

sterlingtemple

Geometric Report

88 Goswell Road,
London, EC1V 7DB
Reference 24.04.2900
24 April 2024



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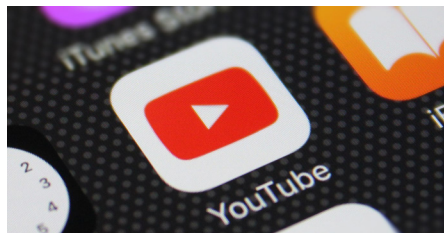
1. What we do



We are a surveying company specializing in preparing property drawings and area calculations using 3D laser scanning technology. Our most common projects include area measurement reports, planning drawings and lease plans.

2. Further services

We also prepare MATTERPORT virtual tours and VIDEO tours of the properties we survey.



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3. Report Objective

A measured survey took place at 88 Goswell Road, London, to prepare illustrated floor plans and to calculate floor areas.

4. Site Conditions

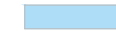
The property consists of commercial office space over lower ground, ground and four upper floor levels. On the day of the survey satisfactory conditions were provided for the survey.

5. Schedule of Areas

Net Internal Area	SQM	SQFT
Fourth Level	68.2	734
Third Level	68.6	738
Second Level	97.6	1,051
First Level	109.0	1,173
Ground Level	109.4	1,178
Lower Ground	85.4	919
Total NIA	538.2	5,793
Gross Internal Area	SQM	SQFT
Fourth Level	95.7	1,030
Third Level	95.3	1,026
Second Level	128.0	1,378
First Level	139.3	1,499
Ground Level	154.2	1,660
Lower Ground	158.7	1,708
Total GIA	771.2	8,301
Other	SQM	SQFT
Third Level Terrace	22.4	241
Second Level Terrace	13.3	143
First Level Terrace	15.8	170

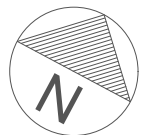
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 Net Internal Area



Lower Ground Level



0m  5m
Scale 1:100

Goswell Road

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Drawing Name
Lower Ground Level Floor Plan

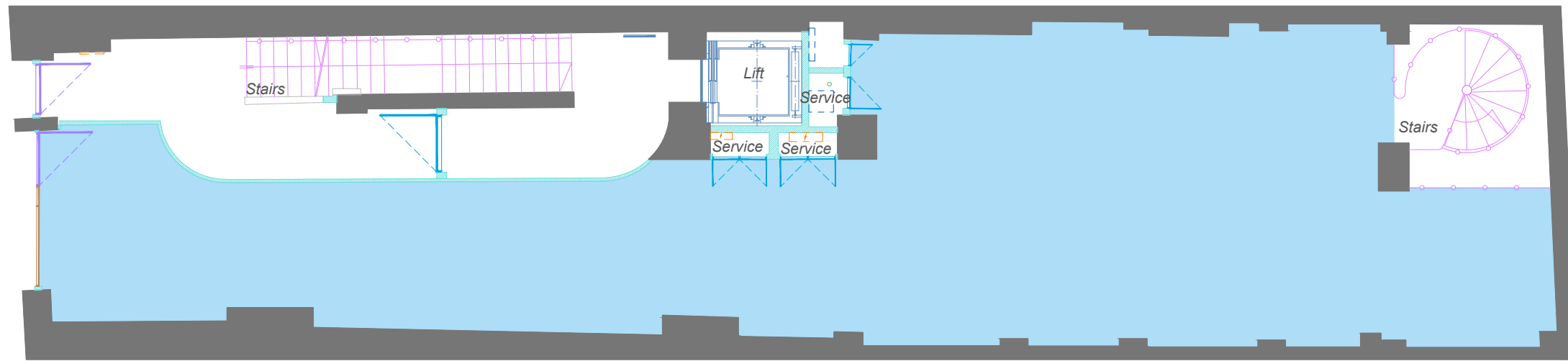
Date	Revision	Project Number	Description	Rev
22/04/2024	00	24.03.2900	Property Survey	0/0

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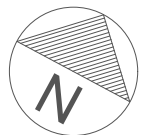
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Net Internal Area



Ground Level



0m 5m
Scale 1:100

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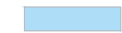
Drawing Name
Ground Level Floor Plan

