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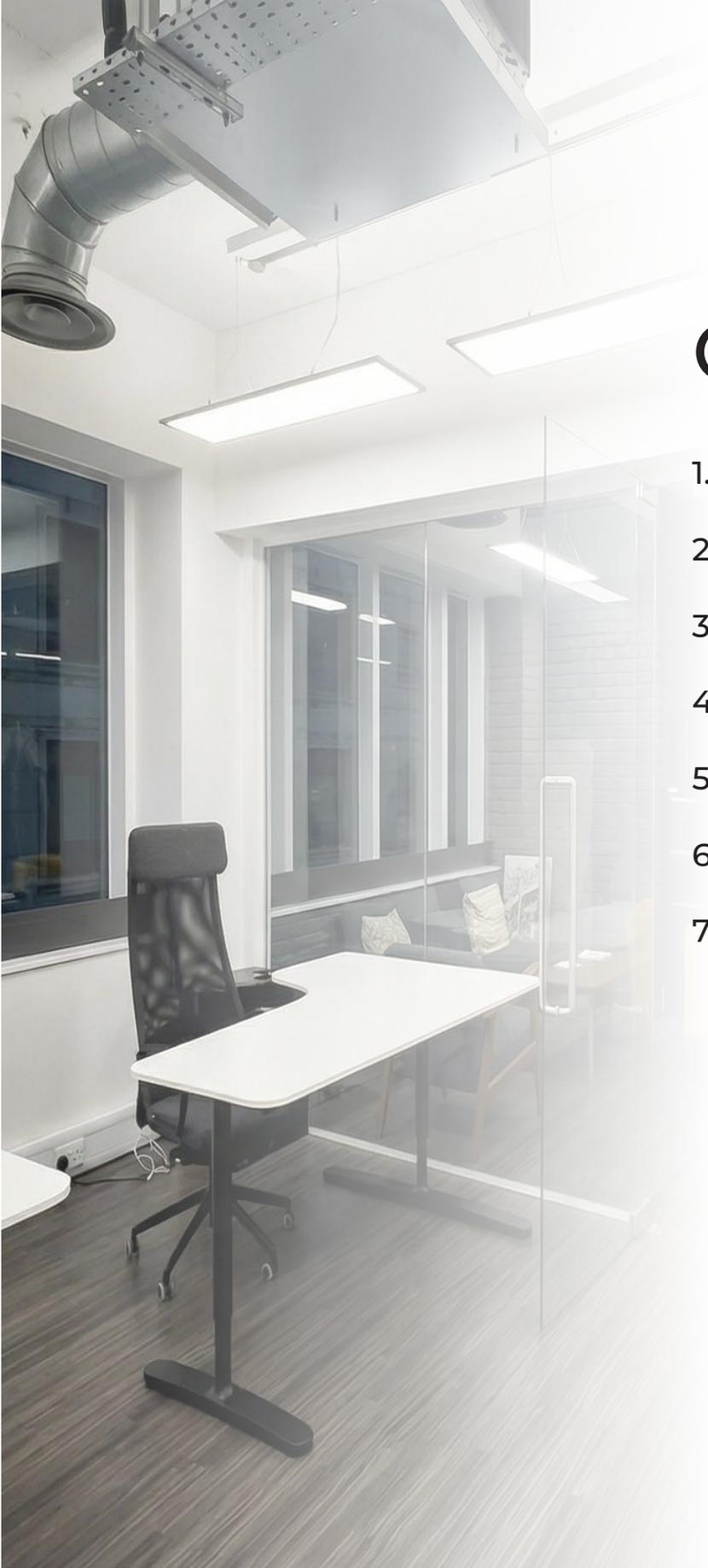
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# Area Measurement Report

