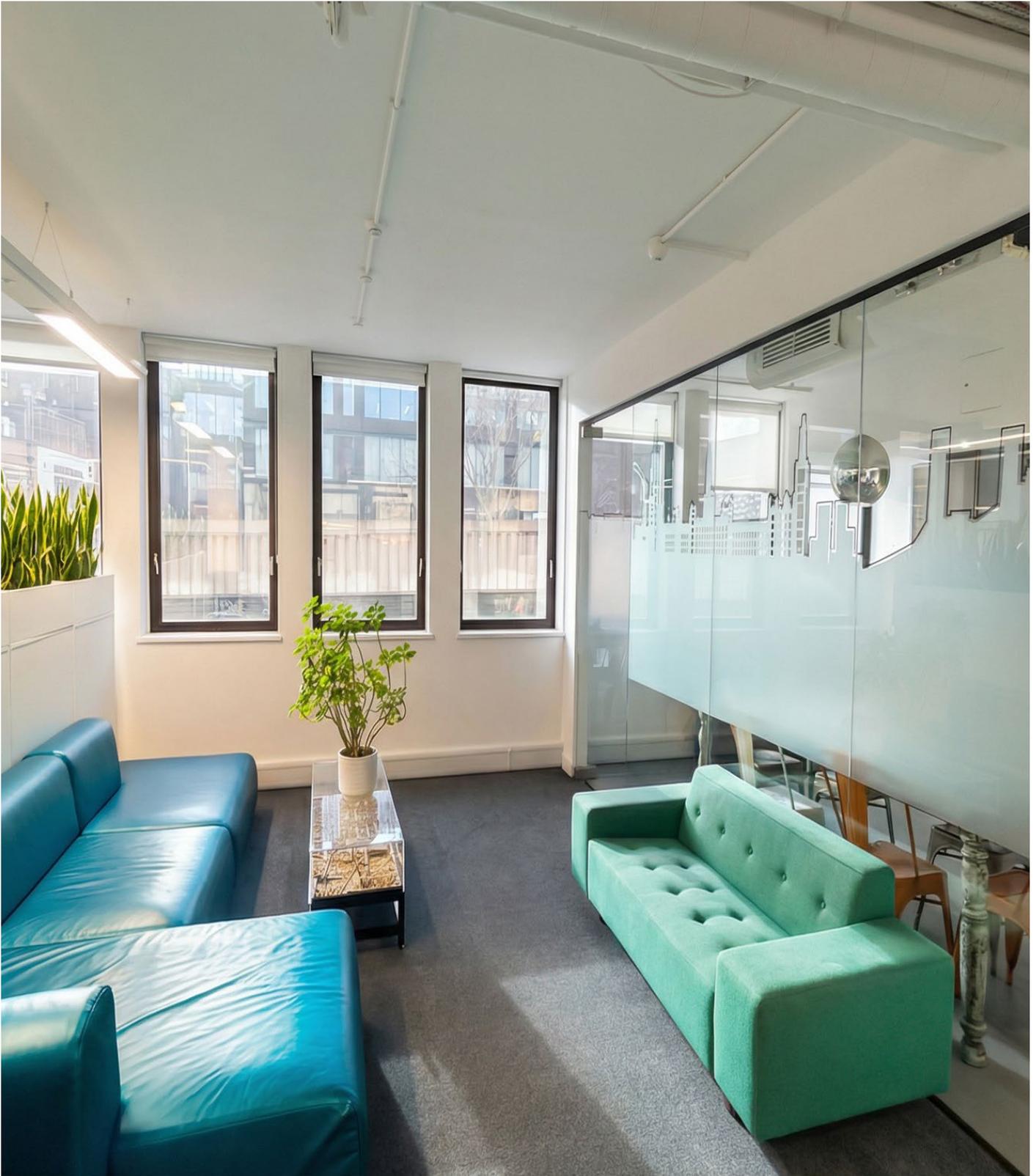


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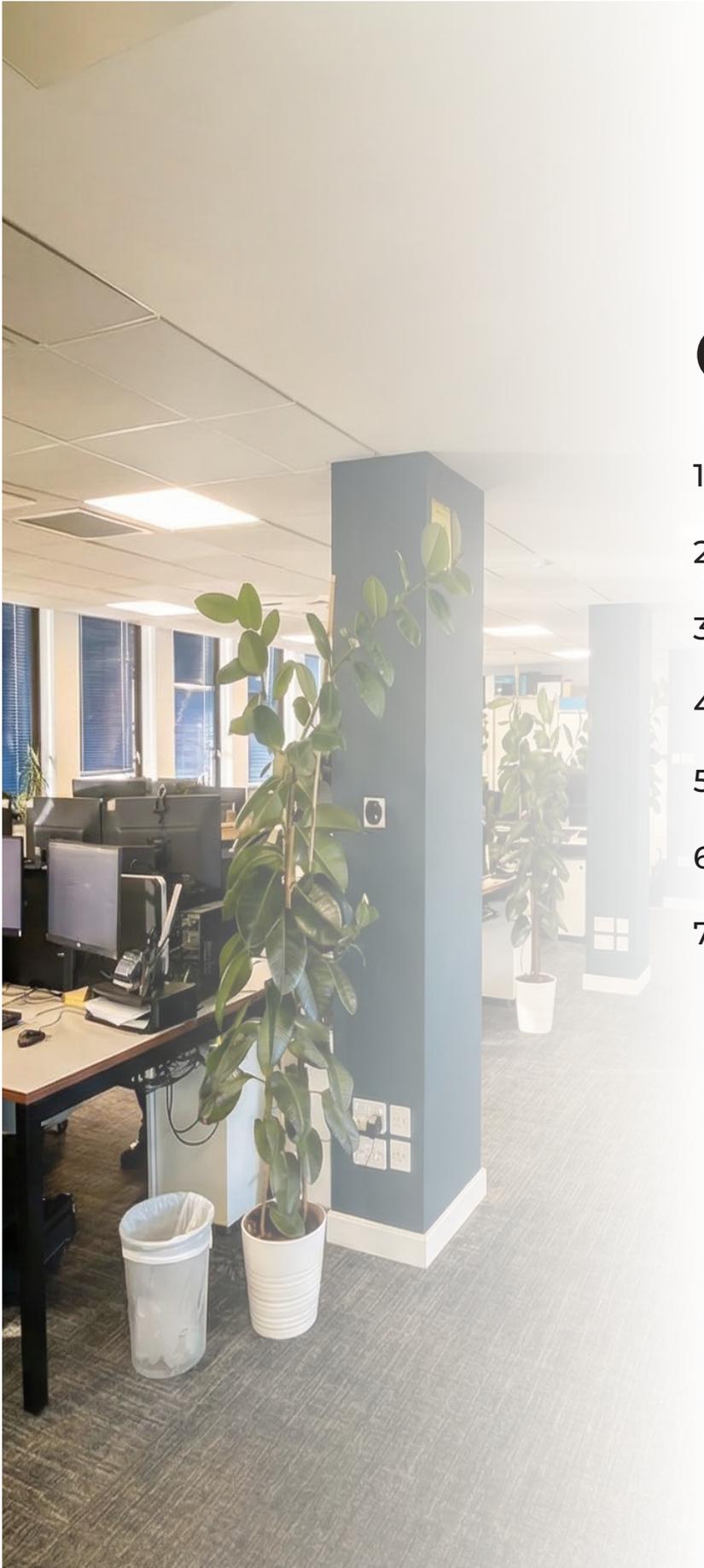
Area Measurement Report

