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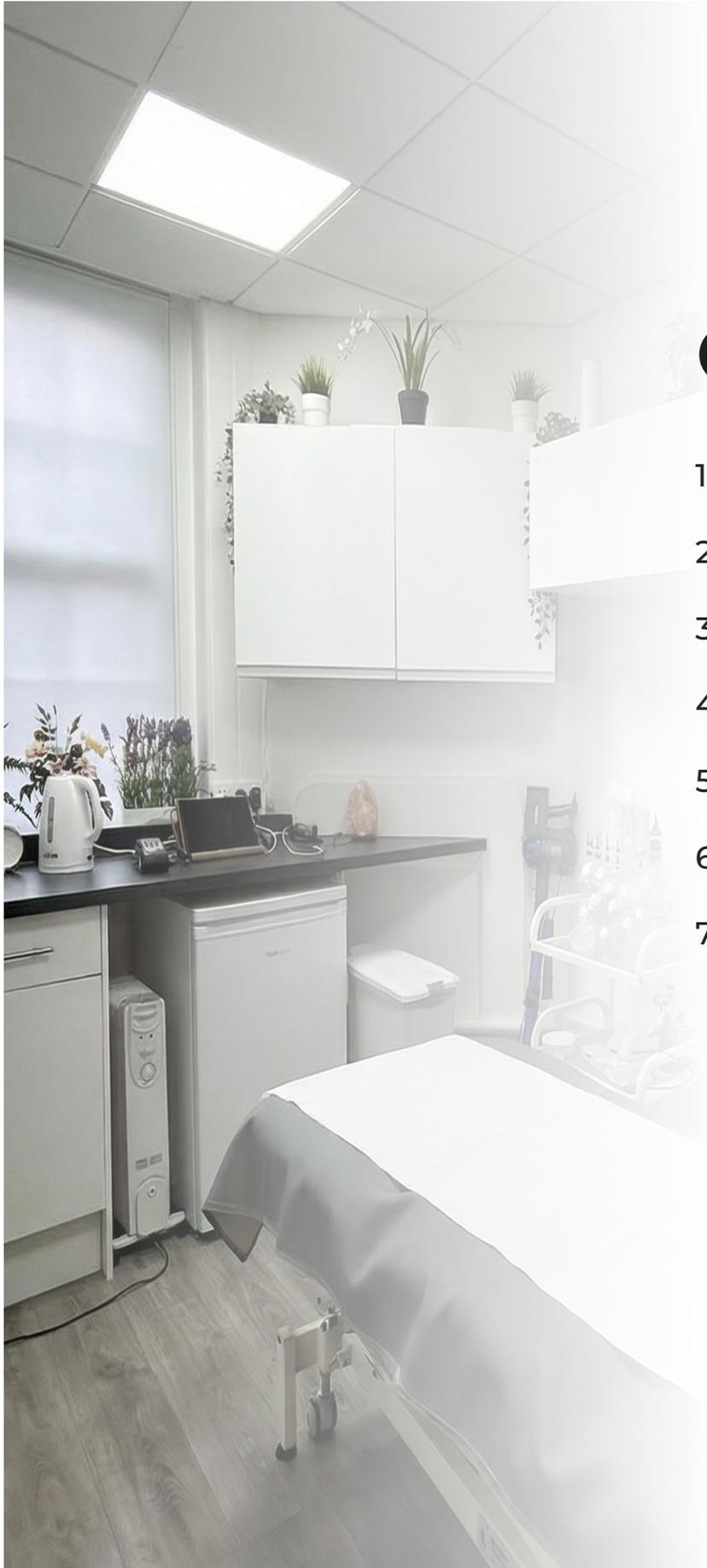
Area Measurement Report

10 Devonshire Row,
London, EC2M 4RH
Reference 25.11.3468
14 January 2026



Contents

1. About Sterling Temple
2. Report objective
3. The Property
4. Site and survey conditions
5. Schedule of Areas
6. Drawings
7. Summary



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 10 Devonshire Row, 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

