



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



4th November 2016



Hamilton Lane

Hamilton Park

Highbury

N5 1SW

The services we offer...



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

Helping maximise property performance & development delivery



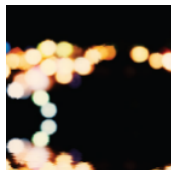
Measured Building & Architectural Surveys

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 | 20-10-2016 | APPROVED |
| DRAFT | 31-10-2016 | APPROVED |
| FINAL | 04-11-2016 | 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.

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. 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.



Ground Floor – Post Room



Ground Floor- Office



First Floor- Training Room



Roof

SUMMARY OF AREAS

Hamilton Lane, Hamilton Park, Highbury, N5 1SW

Gross Internal Areas

| FLOOR | USE | AREA sq m | AREA sq ft |
|---------------|----------------|--------------|---------------|
| GROUND | Sorting Office | 595.11 | 6,406 |
| FIRST | Canteen | 111.73 | 1,203 |
| ROOF | Plant | 6.18 | 67 |
| OVERALL TOTAL | | 713.02 | 7,676 |

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

| | |
|--------------------|----|
| Car Parking Spaces | 19 |
|--------------------|----|

These drawings comply with the 1st Edition of the RICS Code of measuring practice. The measured survey was carried in accordance with the RICS Surveys of Land Buildings and Utility Services at Scales shown on the plans. The survey results are to be provided as digital data in dwg format.

