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Area Measurement Report

Price Court, 80-82 White Lion Street,

London, N1 9PF

Reference 25.11.3466

13 January 2026



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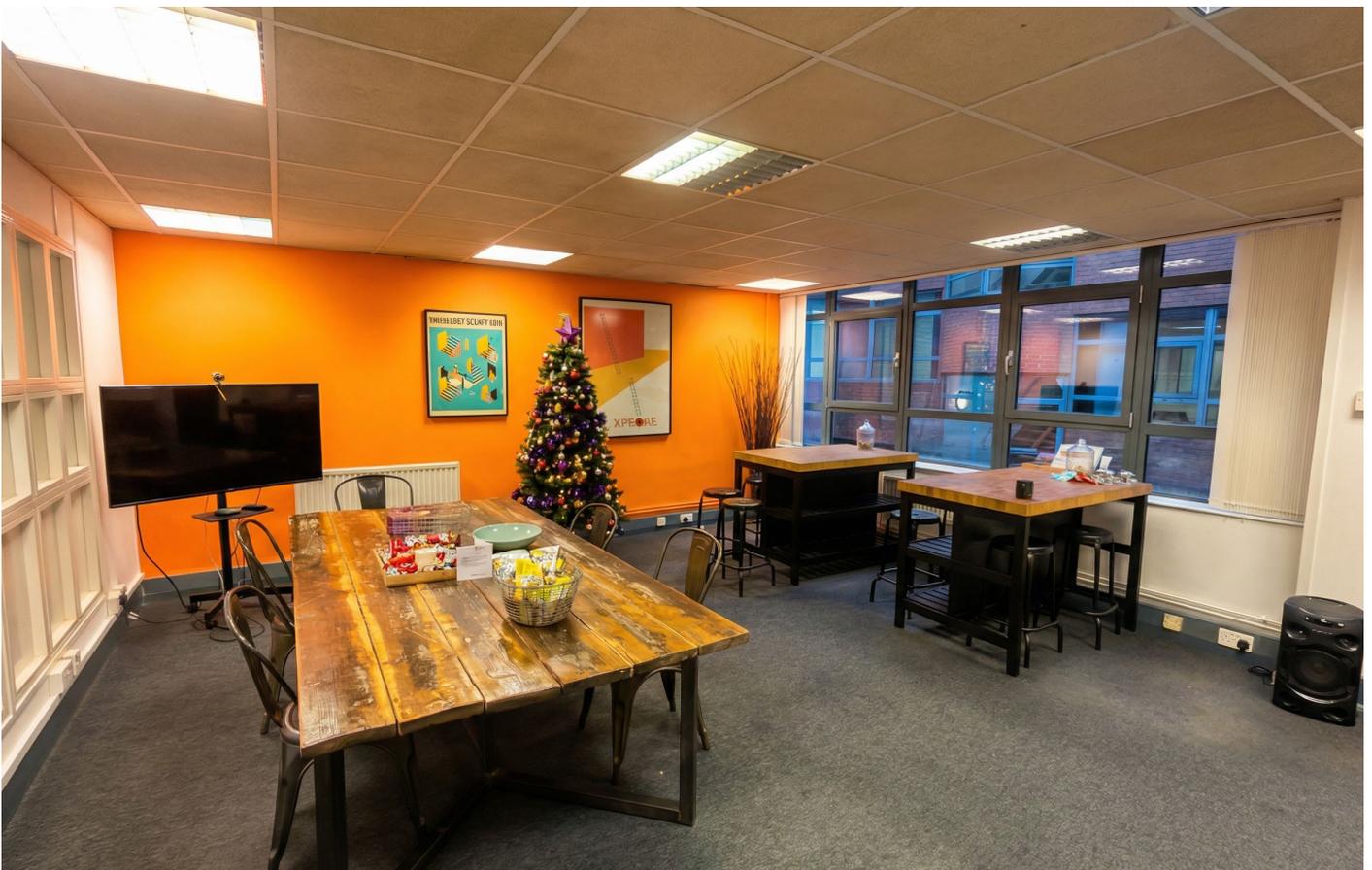


1. About Sterling Temple

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 Pride Court, White Lion Street, 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

Pride Court is a modern, purpose-built office building prominently positioned on White Lion Street in the heart of Islington. The property provides well-configured commercial accommodations arranged over multiple floors, accessed via secure ground floor entrances. Internally, the space benefits from open-plan office layouts, good natural light, suspended ceilings and fitted kitchen facilities. The building is well located for Angel and King's Cross, offering excellent transport connectivity and nearby amenities.