9 White Lion Street,
London, N1 9PF
Reference 25.11.3467
16 January 2026



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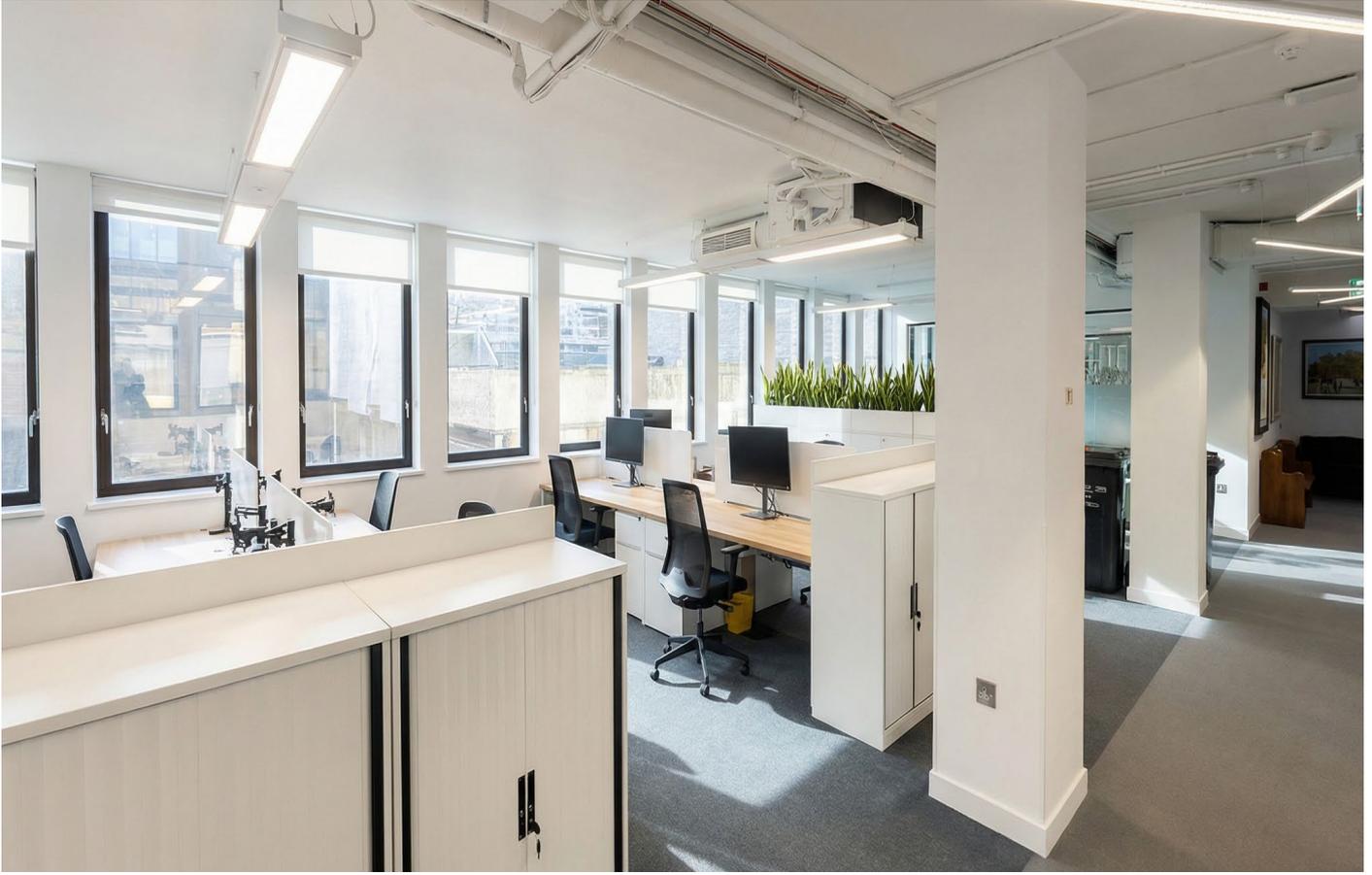