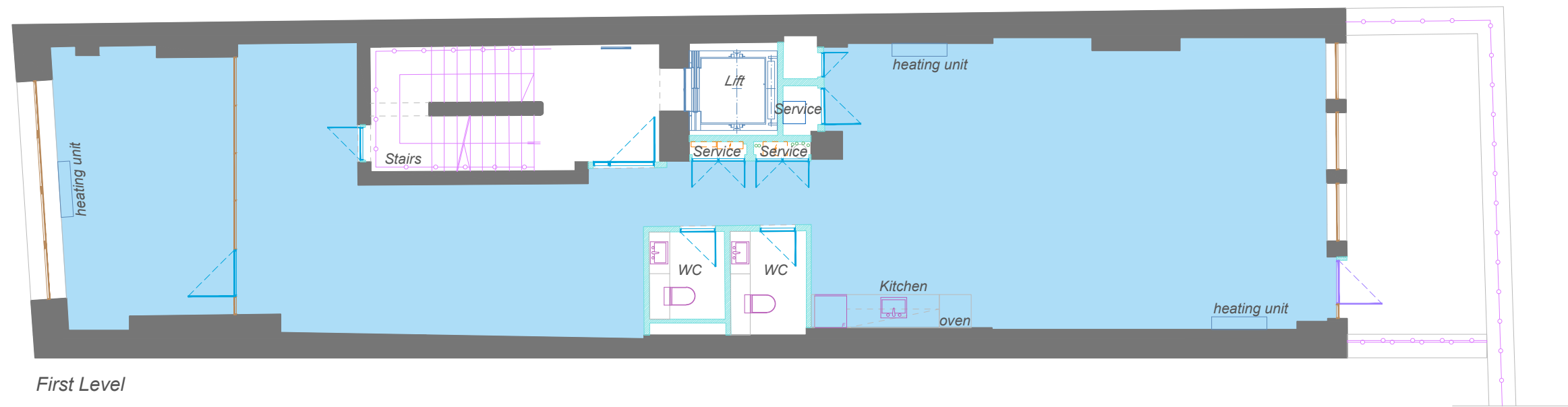
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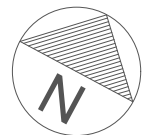
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 Net Internal Area



First Level



0m  5m
Scale 1:100

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Drawing Name
First Level Floor Plan

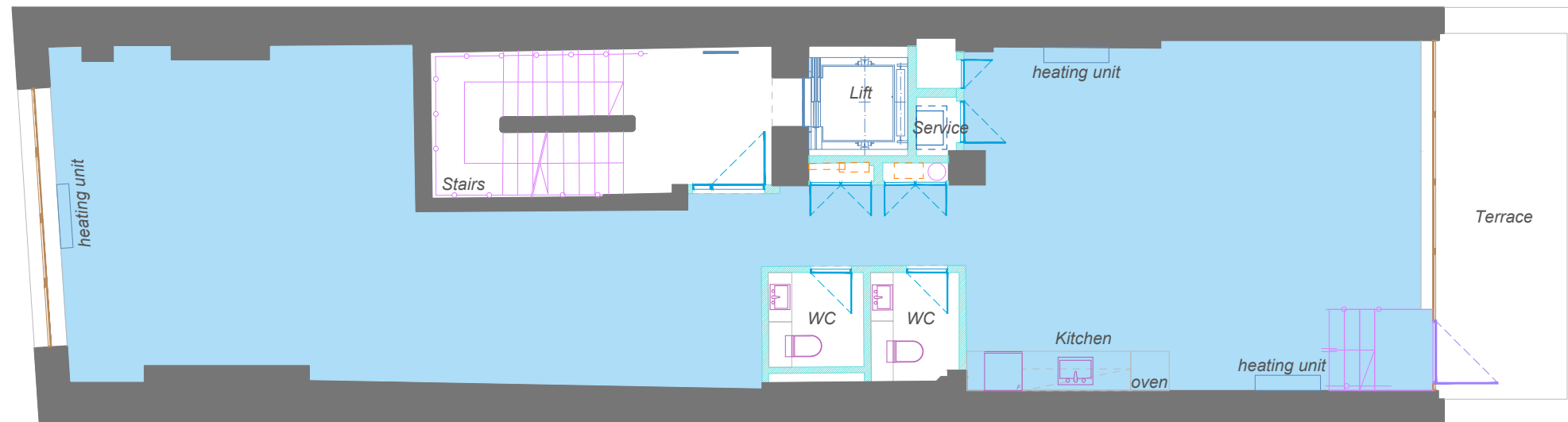
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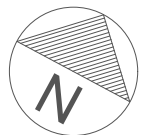
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 Net Internal Area