4. Site Conditions

On the day of the survey Pride Court, White Lion Street, was occupied and provided a mostly satisfactory environment for accurate measurements. Units 1 & 3 on the third level and Unit 4 on the first level could not be accessed, assumptions were made in these locations. 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

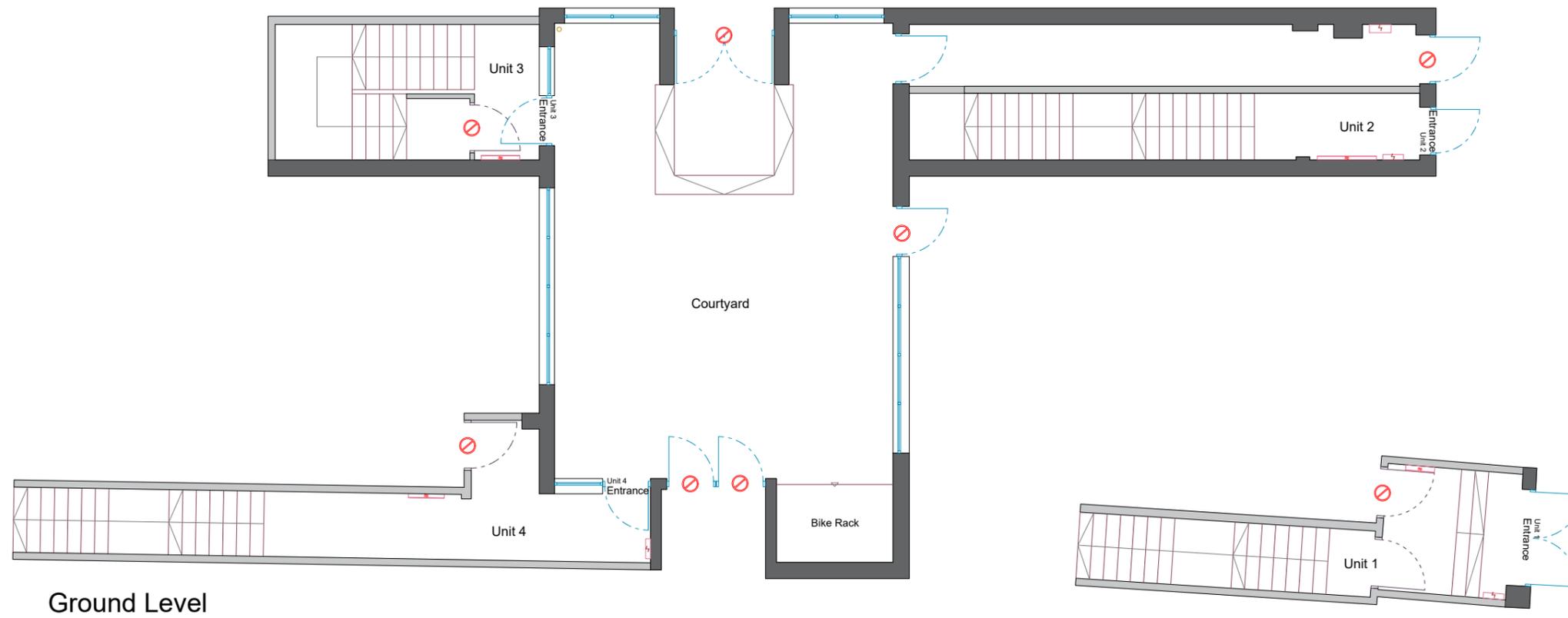
Net Internal Area								
Unit	First Level (m2)	First Level (ft2)	Second Level (m2)	Second Level (ft2)	Third Level (m2)	Third Level (ft2)	Total (m2)	Total (ft2)
Unit 4	115.8	1,246	115.5	1,243	102.5	1,103	333.8	3,593
Unit 3	93.6	1,008	93.7	1,009	93.3	1,004	280.6	3,020
Unit 2	110.4	1,188	110.6	1,190	105.2	1,132	326.2	3,511
Unit 1	93.3	1,004	93.3	1,004	80	861	266.6	2,870
Grand Total	413.1	4,446	413.1	4,446	381	4,101	1,207.20	12,994

Gross Internal Area								
Unit	First Level (m2)	First Level (ft2)	Second Level (m2)	Second Level (ft2)	Third Level (m2)	Third Level (ft2)	Total (m2)	Total (ft2)
Unit 4	136.2	1,466	135.7	1,461	122.6	1,320	394.5	4,246
Unit 3	114	1,227	114.2	1,229	113.7	1,224	341.9	3,680
Unit 2	130.4	1,404	130.5	1,405	130.3	1,402	391.2	4,211
Unit 1	113.7	1,224	113.6	1,223	100.3	1,080	327.6	3,526
Grand Total	494.3	5,321	494	5,317	466.9	5,026	1,455.20	15,663