1. About Sterling Temple

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 9 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

9 White Lion Street, London N1 comprises a distinctive commercial property arranged over multiple levels, providing a mix of office, studio and ancillary accommodation. The building features open-plan workspace, meeting areas, breakout zones and industrial-style elements, including exposed services and generous ceiling heights. The property also benefits from good natural light, loading access to the rear and on-site parking, and is well located within the established White Lion Street commercial enclave, close to Angel and King's Cross.

4. Site Conditions

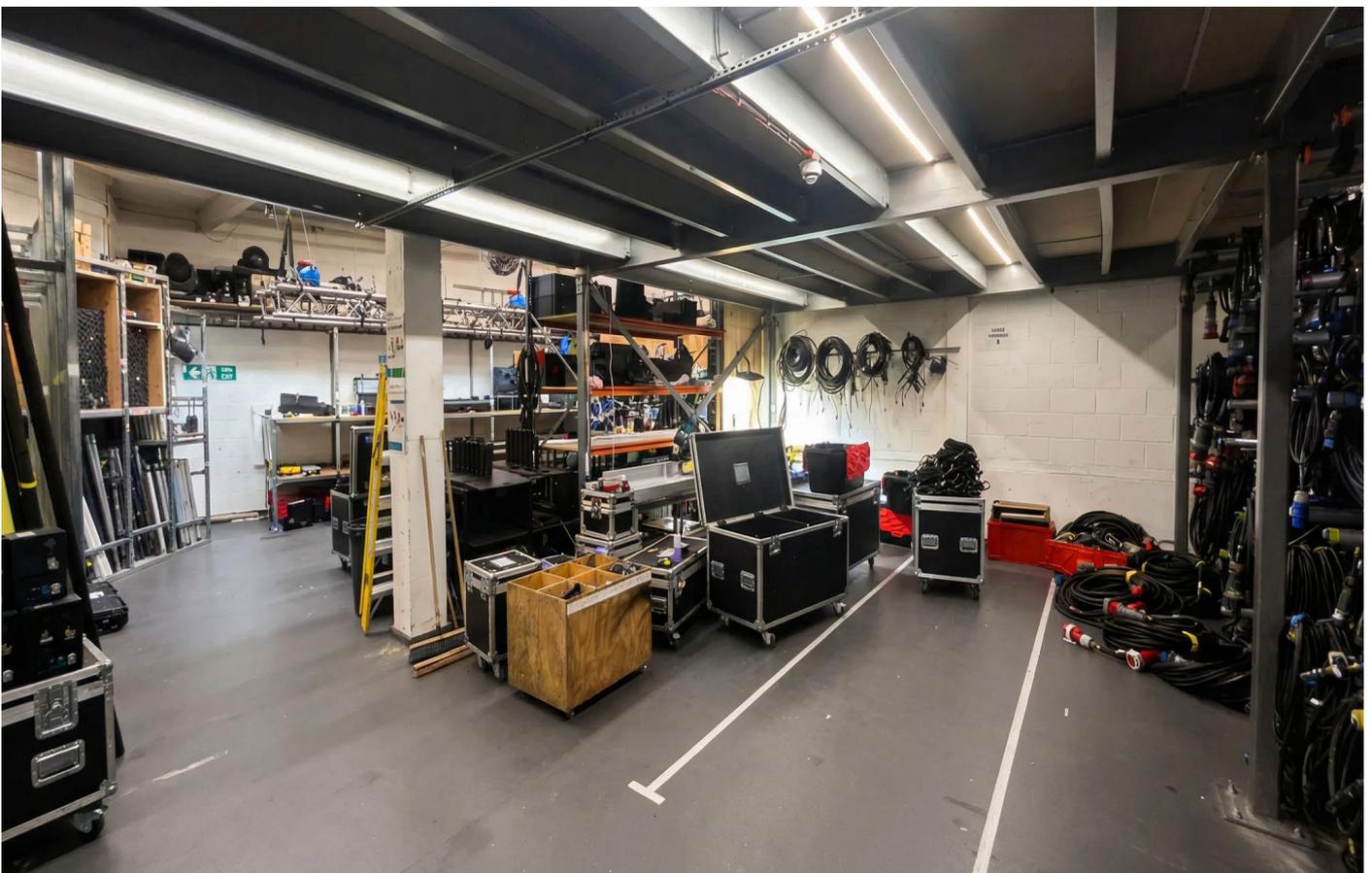
On the day of the survey 9 White Lion Street, was occupied and provided a mostly satisfactory environment for accurate measurements. The property was in good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