42-44 Bishopsgate,  
London, EC2N 4AJ  
Reference 25.11.3465  
14 January 2026

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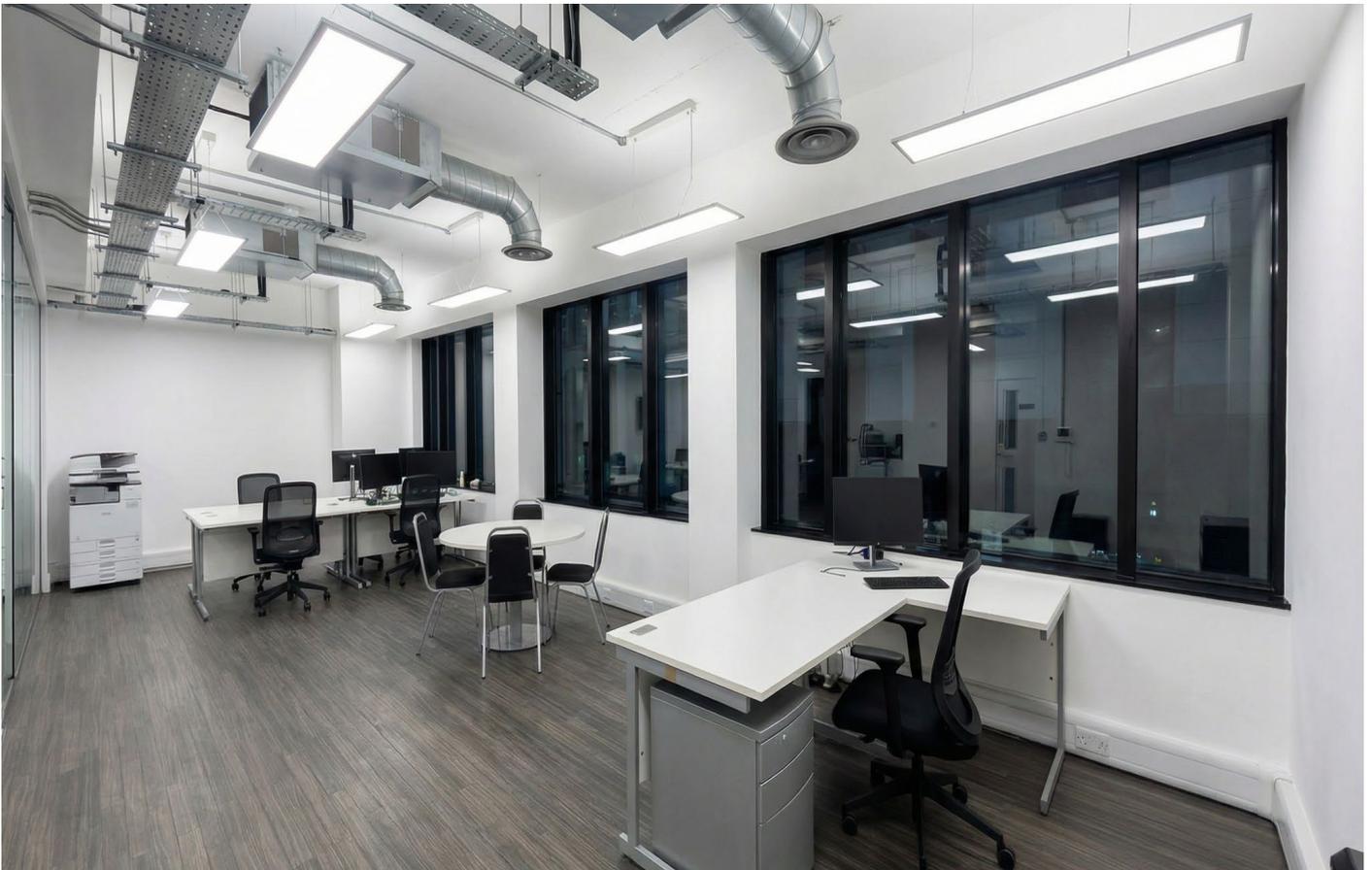
## 1. About Sterling Temple

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 42-44 Bishopsgate, 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

42-44 Bishopsgate is a modern, self-contained office building positioned in the heart of the City of London, moments from Liverpool Street Station. Arranged over multiple floors, the property provides open-plan office accommodation with exposed services, suspended LED lighting and generous floor-to-ceiling glazing. The building benefits from contemporary meeting spaces, raised access floors and modern building services, making it well suited to occupiers seeking flexible, efficient workspace in a prime commercial location within the City core.

## 4. Site Conditions

On the day of the survey 42-44 Bishopsgate was occupied and provided a satisfactory environment for accurate measurements. The property was in good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