Other		
Description	Metric (m2)	Imperial (ft2)
Courtyard	52.8	568

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Ground Level



0m 5m
Scale 1:100

Pride Court

80-82 White Lion Street
London
N1 9PF

Drawing Name
Ground Level Floor Plan

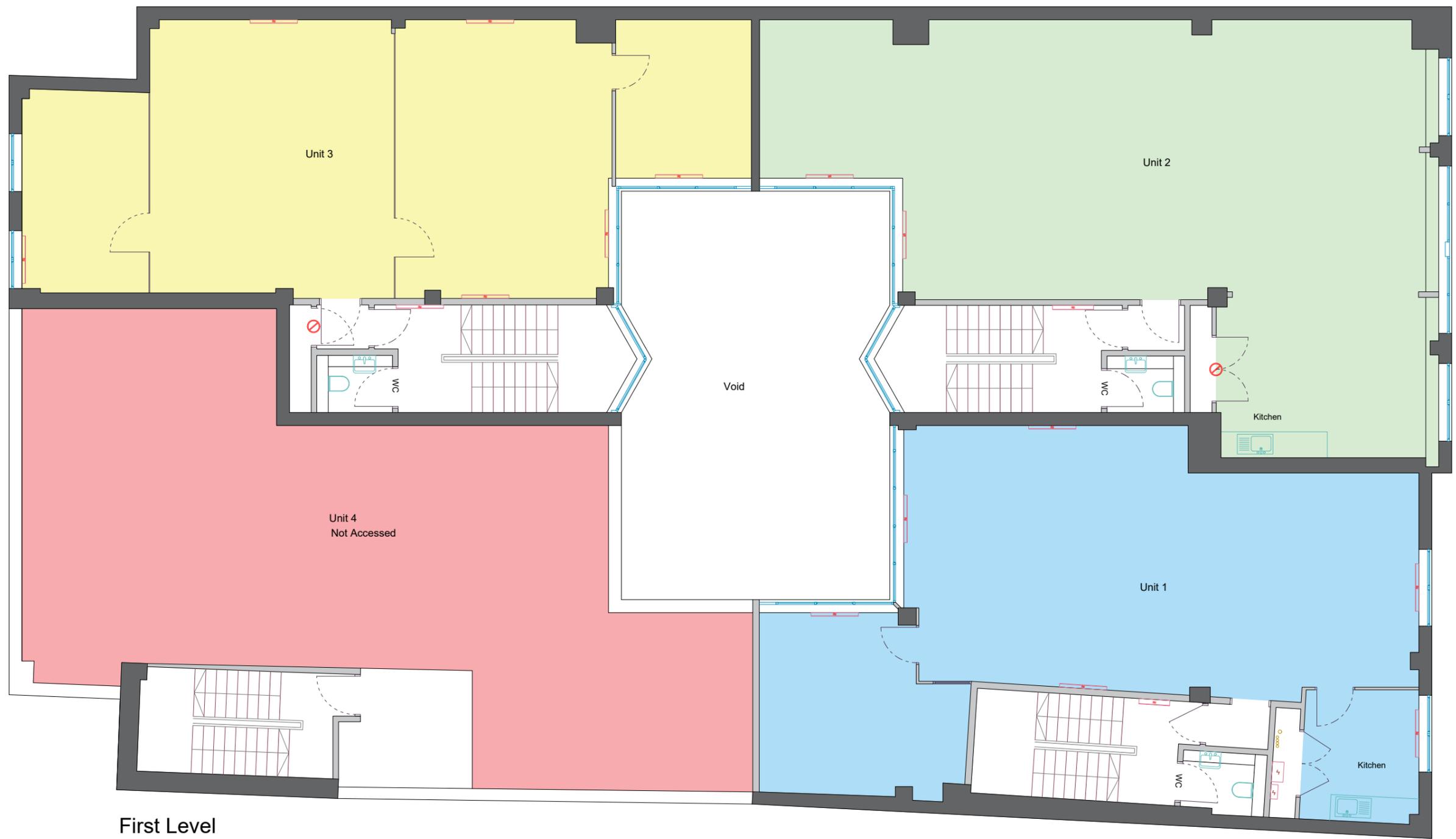
REFERENCES

- Unit 1 Net Internal Area
- Unit 2 Net Internal Area
- Unit 3 Net Internal Area
- Unit 4 Net Internal Area

Date	Revision	Project Number	Description	Rev
13/01/2026	00	25.11.3466	Property Survey	0/0

