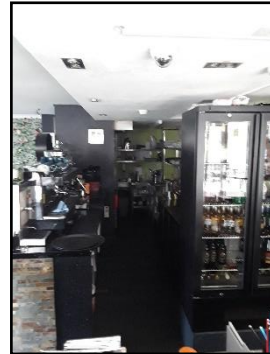
All figures and drawings are checked as part of our strict standard of work procedures and protocol, in accordance with the company's quality control, surveying measurement standards, and the Royal Institution of Chartered Surveyors.

7. PHOTOGRAPHS

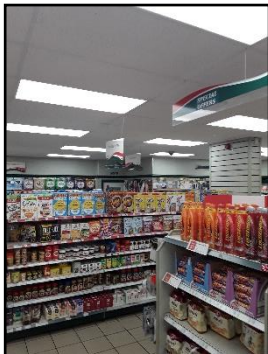
The following photographs were taken during the inspection of the property.



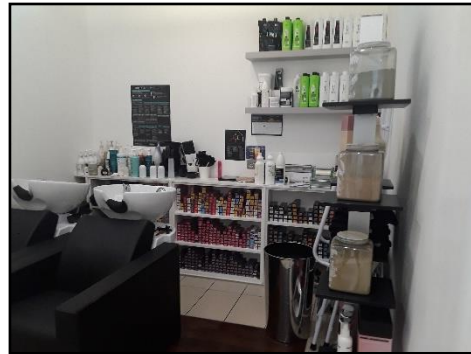
Unit 7 – Retail



Unit 1 – Retail



Unit 5 – Retail



Unit 3 – Retail

SUMMARY OF AREAS

Brentford Lock, Brentford, Middlesex, TW8 0JD

Net Internal Areas

UNIT	FLOOR	USE	AREA sq m	AREA sq ft	EXCLUDED AREAS	EXCLUDED AREAS	
						sq m	sq ft
1	GROUND	Zone A	94.76	1,020	Comumn x 1	0.21	2
		Zone B	37.80	407			
		GROUND TOTAL	132.56	1,427			
2	GROUND	Zone A	71.10	765	Columns x 1	0.30	3
		Zone B	62.68	675			
		Zone C	17.00	183	Columns x 1	0.30	3
		GROUND TOTAL	150.78	1,623			
3	GROUND	Zone A	83.00	893			
		Zone B	11.01	119			
		Storage	2.24	24			
		GROUND TOTAL	96.25	1,036			
4	GROUND	Zone A	40.40	435	Columns x 1	0.25	3
		Zone B	38.84	418			
		Storage	0.63	7			
		GROUND TOTAL	79.87	860			
5 - 6	GROUND	Zone A	120.05	1,292	Columns x 5	1.19	13
		Zone B	117.67	1,267			
		Zone C	21.95	236			
		Remainder	40.92	440			
		GROUND TOTAL	300.59	3,235			
7	GROUND	Zone A	57.82	622	Columns x 1	0.23	2
		Zone B	46.11	496			
		Zone C	13.76	148			
		Remainder	27.65	298			
		GROUND TOTAL	145.34	1,564			
OVERALL TOTAL			905.39	9,745			

Gross Internal Areas

UNIT	FLOOR	USE	AREA sq m	AREA sq ft
1	GROUND	Retail	140.66	1,514
2	GROUND	Retail	167.80	1,806
3	GROUND	Retail	104.19	1,121
4	GROUND	Retail	85.54	921
5 - 6	GROUND	Retail	322.41	3,470
7	GROUND	Retail	154.56	1,664
Common Area	GROUND	Retail	91.22	982
OVERALL TOTAL			1,066.38	11,478

Condition of Property	Occupied
-----------------------	----------

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015

SUMMARY OF AREAS

Unit 1, Brentford Lock, Brentford, Middlesex, TW8 0JD

Net Internal Areas

FLOOR	USE	AREA	AREA	EXCLUDED AREAS	sq m	sq ft
		sq m	sq ft			
GROUND	Zone A	94.76	1,020	Comumn x 1	0.21	2
	Zone B	37.80	407			
GROUND TOTAL		132.56	1,427			
OVERALL TOTAL		132.56	1,427			

REDUCED AREA (ITZA)

ZONE	AREA sq ft		FACTOR	ITZA
Zone A	1,020	@	1	1020
Zone B	407	@	1/2	203.5
TOTAL	1,427			1,223.50

SHOP DIMENSIONS	Metres	Feet
Gross Frontage	16.22	53.22
Net Frontage	11.59	38.03
Gross Return Frontage	19.48	63.91
Net Return Frontage	10.41	34.16
Shop Depth	18.58	60.96
Shop Width	15.82	51.91

Gross Internal Areas

FLOOR	USE	AREA	AREA
		sq m	sq ft
GROUND	Retail	140.66	1,514
OVERALL TOTAL		140.66	1,514

Condition of Property	Occupied
-----------------------	----------

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.