Second Level



0m  5m
Scale 1:100

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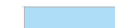
Drawing Name
Second Level Floor Plan

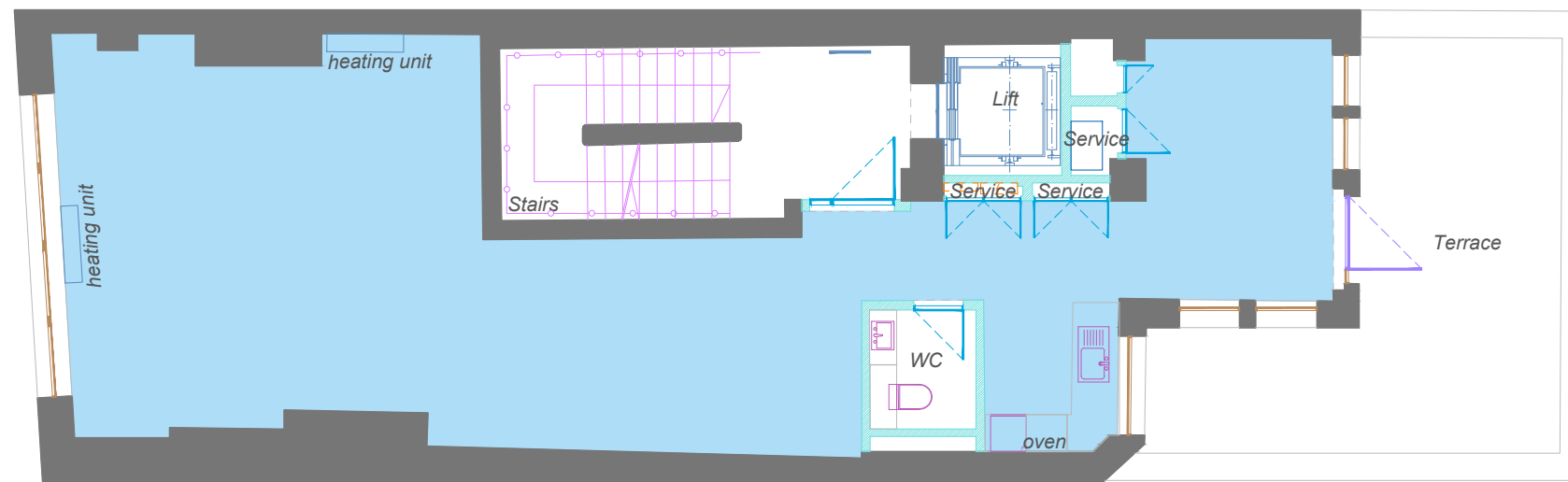
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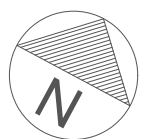
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 Net Internal Area



Third Level



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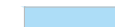
Drawing Name
Third Level Floor Plan