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First Level



Scale 1:100

Pride Court

80-82 White Lion Street
London
N1 9PF

Drawing Name
First Level Floor Plan

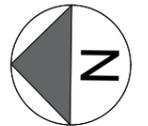
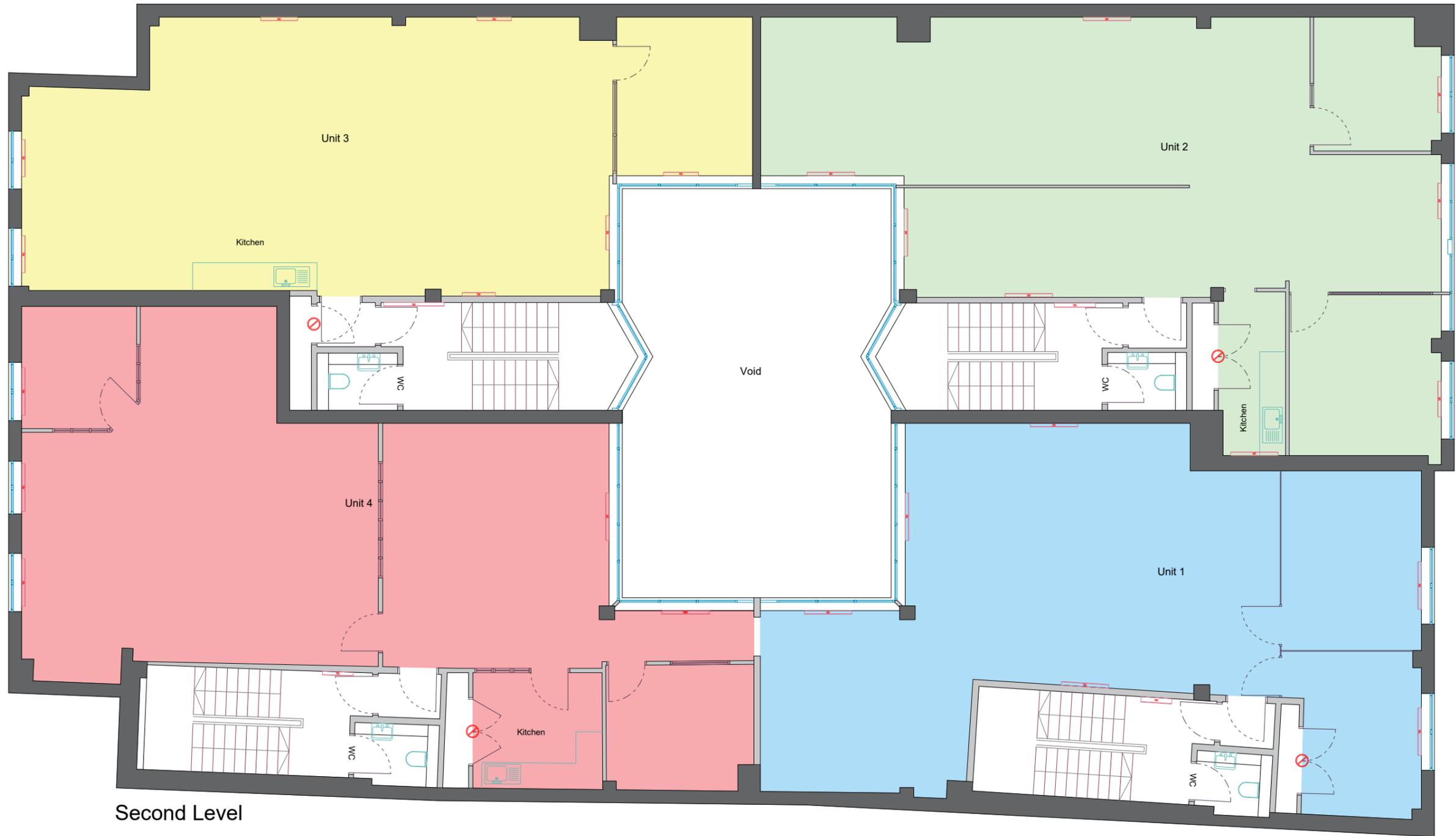
REFERENCES

- Unit 1 Net Internal Area
- Unit 2 Net Internal Area
- Unit 3 Net Internal Area
- Unit 4 Net Internal Area

Date	Revision	Project Number	Description	Rev
13/01/2026	00	25.11.3466	Property Survey	0/0

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0m 5m
Scale 1:100

Pride Court

80-82 White Lion Street
London
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Drawing Name
Second Level Floor Plan