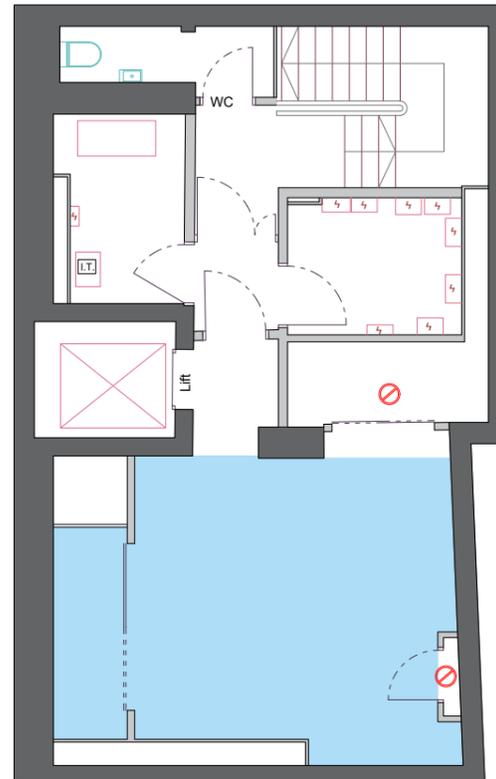
## 5. Schedule of Areas

Net Internal Area and Gross Internal Area								
Floor Level	NIA Office (sq m)	NIA Office (sq ft)	NIA Retail (sq m)	NIA Retail (sq ft)	NIA Total (sq m)	NIA Total (sq ft)	GIA (sq m)	GIA (sq ft)
Fifth Level	68	732	-	-	68	732	94.6	1,018
Fourth Level	82.4	887	-	-	82.4	887	107.3	1,155
Third Level	81.9	881	-	-	81.9	881	109.7	1,181
Second Level	85.7	922	-	-	85.7	922	111	1,195
First Level	84.8	913	-	-	84.8	913	109.9	1,183
Ground Level	-	-	27.3	294	27.3	294	57.5	619
Lower Ground	22	237	-	-	22	237	62.1	668
Total	424.8	4,572	27.3	294	452.1	4,866	652.1	7,019

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Lower Ground



# 42-44 Bishopsgate

City of London  
London  
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## REFERENCES

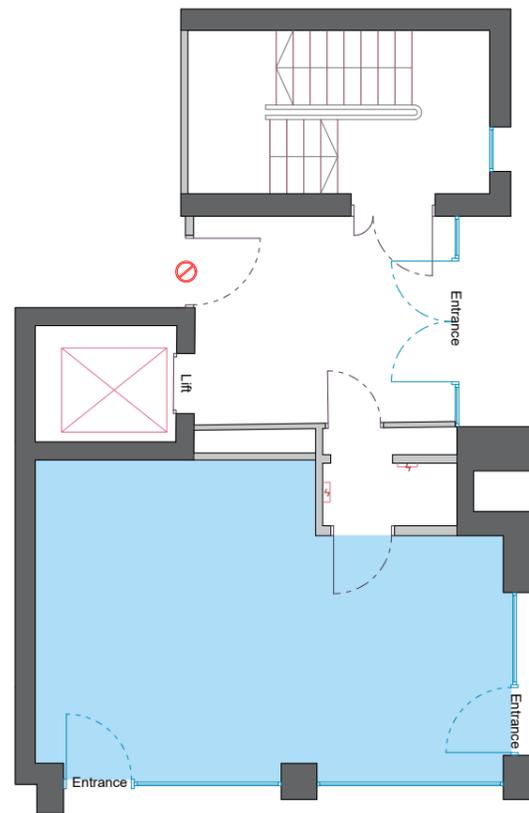
 Net Internal Area

Drawing Name  
Lower Ground Floor Plan

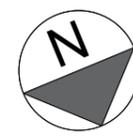
Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3465	Property Survey	0/0