Brentford Lock

Brentford, Middlesex, TW8 0JD

Unit 1 Floor

Net Internal Area

NIA Retail:	132.56 sq m	1,427 sq ft
Total NIA:	132.56 sq m	1,427 sq ft

Areas excluded from the NIA:

Columns x 1:	0.21 sq m	2 sq ft
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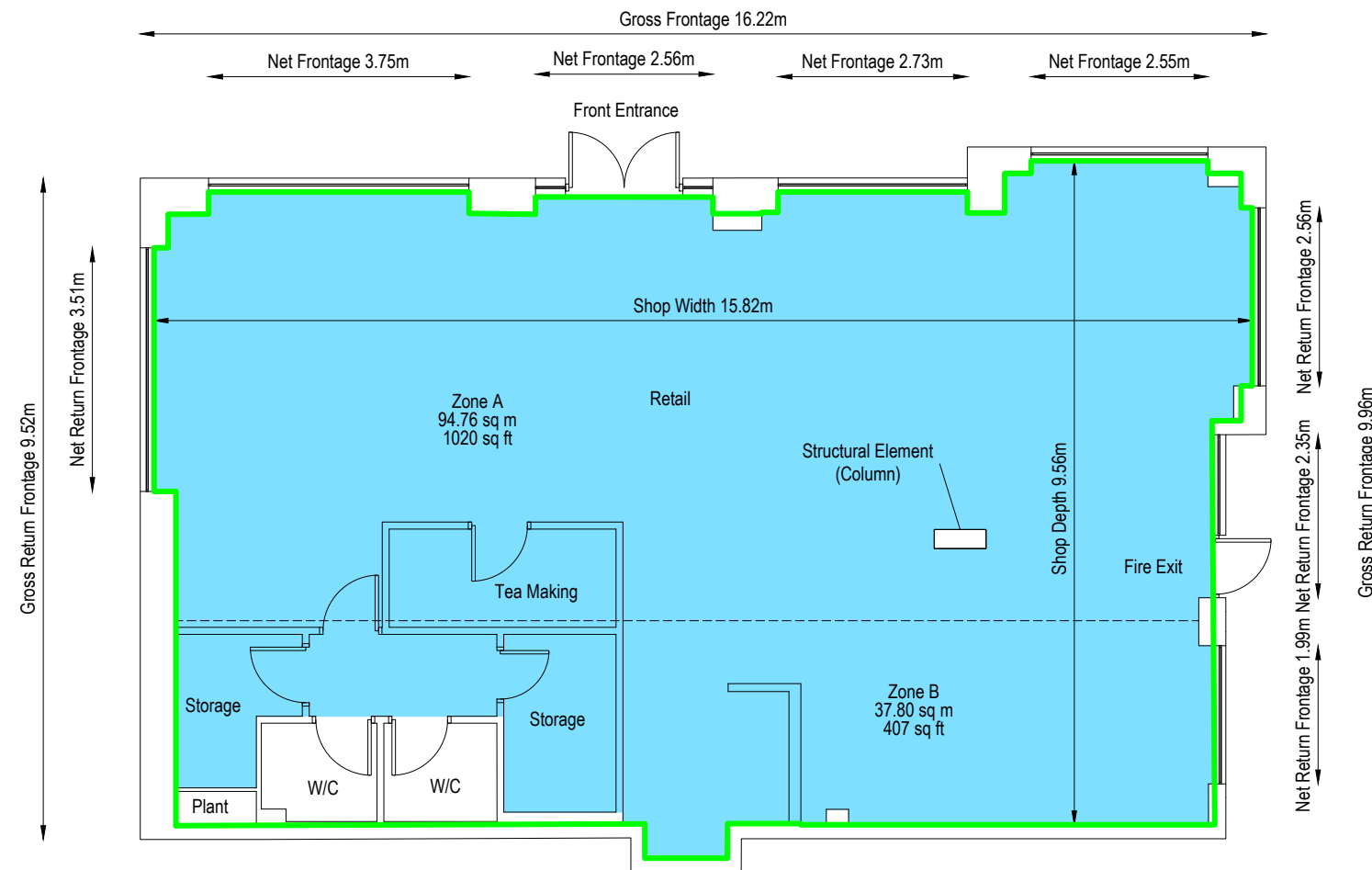
Gross Internal Area

GIA:	140.66 sq m	1,514 sq ft
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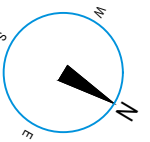
HIGH STREET



HIGH STREET



TALLOW ROAD



Scale 1:100 @ A3



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PROJECT
Brentford Lock
Brentford
Middlesex
TW8 0JD

DRAWING TITLE
Unit 1 Floor Plan
SCALE
1:100 @ A3

Area Measurement Report
DRAWN BY
GS_17/07/19
DATE OF INSPECTION
01/07/19
QA ASSESSOR
PJ
DRAWING NO.
10116277_B1



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SUMMARY OF AREAS

Unit 2, Brentford Lock, Brentford, Middlesex, TW8 0JD

Net Internal Areas

FLOOR	USE	AREA	AREA	EXCLUDED AREAS	sq m	sq ft
		sq m	sq ft			
GROUND	Zone A	71.10	765	Columns x 1	0.30	3
	Zone B	62.68	675	Columns x 1	0.30	3
	Zone C	17.00	183			
GROUND TOTAL		150.78	1,623			
OVERALL TOTAL		150.78	1,623			

REDUCED AREA (ITZA)

ZONE	AREA sq ft		FACTOR	ITZA
Zone A	765	@	1	765
Zone B	675	@	1/2	337.5
Zone C	183	@	1/4	45.75
TOTAL	1,623			1,148.25