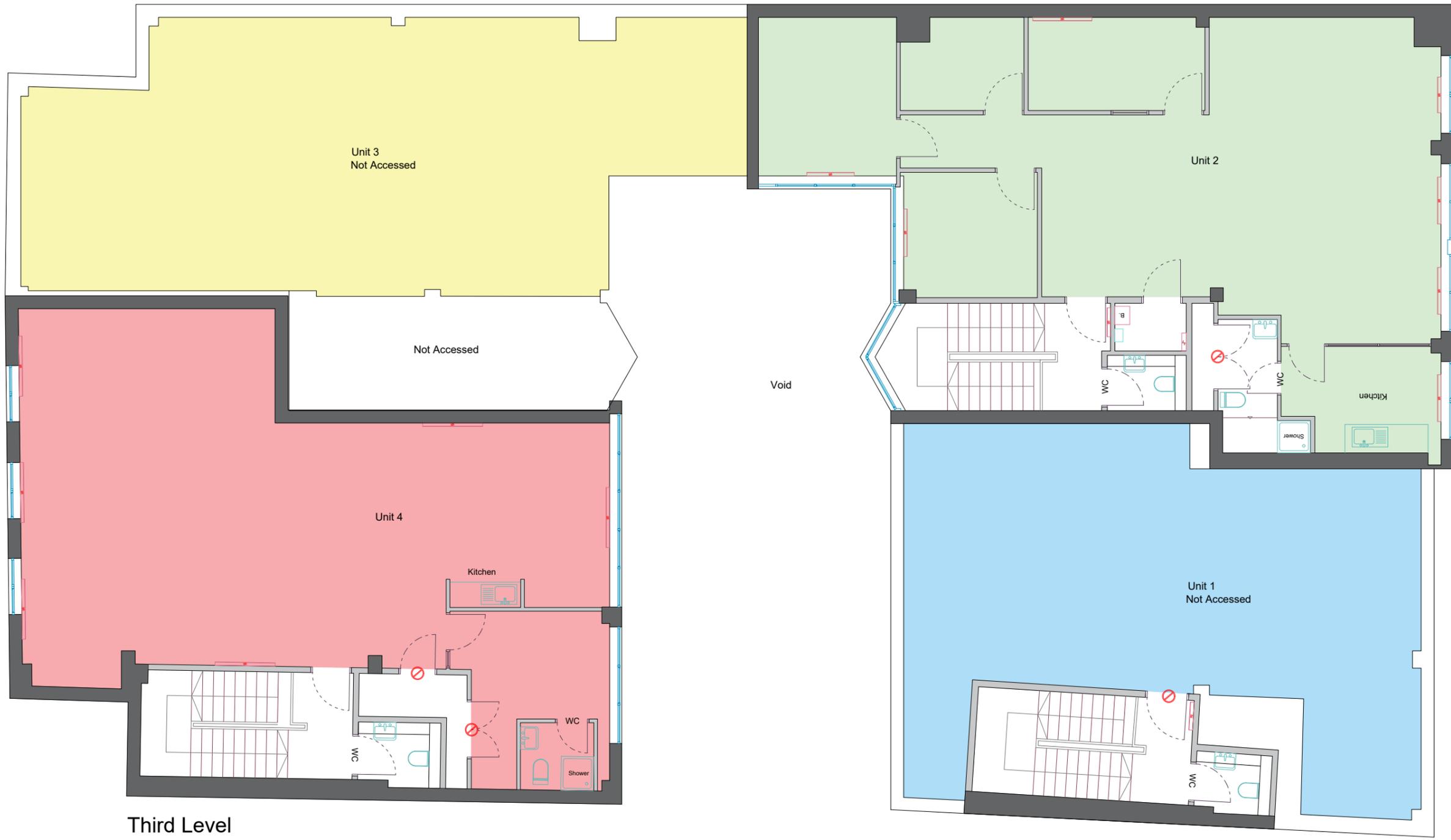
REFERENCES

- Unit 1 Net Internal Area
- Unit 2 Net Internal Area
- Unit 3 Net Internal Area
- Unit 4 Net Internal Area

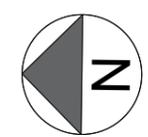
Date	Revision	Project Number	Description	Rev
13/01/2026	00	25.11.3466	Property Survey	0/0

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Third Level



Pride Court

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Date	Revision	Project Number	Description	Rev
13/01/2026	00	25.11.3466	Property Survey	0/0

Drawing Name
Third Level Floor Plan

REFERENCES

- Unit 1 Net Internal Area
- Unit 2 Net Internal Area
- Unit 3 Net Internal Area
- Unit 4 Net Internal Area

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7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at Pride Court, White Lion Street, 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.