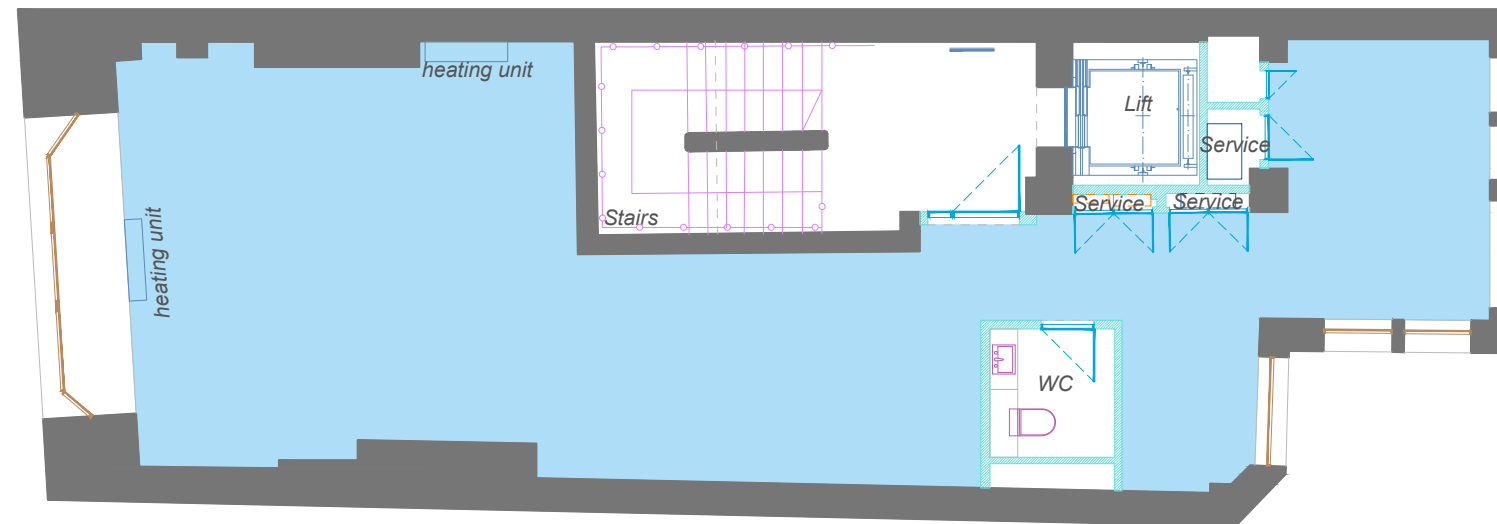
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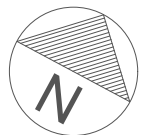
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 Net Internal Area



Fourth Level



0m  5m
Scale 1:100

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Drawing Name
Third Level Floor Plan

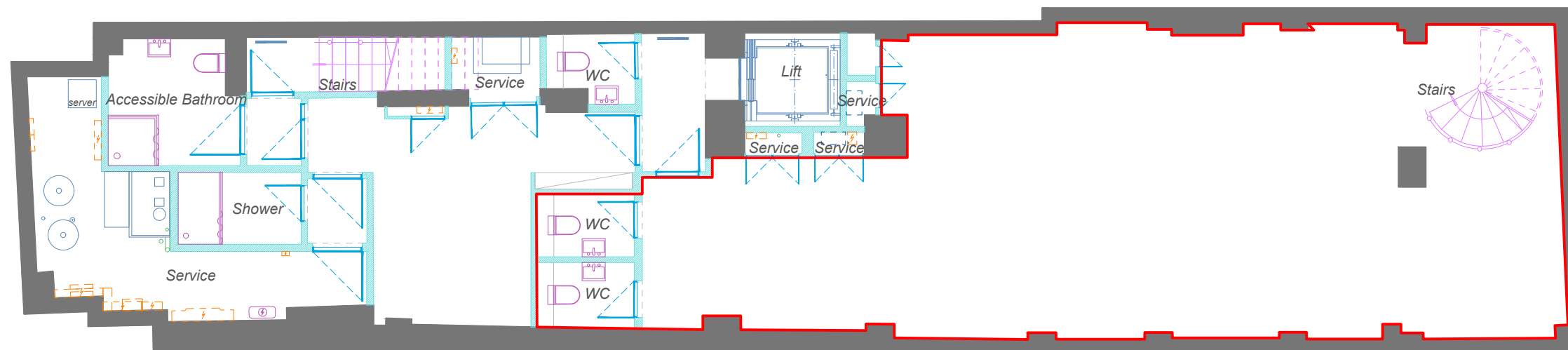
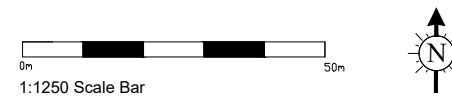
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Location Plan



Lower Ground Level



Goswell Road

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Drawing Name
Lower Ground Lease Plan