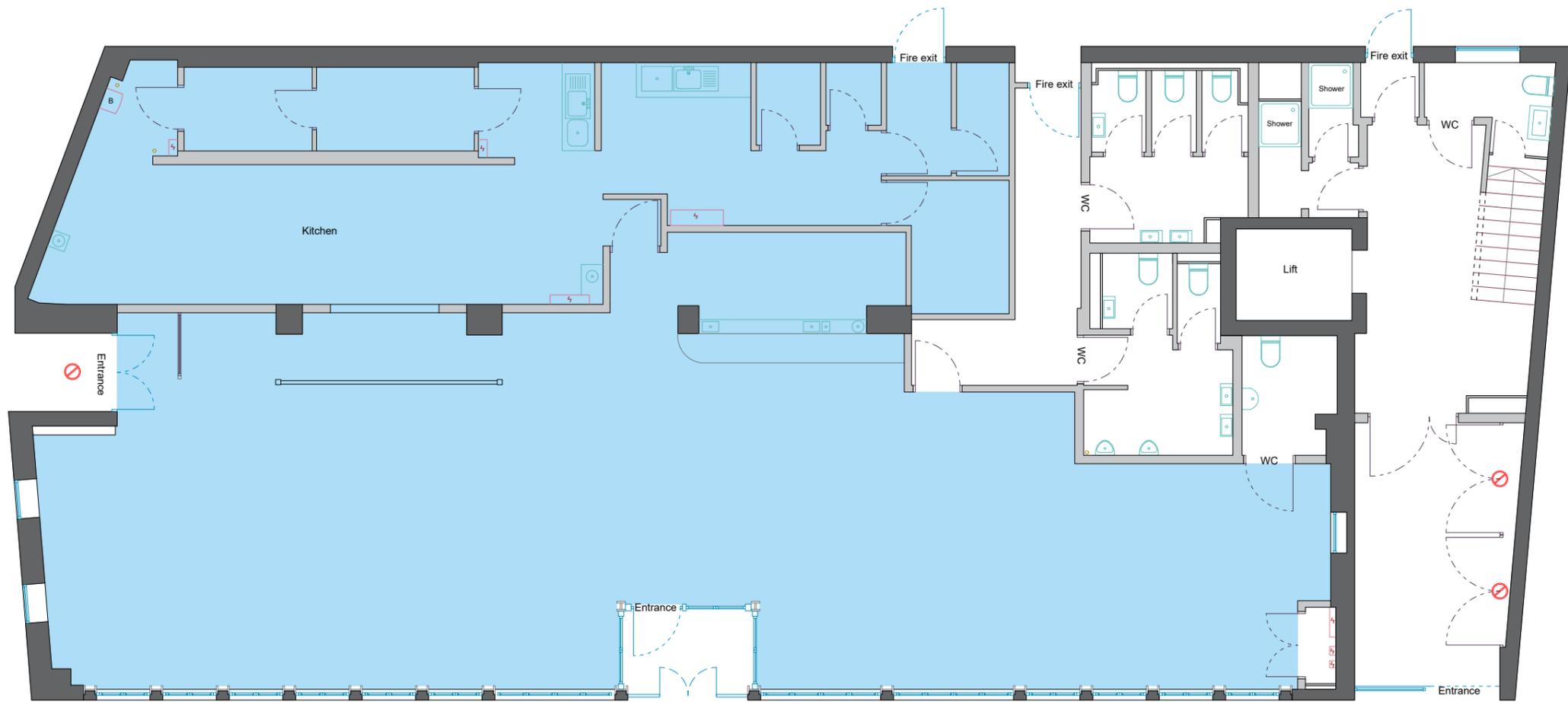
5. Schedule of Areas

Net Internal Area								
Level / Area	NIA Office (m2)	NIA Office (sq ft)	NIA Retail (m2)	NIA Retail (sq ft)	NIA Warehouse (m2)	NIA Warehouse (sq ft)	Total NIA (m2)	Total NIA (sq ft)
Level 4	250	2,691	—	—	—	—	250	2,691
Level 3	354.5	3,816	—	—	—	—	354.5	3,816
Level 2	354.9	3,820	—	—	—	—	354.9	3,820
Level 1	345.7	3,721	—	—	—	—	345.7	3,721
Mezzanine	—	—	—	—	356.6	3,838	356.6	3,838
Ground	—	—	220.1	2,369	450.2	4,846	670.3	7,215
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TOTAL	1,305.1	14,048	220.1	2,369	806.8	8,684	2,332.0	25,101