SHOP DIMENSIONS	Metres	Feet
Gross Frontage	12.43	40.78
Net Frontage	9.16	30.05
Gross Return Frontage	26.74	87.73
Net Return Frontage	15.69	51.48
Shop Depth	15.51	50.89
Shop Width	11.83	38.81

15.55

Gross Internal Areas

FLOOR	USE	AREA	AREA
		sq m	sq ft
GROUND	Retail	167.80	1,806
OVERALL TOTAL		167.80	1,806

Condition of Property	Occupied
-----------------------	----------

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015

Brentford Lock

Brentford, Middlesex, TW8 0JD

Unit 2 Floor

Net Internal Area

NIA Retail:	150.78 sq m	1,623 sq ft
Total NIA:	150.78 sq m	1,623 sq ft

Areas excluded from the NIA:

Columns x 2:	0.60 sq m	6 sq ft
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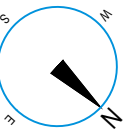
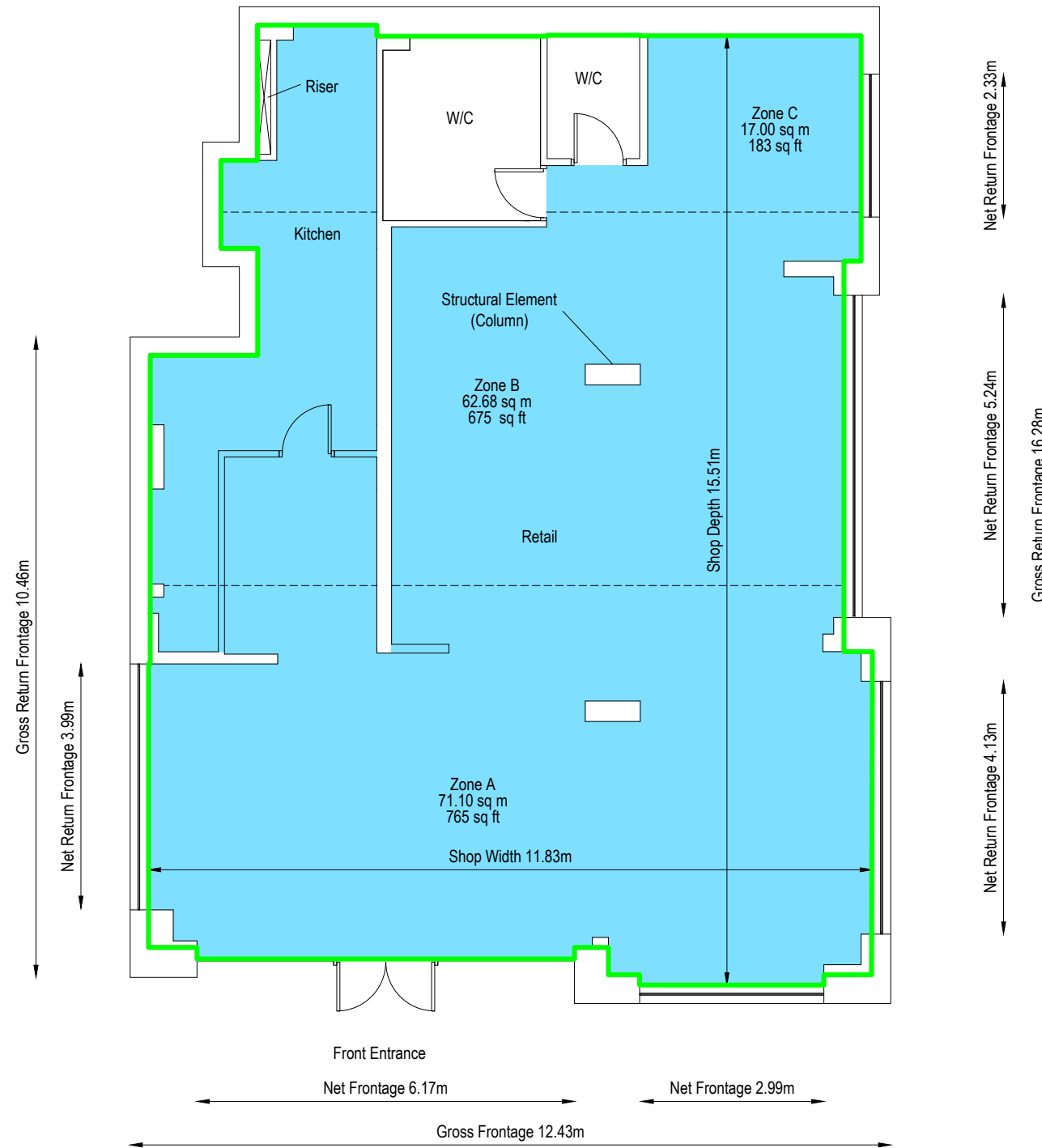
Gross Internal Area

GIA:	167.80 sq m	1,806 sq ft
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HIGH STREET

HIGH STREET

TALLOW ROAD



Scale 1:100 @ A3



PROJECT: Brentford Lock
Brentford
Middlesex
TW8 0JD

DRAWING TITLE: Unit 2 Floor Plan
SCALE: 1:100 @ A3

Area Measurement Report
DRAWN BY: GS_17/07/19
DATE OF INSPECTION: 01/07/19
QA ASSESSOR: PJ
DRAWING NO.: 10116277_B2