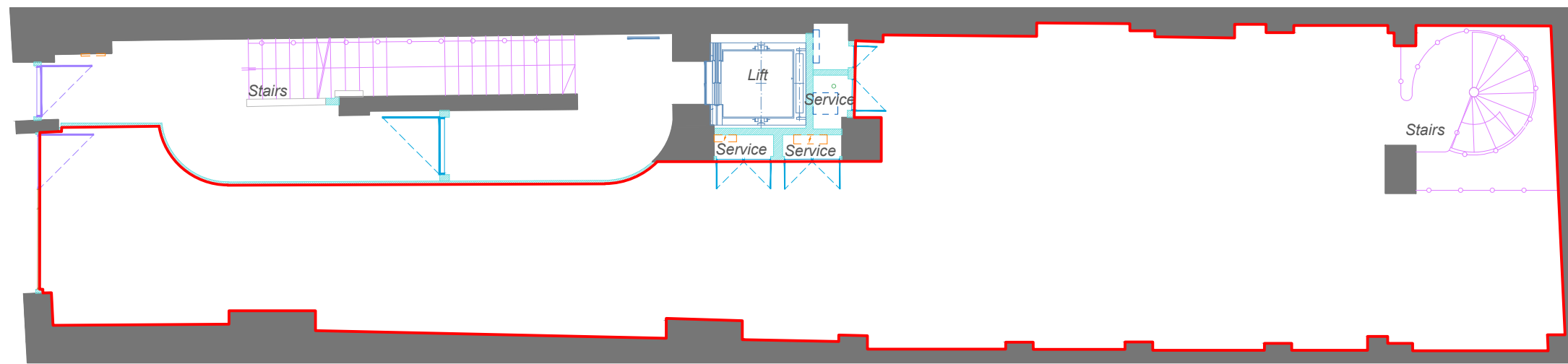
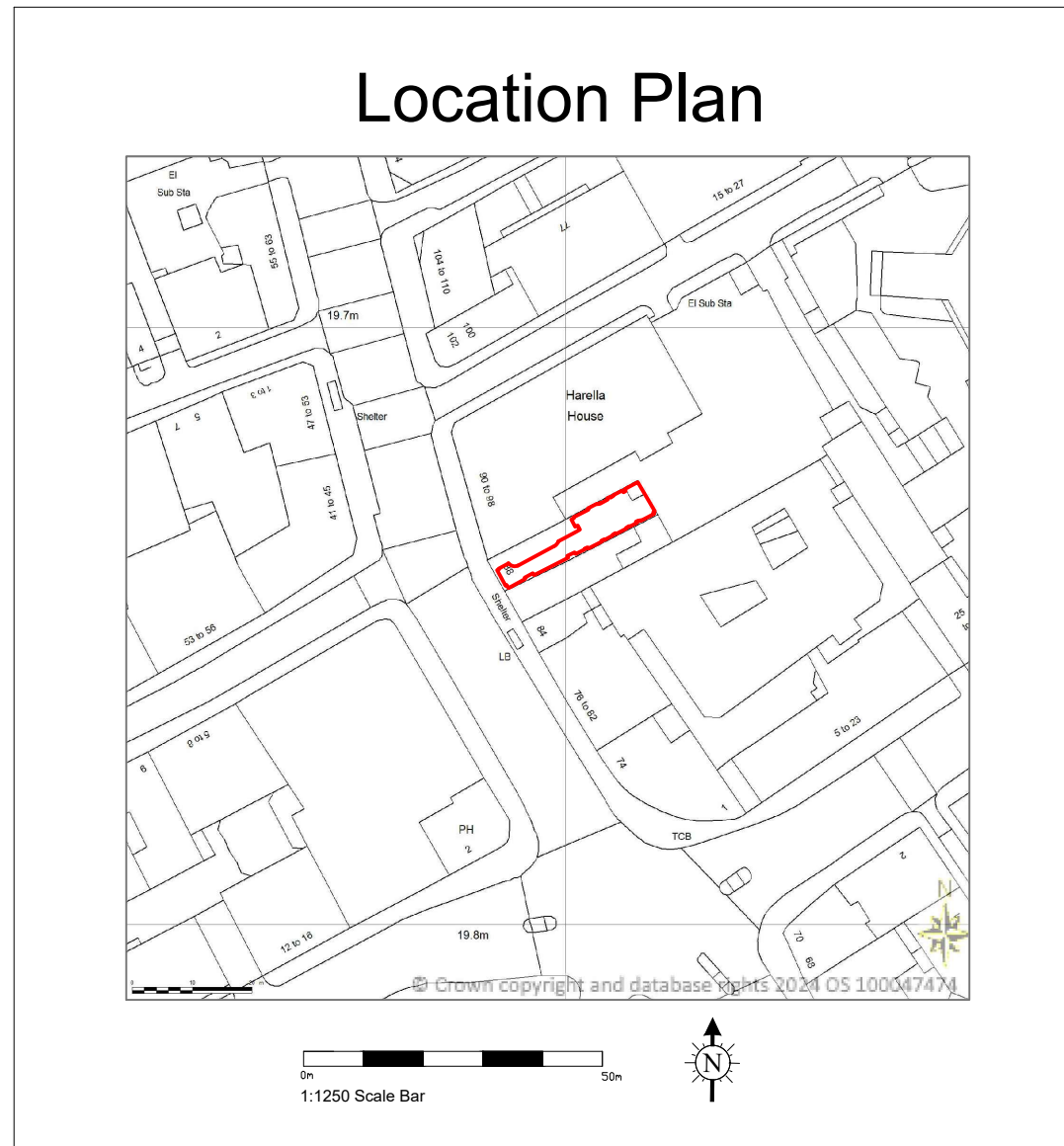
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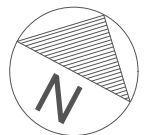
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Location Plan