Gross Internal Area						
Level / Area	GIA Main Building (m2)	GIA Main Building (sq ft)	GIA Warehouse (m2)	GIA Warehouse (sq ft)	Total GIA (m2)	Total GIA (sq ft)
Level 4	394.1	4,242	—	—	394.1	4,242
Level 3	417.4	4,493	—	—	417.4	4,493
Level 2	416.7	4,485	—	—	416.7	4,485
Level 1	416.7	4,485	—	—	416.7	4,485
Mezzanine	—	—	370.2	3,985	370.2	3,985
Ground	314.9	3,390	484.7	5,217	799.6	8,607
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TOTAL	1,959.8	21,095	854.9	9,202	2,814.7	30,297

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Ground Level



9 White Lion Street

Islington
London
N1 9PD

Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3467	Property Survey	0/0

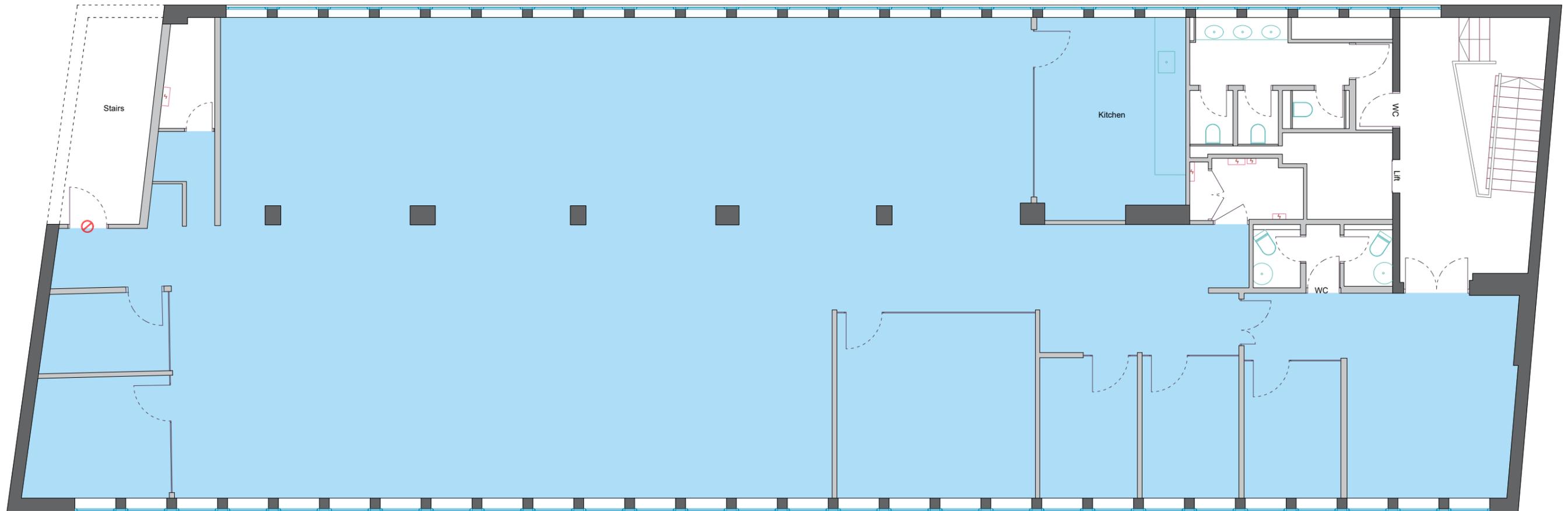