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SUMMARY OF AREAS

Unit 3, Brentford Lock, Brentford, Middlesex, TW8 0JD

Net Internal Areas

FLOOR	USE	AREA sq m	AREA sq ft
GROUND	Zone A	83.00	893
	Zone B	11.01	119
	Storage	2.24	24
GROUND TOTAL		96.25	1,036
OVERALL TOTAL		96.25	1,036

REDUCED AREA (ITZA)

ZONE	AREA sq ft	FACTOR	ITZA
Zone A	893	@ 1	893
Zone B	119	@ 1/2	59.5
TOTAL	1,012		952.50

SHOP DIMENSIONS	Metres	Feet
Gross Frontage	16.22	53.22
Net Frontage	7.34	24.08
Shop Depth	7.36	24.15
Shop Width	15.55	51.02

Gross Internal Areas

FLOOR	USE	AREA sq m	AREA sq ft
GROUND	Retail	104.19	1,121
OVERALL TOTAL		104.19	1,121

Condition of Property	Occupied
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These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015

Brentford Lock

Brentford, Middlesex, TW8 0JD

Unit 3 Floor

Net Internal Area

NIA Retail:	94.01 sq m	1,012 sq ft
NIA Storage:	2.24 sq m	24 sq ft
Total NIA:	96.25 sq m	1,036 sq ft

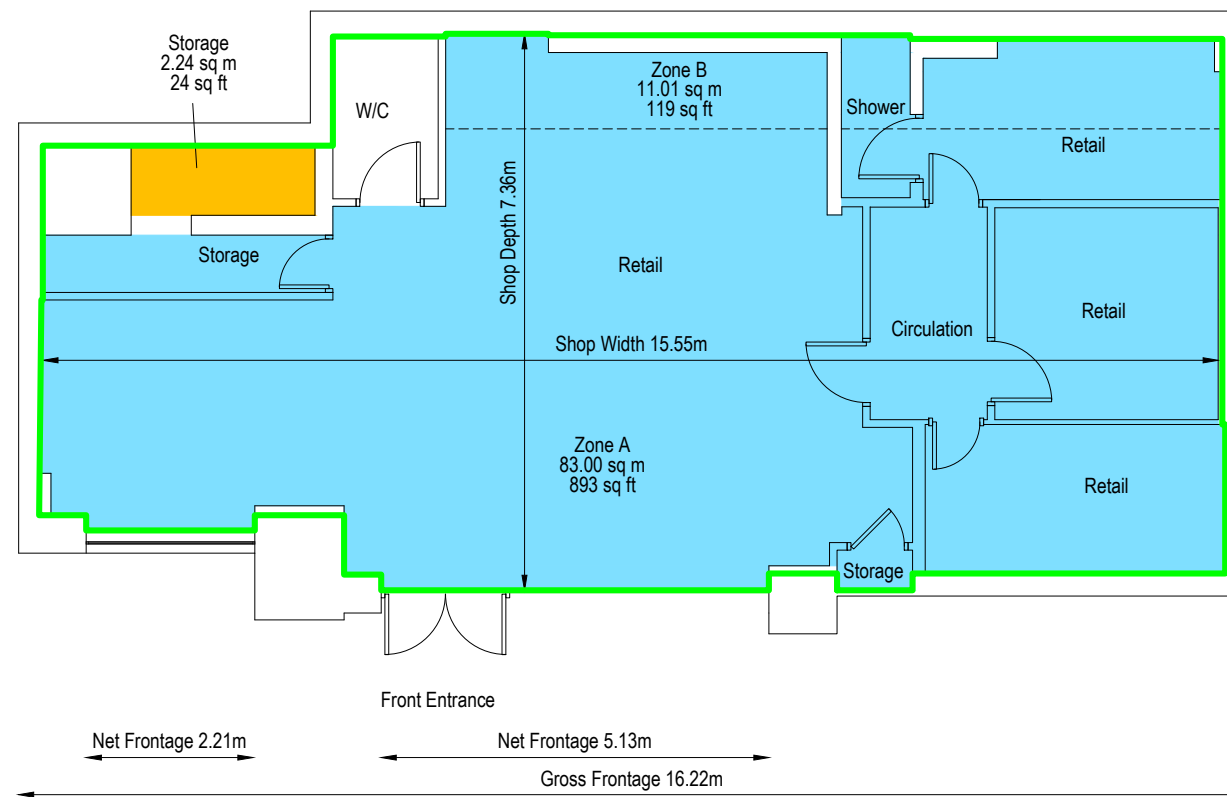
Gross Internal Area

GIA:	104.19 sq m	1,121 sq ft
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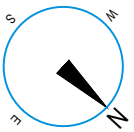
HIGH STREET



HIGH STREET



TALLOW ROAD



Scale 1:100 @ A3



PROJECT
Brentford Lock
Brentford
Middlesex
TW8 0JD

DRAWING TITLE
Unit 3 Floor Plan

SCALE
1:100 @ A3

Area Measurement Report

DRAWN BY
GS_17/07/19

DATE OF INSPECTION
01/07/19

QA ASSESSOR
PJ

DRAWING NO.
10116277_B3



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SUMMARY OF AREAS

Unit 4, Brentford Lock, Brentford, Middlesex, TW8 0JD

Net Internal Areas

FLOOR	USE	AREA	AREA	EXCLUDED AREAS	sq m	sq ft
		sq m	sq ft			
GROUND	Zone A	40.40	435	Columns x 1	0.25	3
	Zone B	38.84	418			
	Storage	0.63	7			
GROUND TOTAL		79.87	860			
OVERALL TOTAL		79.87	860			