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Ground Level



Scale 1:100

# 42-44 Bishopsgate

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## REFERENCES

 Net Internal Area

Drawing Name  
Ground Level Floor Plan

Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3465	Property Survey	0/0

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First Level



Scale 1:100

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## REFERENCES

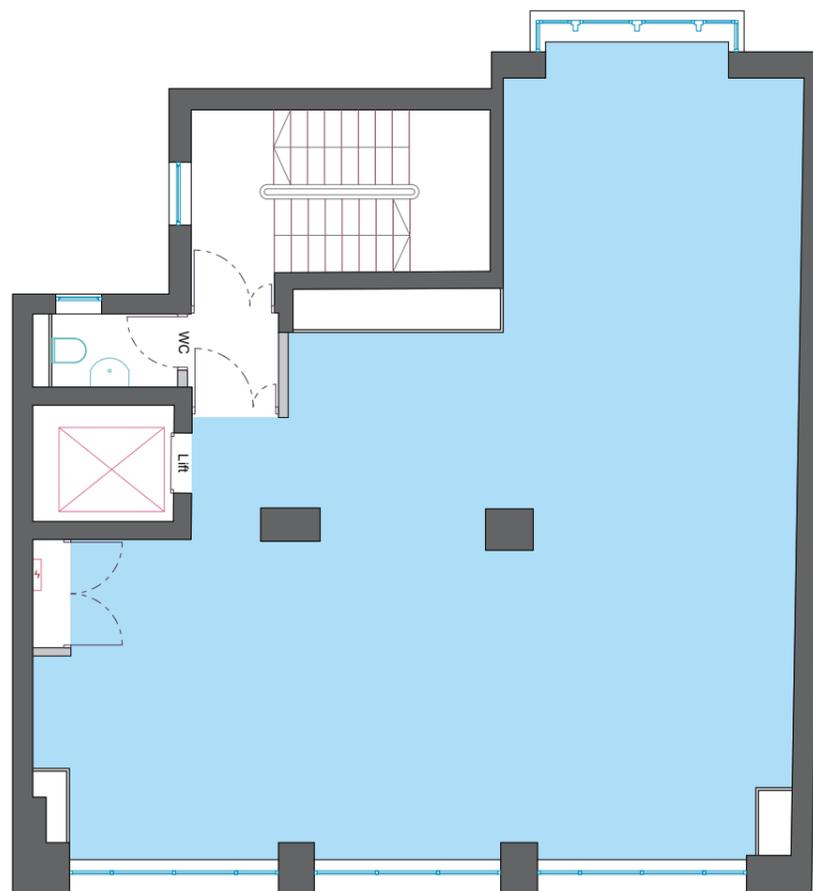
 Net Internal Area

Drawing Name  
First Level Floor Plan

Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3465	Property Survey	0/0

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Second Level



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## REFERENCES

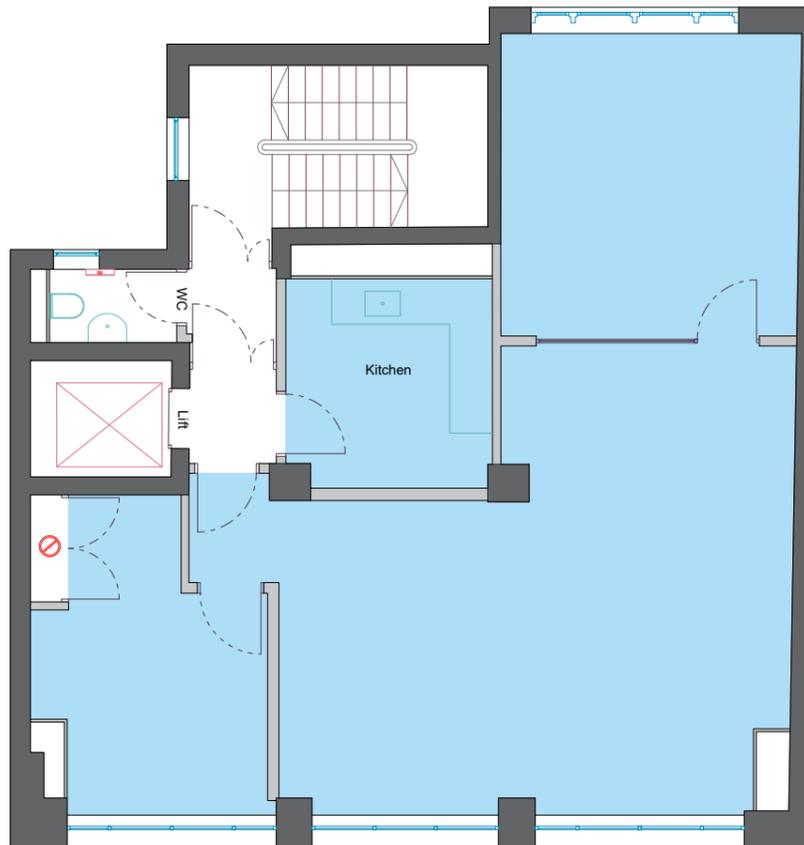
 Net Internal Area

Drawing Name  
Second Level Floor Plan

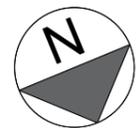
Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3465	Property Survey	0/0