Drawing Name
Ground Level Floor Plan

REFERENCES

Net Internal Area

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First Level



9 White Lion Street

Islington
London
N1 9PD

Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3467	Property Survey	0/0

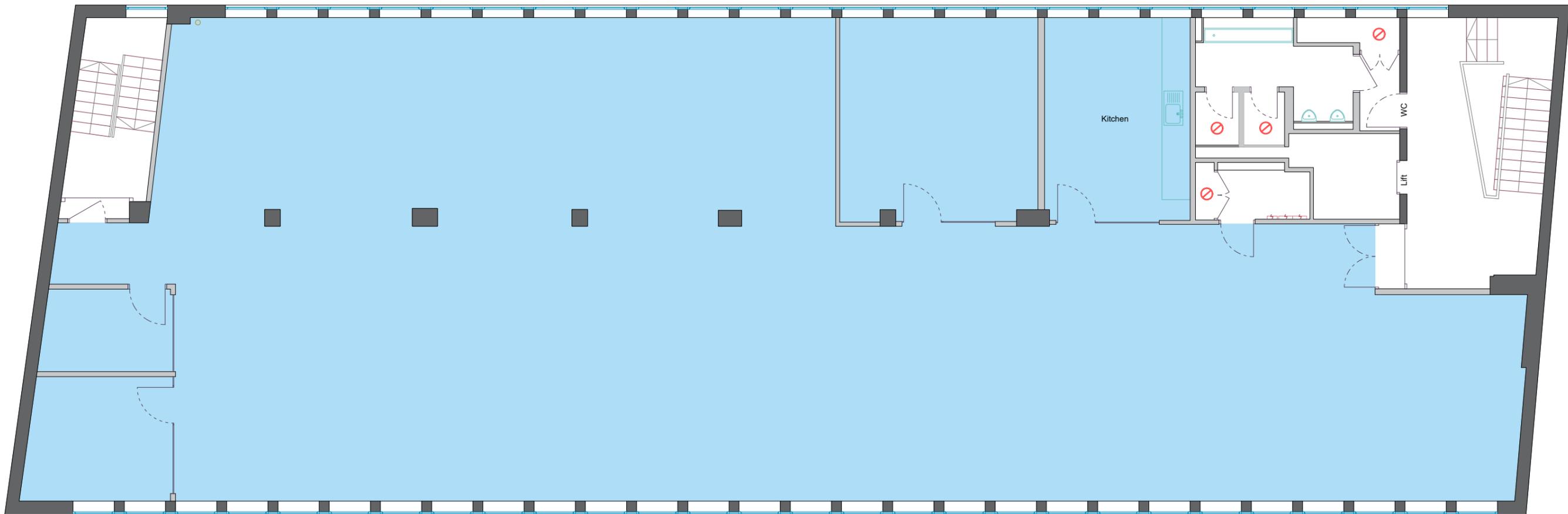
Drawing Name
First Level Floor Plan

REFERENCES

 Net Internal Area

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Second Level



Scale 1:100

9 White Lion Street

Islington
London
N1 9PD

Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3467	Property Survey	0/0

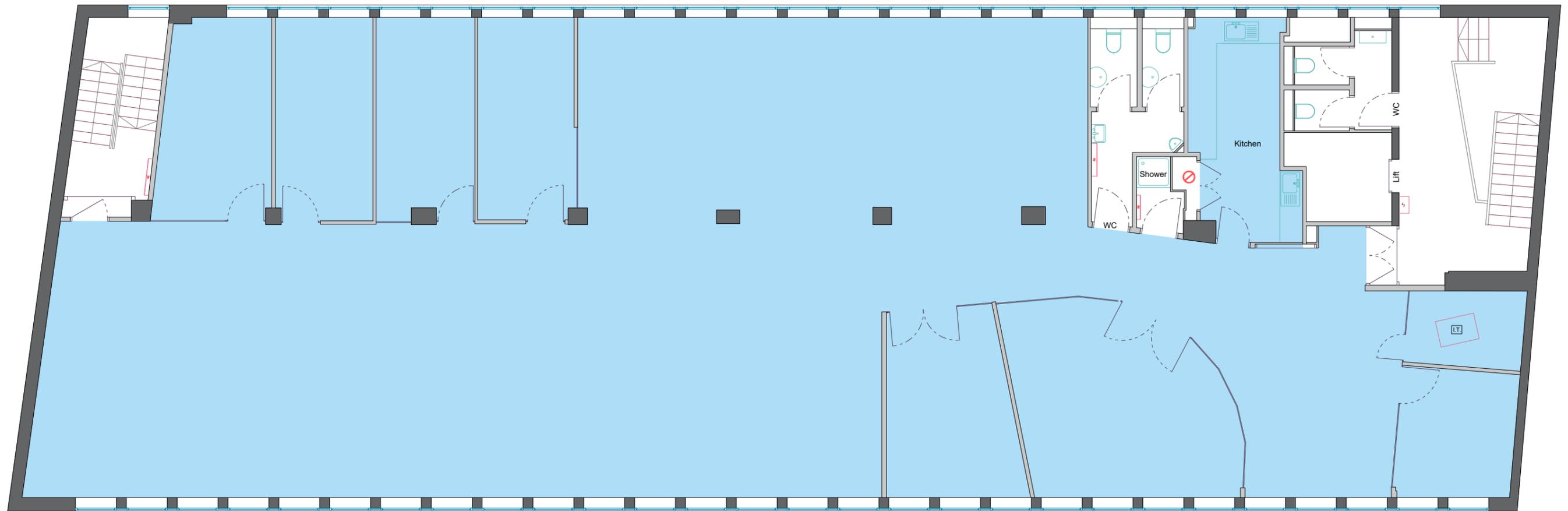
Drawing Name
Second Level Floor Plan

REFERENCES