REDUCED AREA (ITZA)

ZONE	AREA sq ft		FACTOR	ITZA
Zone A	435	@	1	435
Zone B	418	@	1/2	209
TOTAL	853			644.00

SHOP DIMENSIONS	Metres	Feet
Gross Frontage	10.45	34.29
Net Frontage	5.93	19.46
Gross Return Frontage	18.92	62.08
Net Return Frontage	11.87	38.95
Shop Depth	7.37	24.18
Shop Width	10.56	34.65

Gross Internal Areas

FLOOR	USE	AREA	AREA
		sq m	sq ft
GROUND	Retail	85.54	921
OVERALL TOTAL		85.54	921

Condition of Property	Occupied
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These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.

Brentford Lock

Brentford, Middlesex, TW8 0JD

Unit 4 Floor

Net Internal Area

NIA Retail:	79.24 sq m	853 sq ft
NIA Storage:	0.63 sq m	7 sq ft
Total NIA:	79.87 sq m	860 sq ft

Areas excluded from the NIA:

Columns x 1:	0.25 sq m	3 sq ft
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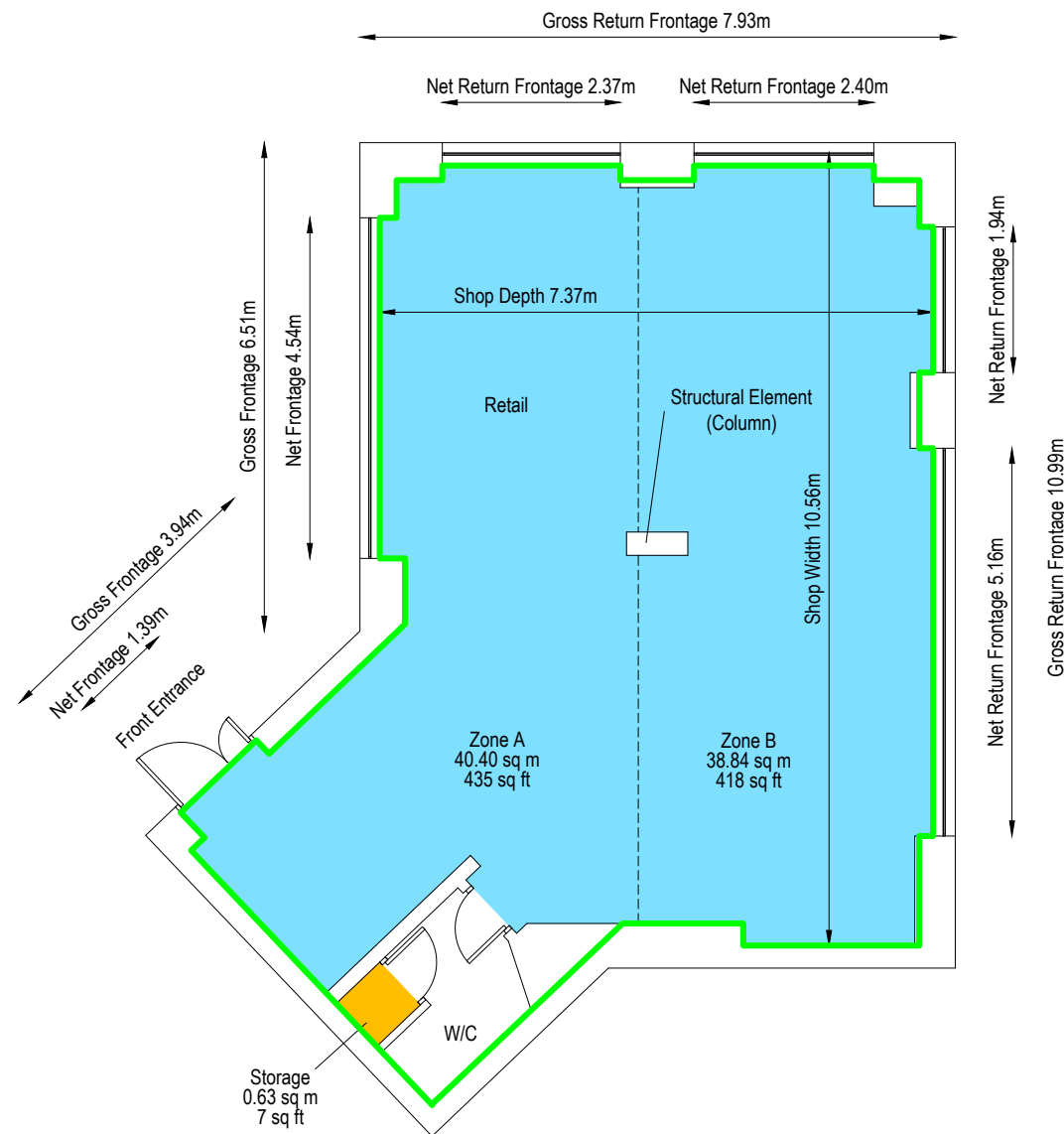
Gross Internal Area