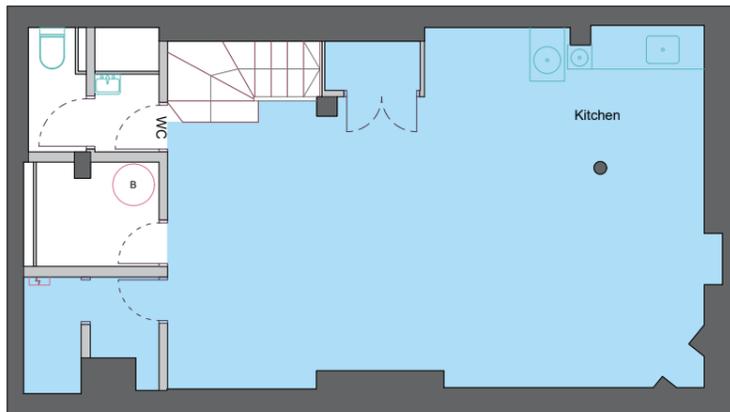
10 Devonshire Row, London EC2M is a mid-terrace mixed-use building arranged over ground and upper floors, forming part of a well-established commercial parade close to Liverpool Street and Bishopsgate. The ground floor is configured for restaurant use with customer seating and back-of-house preparation areas, while the upper floors provide ancillary accommodation. The property benefits from strong footfall, good transport connectivity, and a layout suited to continued food, retail or alternative commercial occupation.

4. Site Conditions

On the day of the survey 10 Devonshire Row 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)
First Level	30.1	324	-	-	30.1	324	37.2	400
Ground Level	-	-	35	377	35	377	41.3	445
Lower Ground	-	-	38.3	412	38.3	412	47.7	513
Total	30.1	324	73.3	789	103.4	1,113	126.2	1,358



Lower Ground



10 Devonshire Row

City of London
London
EC2M 4RH

REFERENCES

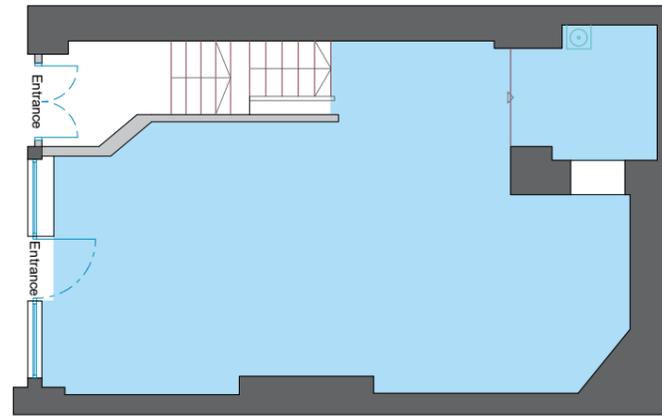
 Net Internal Area

Drawing Name
Lower Ground Floor Plan

Date	Revision	Project Number	Description	Rev
13/01/2026	00	25.11.3468	Property Survey	0/0

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Ground Level



Scale 1:100

10 Devonshire Row

City of London
London
EC2M 4RH

REFERENCES

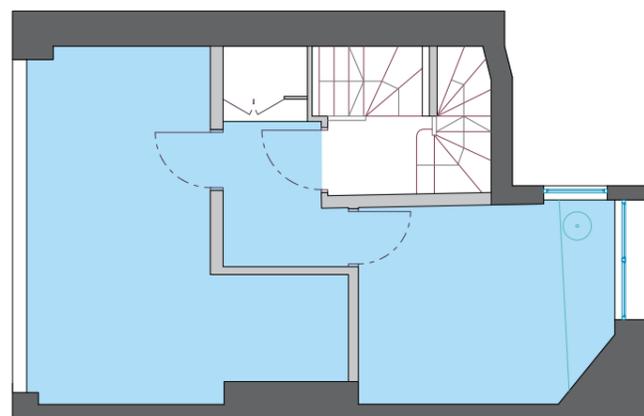
 Net Internal Area

Drawing Name
Ground Level Floor Plan

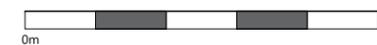
Date	Revision	Project Number	Description	Rev
13/01/2026	00	25.11.3468	Property Survey	0/0

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First Level



Scale 1:100

10 Devonshire Row

City of London
London
EC2M 4RH

REFERENCES

 Net Internal Area

Drawing Name
First Level Floor Plan

Date	Revision	Project Number	Description	Rev
13/01/2026	00	25.11.3468	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 10 Devonshire Row, 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.