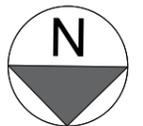
 Net Internal Area

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Third Level



9 White Lion Street

Islington
London
N1 9PD

Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3467	Property Survey	0/0

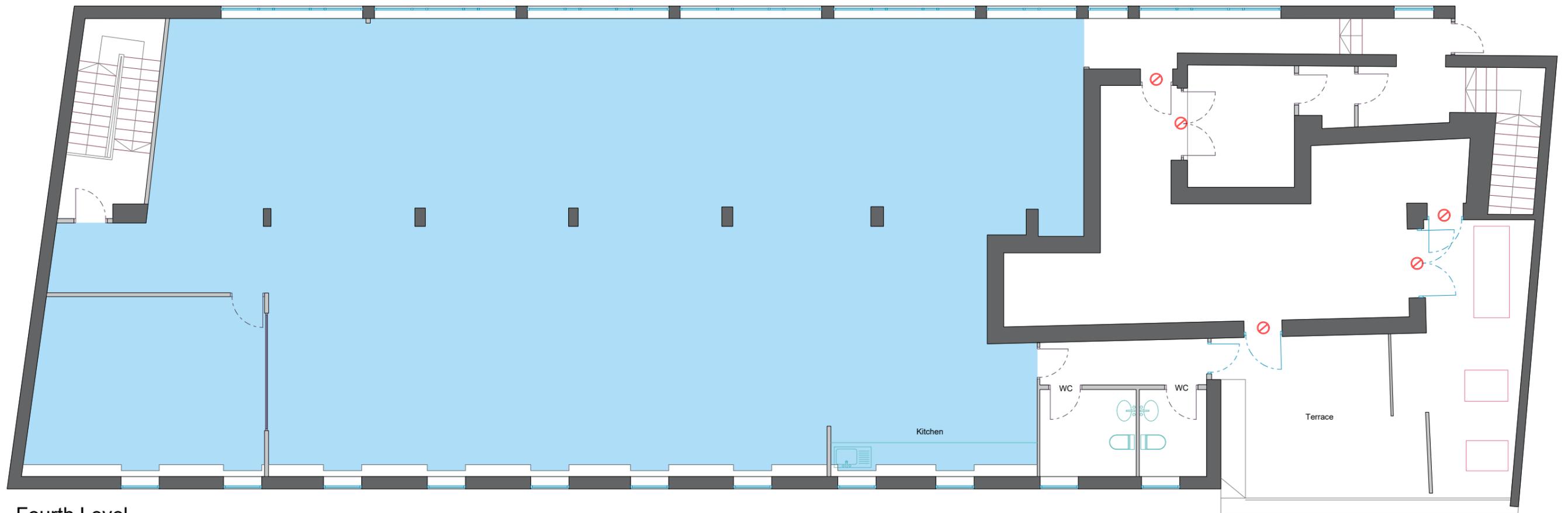
Drawing Name
Third Level Floor Plan

REFERENCES

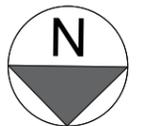
 Net Internal Area

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Fourth Level



9 White Lion Street

Islington
London
N1 9PD

Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3467	Property Survey	0/0

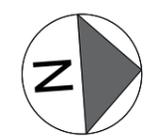
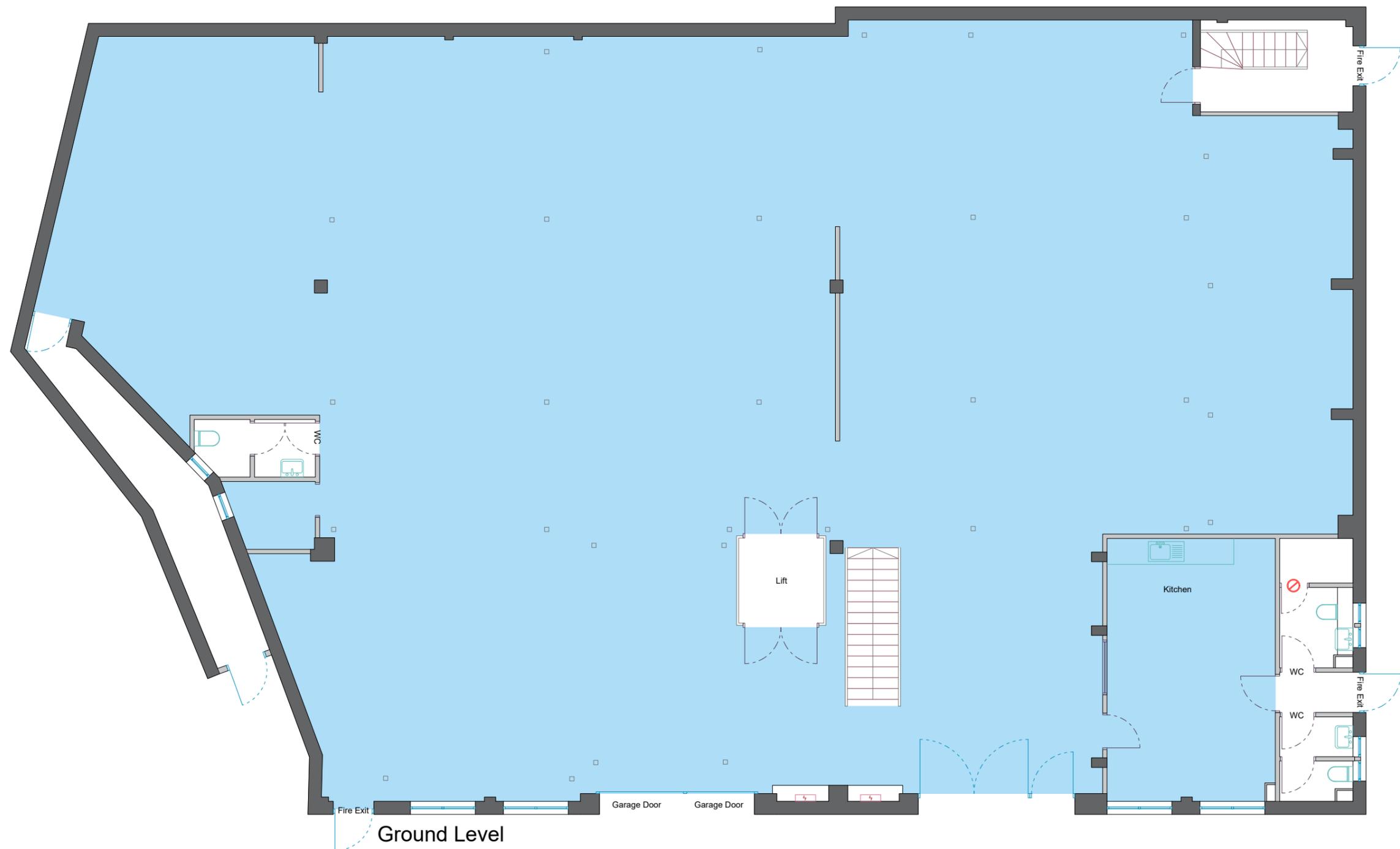
Drawing Name
Fourth Level Floor Plan