Ground Level



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Drawing Name
Ground Level Lease Plan

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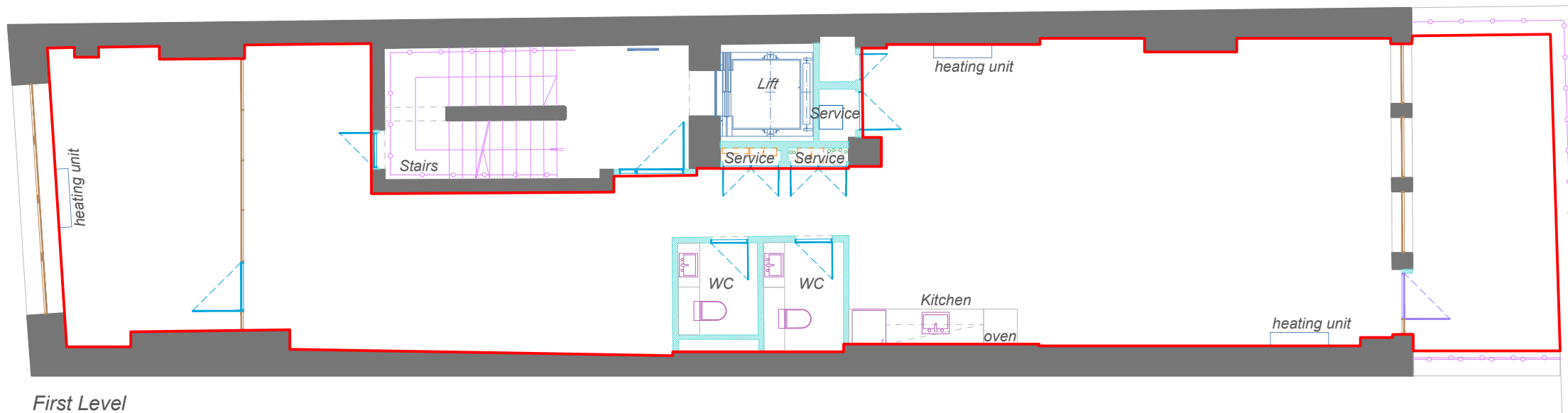
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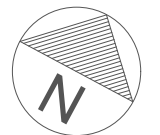
Location Plan



0m 50m
1:1250 Scale Bar



First Level



0m 5m
Scale 1:100

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Drawing Name
First Level Lease Plan

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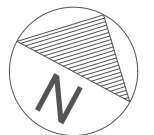
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Location Plan



Second Level



Goswell Road

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Drawing Name
Second Level Lease Plan