GIA:	85.54 sq m	921 sq ft
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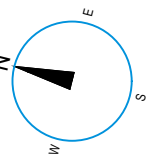
TALLOW ROAD

TALLOW ROAD

HIGH STREET



HIGH STREET



Scale 1:100 @ A3



PROJECT
Brentford Lock
Brentford
Middlesex
TW8 0JD

DRAWING TITLE
Unit 4 Floor Plan
SCALE
1:100 @ A3

Area Measurement Report

DRAWN BY
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DATE OF INSPECTION
01/07/19
QA ASSESSOR
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DRAWING NO.
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SUMMARY OF AREAS

Unit 5-6, Brentford Lock, Brentford, Middlesex, TW8 0JD

Net Internal Areas

FLOOR	USE	AREA	AREA	EXCLUDED AREAS	sq m	sq ft
		sq m	sq ft			
GROUND	Zone A	120.05	1,292	Columns x 5	1.19	13
	Zone B	117.67	1,267			
	Zone C	21.95	236			
	Remainder	40.92	440			
GROUND TOTAL		300.59	3,235			
OVERALL TOTAL		300.59	3,235			

REDUCED AREA (ITZA)

ZONE	AREA sq ft	FACTOR	ITZA
Zone A	1,292	@ 1	1292
Zone B	1,267	@ 1/2	633.5
Zone C	236	@ 1/4	59
Remainder	440	@ 1/12	36.67
TOTAL	3,235		2,021.17

SHOP DIMENSIONS	Metres	Feet
Gross Frontage	23.63	77.53
Net Frontage	14.27	46.82
Shop Depth	15.25	50.04
Shop Width	23.03	75.56

Gross Internal Areas

FLOOR	USE	AREA	AREA
		sq m	sq ft
GROUND	Retail	322.41	3,470
OVERALL TOTAL		322.41	3,470

Condition of Property	Occupied
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These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.

Brentford Lock

Brentford, Middlesex, TW8 0JD

Unit 5-6 Floor

Net Internal Area

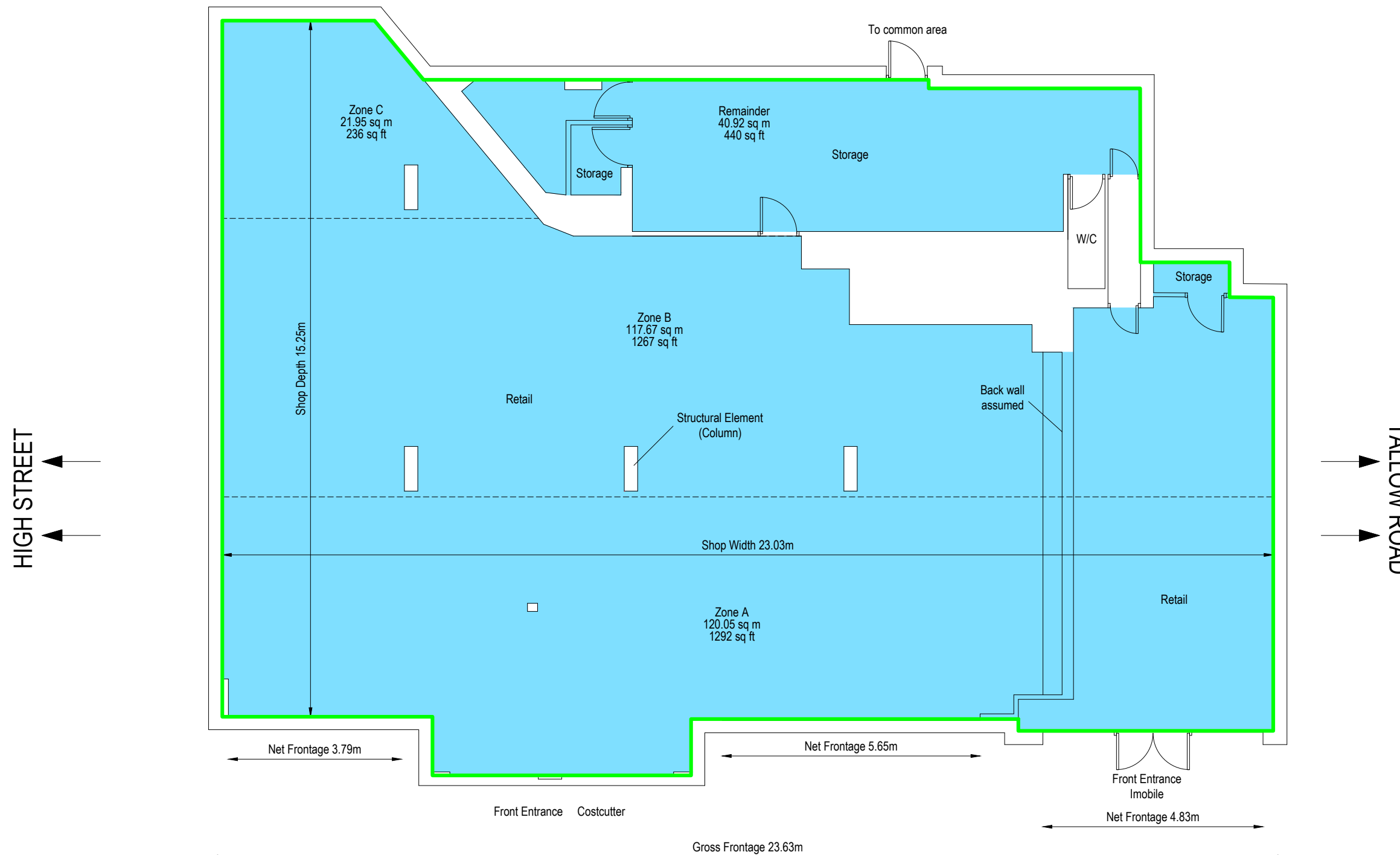
NIA Retail:	300.59 sq m	3,235 sq ft
Total NIA:	300.59 sq m	3,235 sq ft