Ground Floor

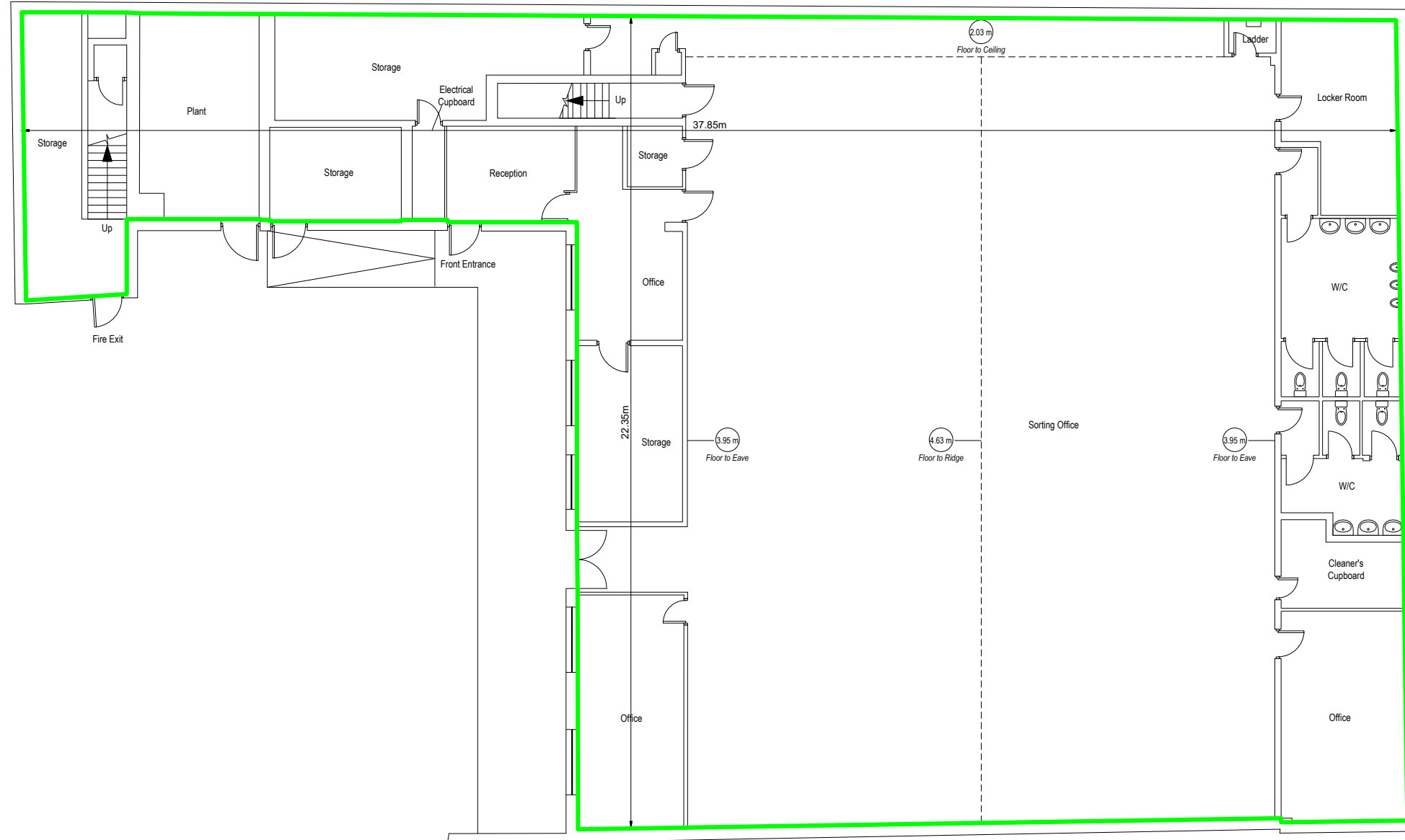
Gross Internal Area

■ GIA: 595.11 sq m 6,406 sq ft

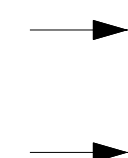
HIGHBURY PARK



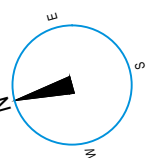
HAMILTON LANE



LEIGH ROAD



ROSELEIGH AVENUE



Scale 1:150 @ A3



- DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
- THE CONTRACTOR IS TO CHECK DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
- 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.
- ALL STRUCTURAL ELEMENTS ARE ASSUMED AND ARE SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER.

| | |
|---------------|--|
| PROJECT | Hamilton Lane Hamilton Park Highbury N5 1SW |
| DRAWING TITLE | Ground Floor Plan |
| SCALE | 1:150 @ A3 |
| | Area Measurement Report |
| DRAWN BY | DATE OF INSPECTION |
| PJ_31/10/16 | 26/10/16 |
| QA ASSESSOR | DRAWING NO. |
| SH | 10115437_A1 |