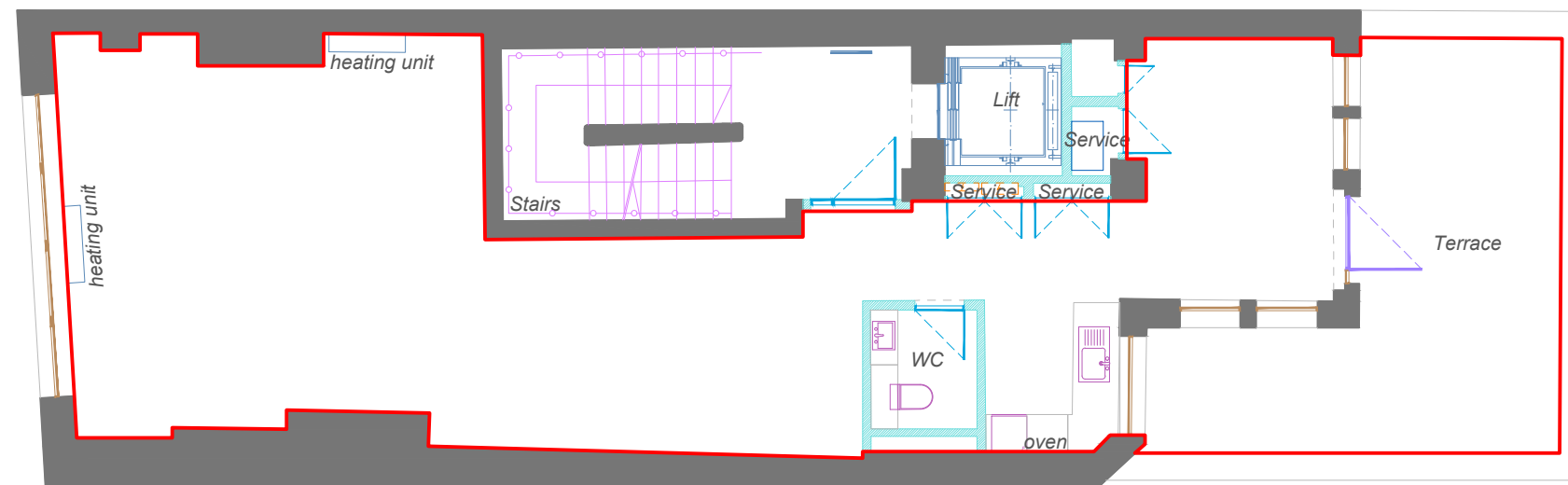
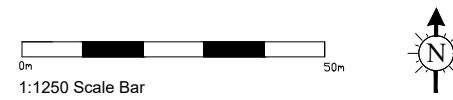
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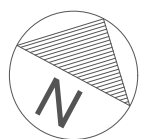
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Location Plan



Third Level



Goswell Road

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Drawing Name
Third Level Lease Plan