REFERENCES

 Net Internal Area

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9 White Lion Street

Islington
London
N1 9PD

Drawing Name
Warehouse Ground Level Floor Plan

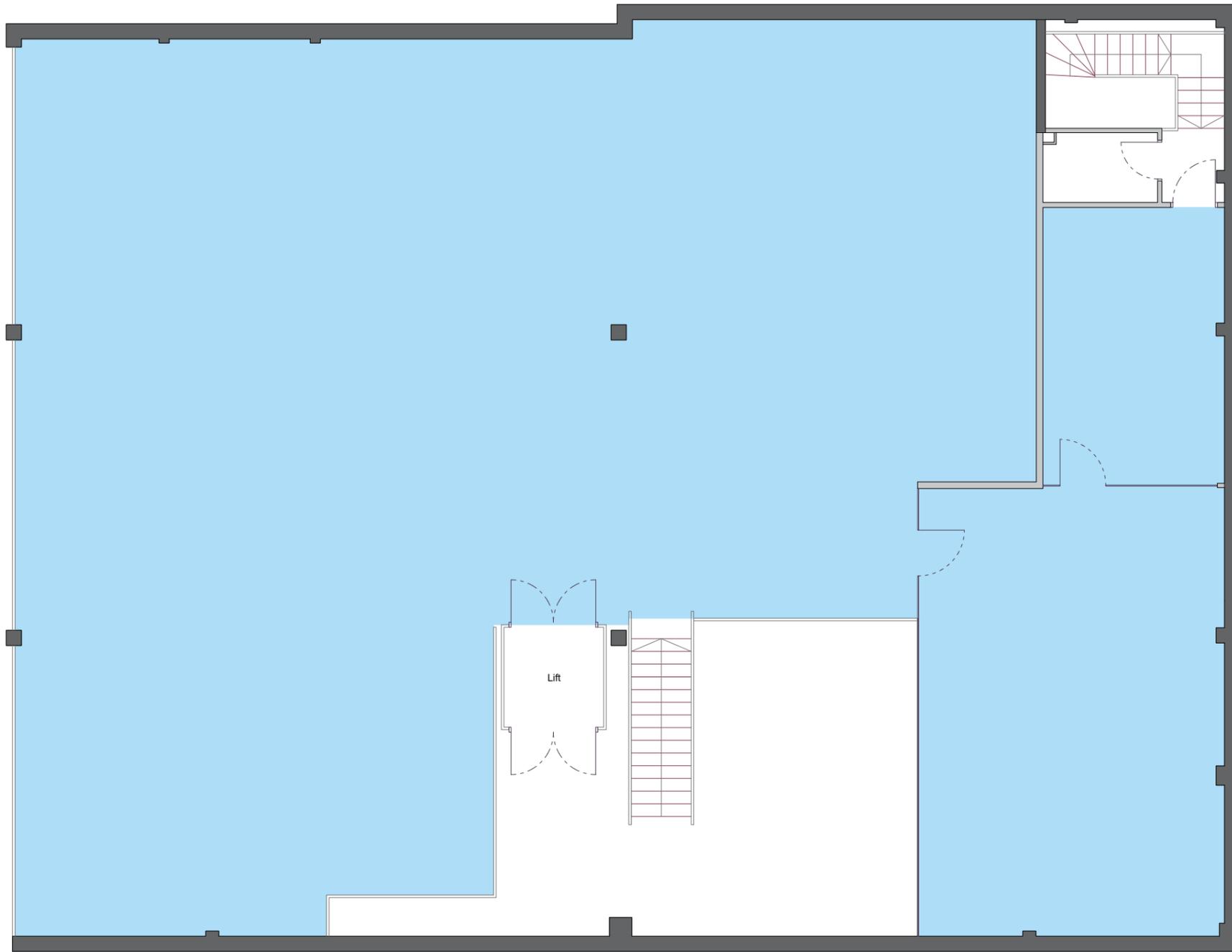
REFERENCES

 Net Internal Area

Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3467	Property Survey	0/0

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Mezzanine Level



9 White Lion Street

Islington
London
N1 9PD

Drawing Name
Warehouse Mezzanine Level Floor Plan

REFERENCES

 Net Internal Area

Date	Revision	Project Number	Description	Rev
06/01/2026	00	25.11.3467	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 9 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.