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Third Level



Scale 1:100

# 42-44 Bishopsgate

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## REFERENCES

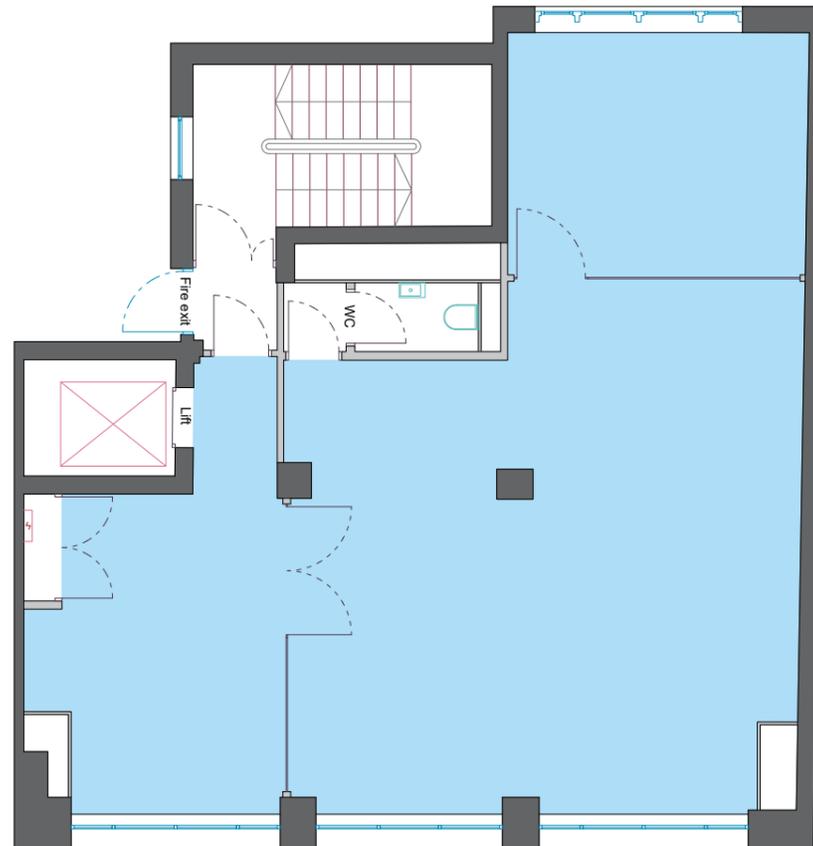
 Net Internal Area

Drawing Name  
Third Level Floor Plan

Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3465	Property Survey	0/0

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Fourth Level



Scale 1:100

# 42-44 Bishopsgate

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## REFERENCES

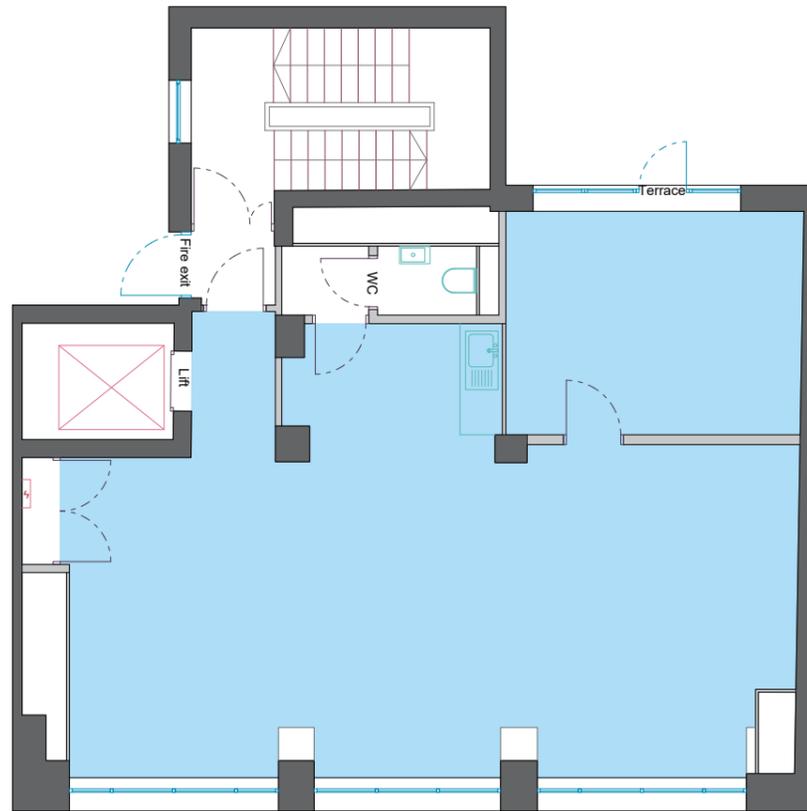
 Net Internal Area

Drawing Name  
Fourth Level Floor Plan

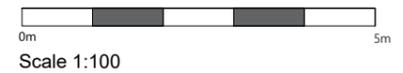
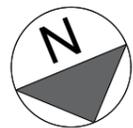
Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3465	Property Survey	0/0

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Fifth Level



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## REFERENCES

 Net Internal Area

Drawing Name  
Fifth Level Floor Plan

Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3465	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 42-44 Bishopsgate, 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.