Pure Real Estate Services Limited
Chartered Surveyors

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First Floor

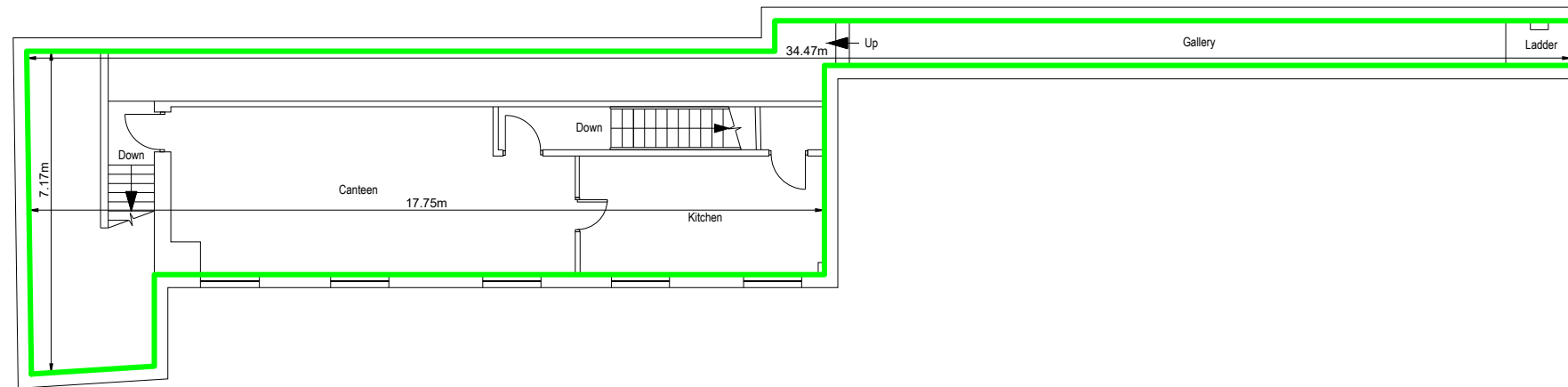
Gross Internal Area

■ GIA: 111.73 sq m 1,203 sq ft

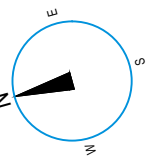
Highbury Park



HAMILTON LANE



Leigh Road




Scale 1:150 @ A3



Roseleigh Avenue



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| | |
|---|---|
| PROJECT | Hamilton Lane Hamilton Park Highbury N5 1SW |
| DRAWING TITLE | First Floor Plan |
| SCALE | 1:150 @ A3 |
| Area Measurement Report | |
| DRAWN BY | DATE OF INSPECTION |
| PJ_31/10/16 | 26/10/16 |
| QA ASSESSOR | DRAWING NO. |
| SH | 10115437_A2 |
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Roof

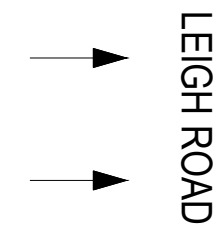
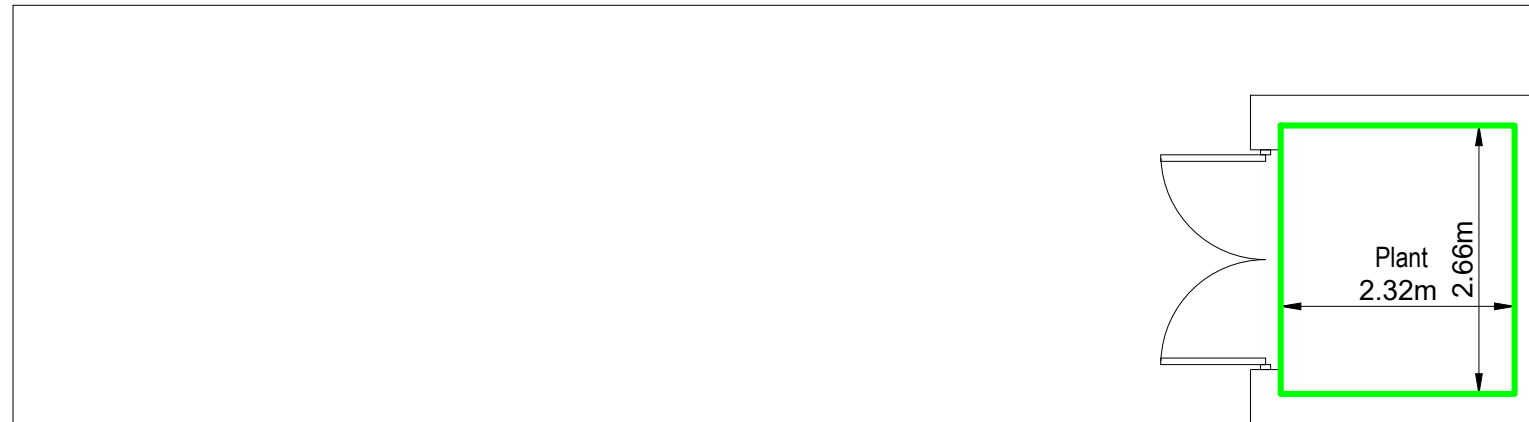
Gross Internal Area

■ GIA: 6.18 sq m 67 sq ft

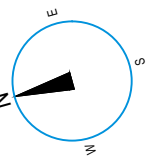
HIGHBURY PARK



HAMILTON LANE



LEIGH ROAD




Scale 1:75 @ A3



ROSELEIGH AVENUE



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| | |
|---|---|
| PROJECT | Hamilton Lane Hamilton Park Highbury N5 1SW |
| DRAWING TITLE | Roof Plan |
| SCALE | 1:75 @ A3 |
| Area Measurement Report | |
| DRAWN BY | DATE OF INSPECTION |
| PJ_31/10/16 | 26/10/16 |
| QA ASSESSOR | DRAWING NO. |
| SH | 10115437_A3 |
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