Areas excluded from the NIA:

Columns x 5:	1.19 sq m	13 sq ft
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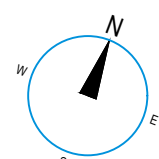
Gross Internal Area

GIA:	322.41 sq m	3,470 sq ft
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HIGH STREET

TALLOW ROAD



Scale 1:100 @ A3



PROJECT
Brentford Lock
Brentford
Middlesex
TW8 0JD

DRAWING TITLE
Unit 5-6 Floor Plan

SCALE
1:100 @ A3

Area Measurement Report

DRAWN BY
GS_17/07/19

DATE OF INSPECTION
01/07/19

QA ASSESSOR
PJ

DRAWING NO.
10116277_B9



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SUMMARY OF AREAS

Unit 7, Brentford Lock, Brentford, Middlesex, TW8 0JD

Net Internal Areas

FLOOR	USE	AREA	AREA	EXCLUDED AREAS	sq m	sq ft
		sq m	sq ft			
GROUND	Zone A	57.82	622	Columns x 1	0.23	2
	Zone B	46.11	496			
	Zone C	13.76	148			
	Remainder	27.65	298			
GROUND TOTAL		145.34	1,564			
OVERALL TOTAL		145.34	1,564			

REDUCED AREA (ITZA)

ZONE	AREA sq ft	FACTOR	ITZA
Zone A	622	@ 1	622
Zone B	496	@ 1/2	248
Zone C	148	@ 1/4	37
Remainder	298	@ 1/12	24.83
TOTAL	1,564		931.83

SHOP DIMENSIONS	Metres	Feet
Gross Frontage	8.24	27.04
Net Frontage	5.25	17.23
Gross Return Frontage	17.22	56.50
Net Return Frontage	7.29	23.92
Shop Depth	14.84	48.69
Shop Width	15.55	51.02

Gross Internal Areas

FLOOR	USE	AREA sq m	AREA sq ft
GROUND	Retail	154.56	1,664
OVERALL TOTAL		154.56	1,664

Condition of Property	Occupied
-----------------------	----------

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015

Brentford Lock

Brentford, Middlesex, TW8 0JD

Unit 7 Floor

Net Internal Area

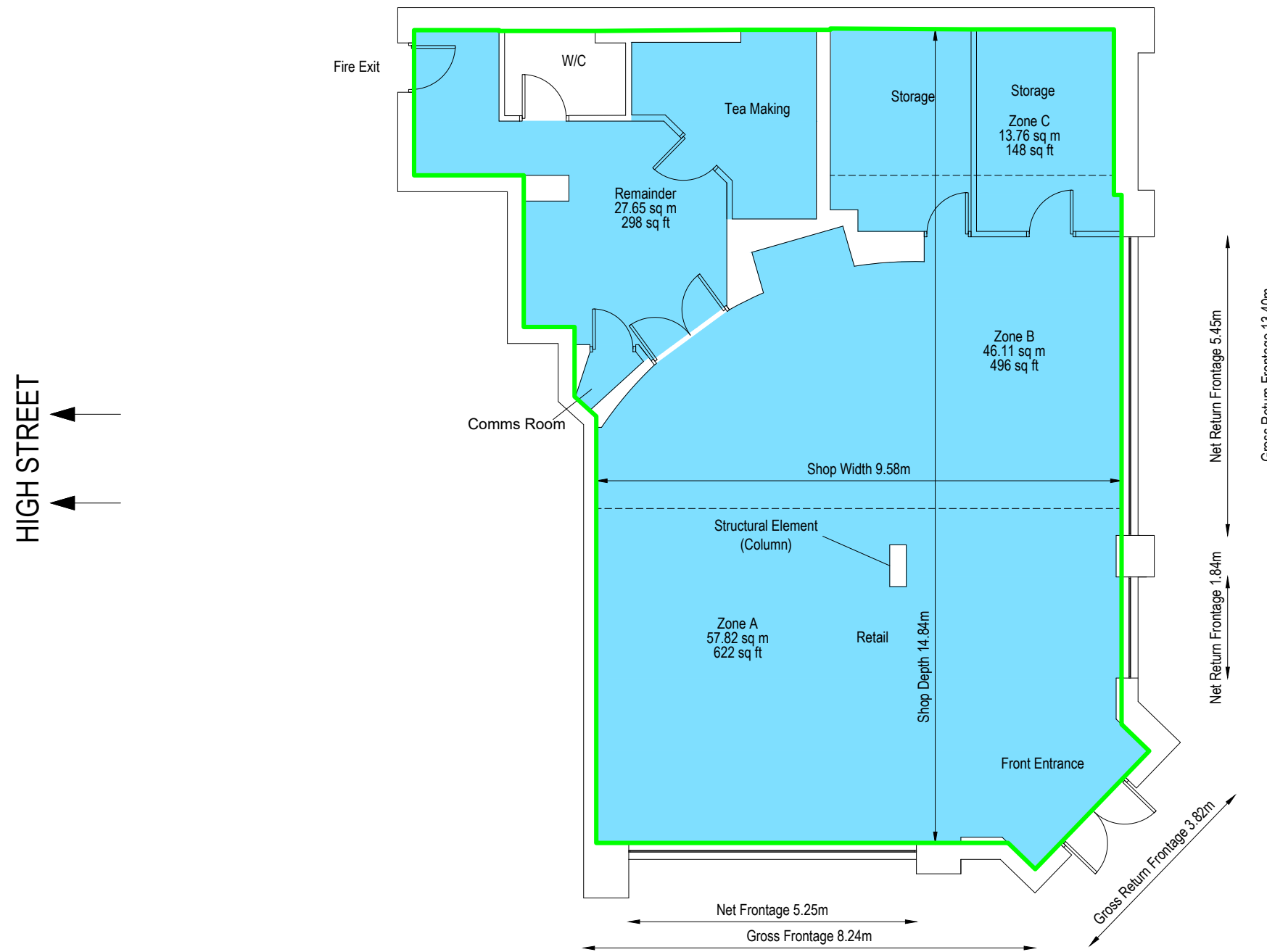
NIA Retail:	145.34 sq m	1,564 sq ft
Total NIA:	145.34 sq m	1,564 sq ft