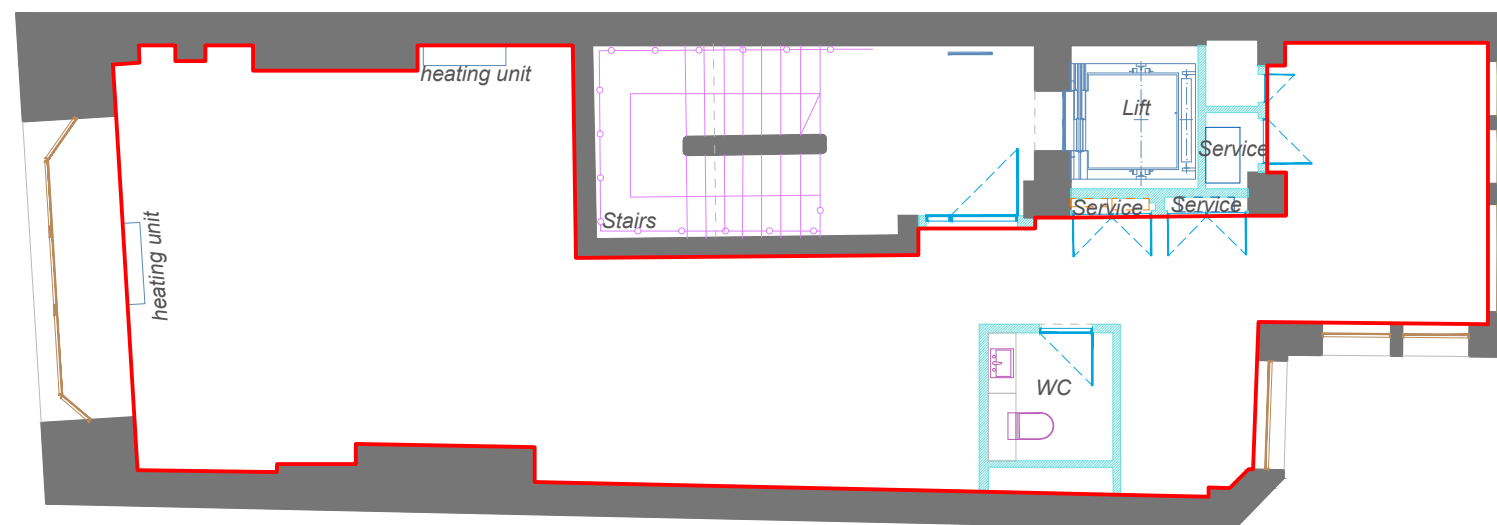
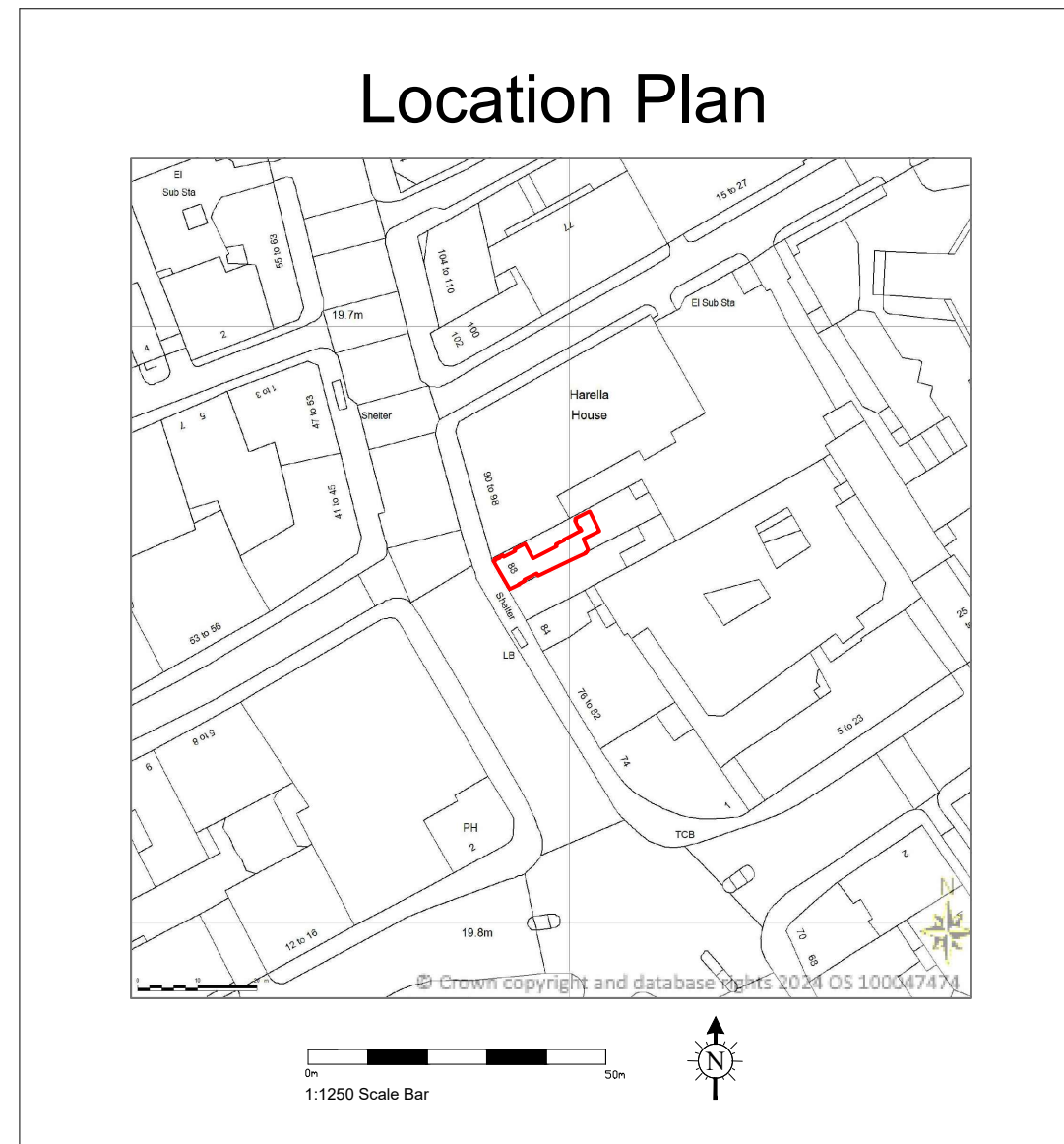
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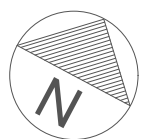
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Location Plan



Fourth Level



Goswell Road

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Drawing Name
Fourth Level Lease Plan

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22/04/2024	00	24.03.2900	Property Survey	0/0

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