Areas excluded from the NIA:

Columns x 1:	0.23 sq m	2 sq ft
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Gross Internal Area

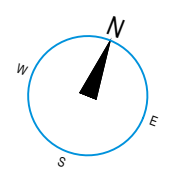
GIA:	154.56 sq m	1,664 sq ft
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HIGH STREET

TALLOW ROAD

HIGH STREET



Scale 1:100 @ A3



- DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
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PROJECT: Brentford Lock
Brentford
Middlesex
TW8 0JD

DRAWING TITLE: Unit 7 Floor Plan
SCALE: 1:100 @ A3

Area Measurement Report
DRAWN BY: GS_17/07/19
DATE OF INSPECTION: 01/07/19
QA ASSESSOR: PJ
DRAWING NO.: 10116277_B7



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SUMMARY OF AREAS

Common Area, Brentford Lock, Brentford, Middlesex, TW8 0JD

Gross Internal Areas

FLOOR	USE	AREA sq m	AREA sq ft
GROUND	Common Area	91.22	982
OVERALL TOTAL		91.22	982

Condition of Property	Occupied
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These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015

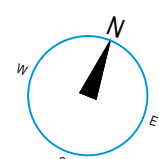
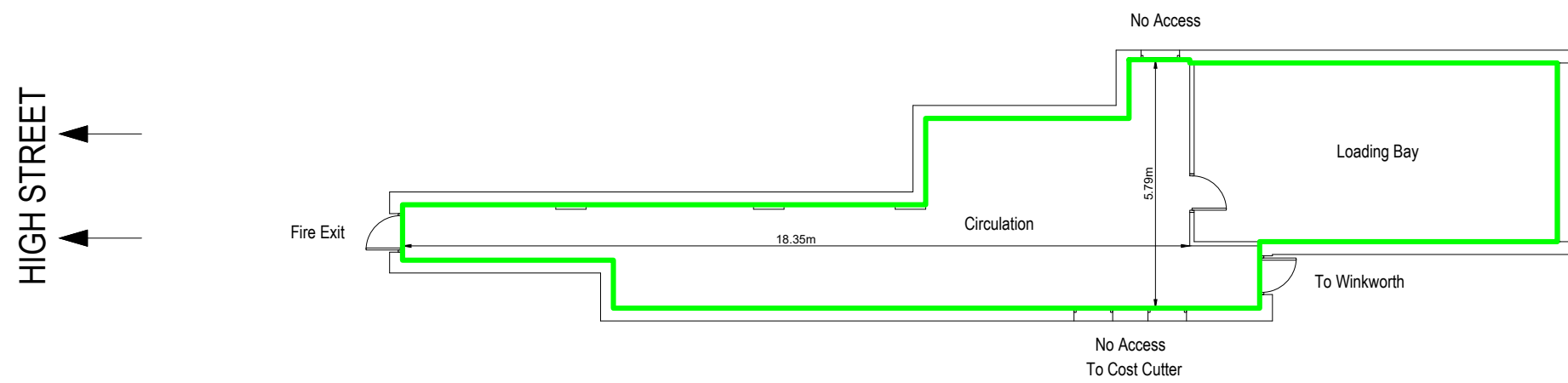
Brentford Lock

Brentford, Middlesex, TW8 0JD

Common Area

Gross Internal Area

GIA: 91.22 sq m 982 sq ft



Scale 1:150 @ A3



PROJECT
Brentford Lock
Brentford
Middlesex
TW8 0JD

DRAWING TITLE
Common Area Plan
SCALE
1:150 @ A3

Area Measurement Report
DRAWN BY
GS_17/07/19
DATE OF INSPECTION
01/07/19
QA ASSESSOR
PJ
DRAWING NO.
10116277_B8



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Brentford Lock

Brentford

Middlesex

TW8 0JD