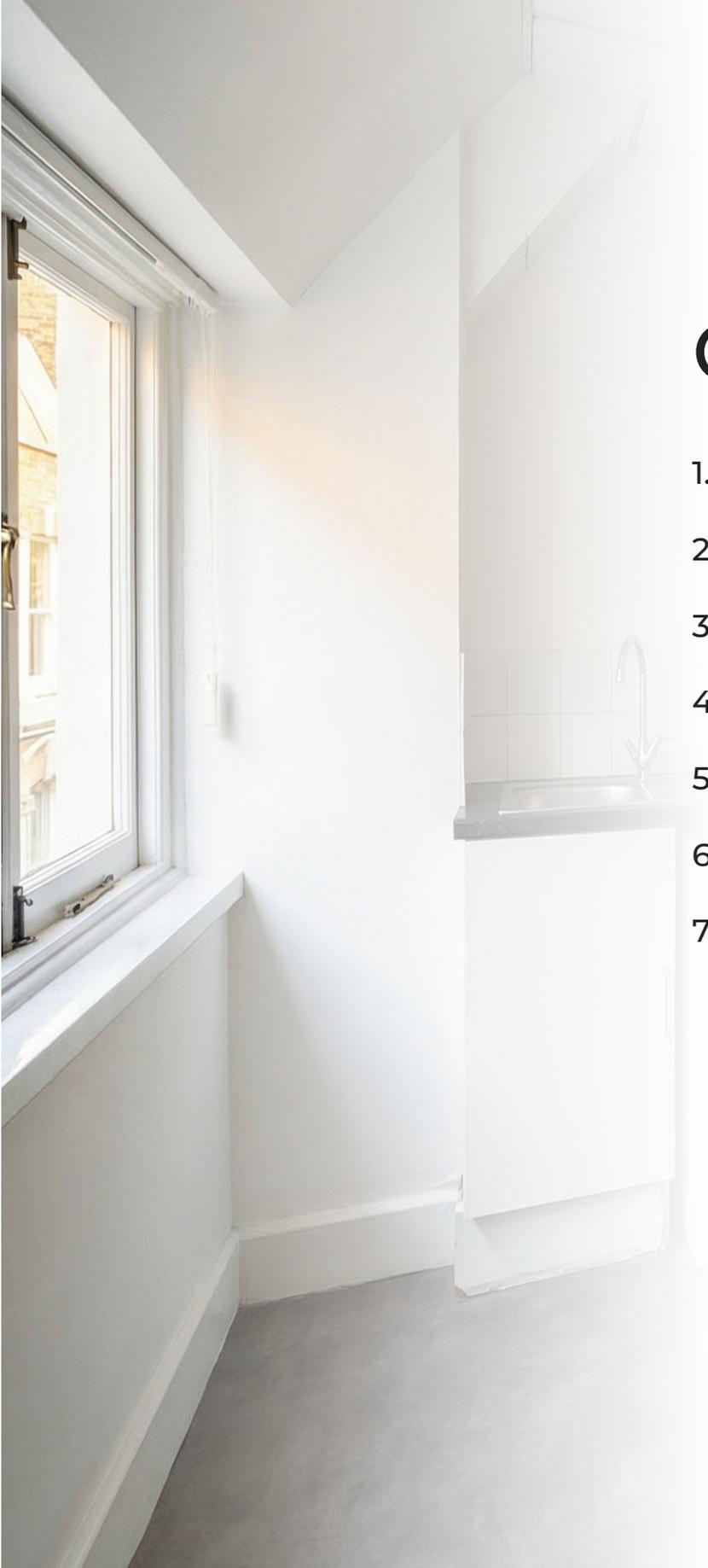


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Area Measurement Report

12-14 Devonshire Row,
London, EC2M 4RH
Reference 25.11.3468
14 January 2026





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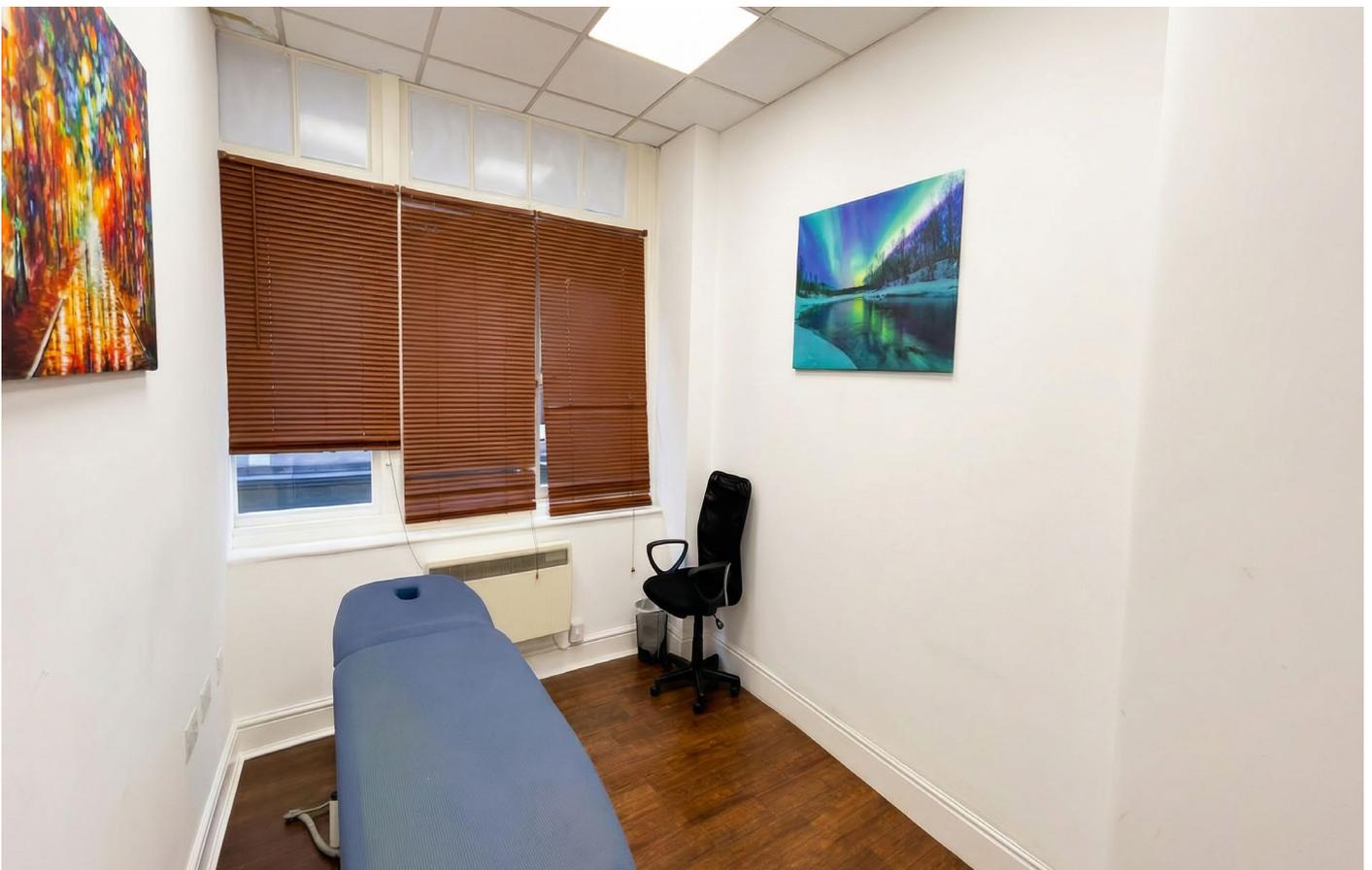
1. About Sterling Temple
2. Report objective
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4. Site and survey conditions
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1. About Sterling Temple

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 12-14 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

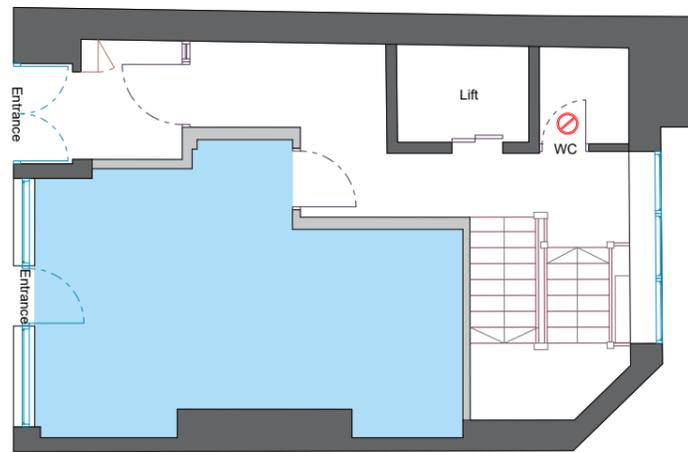
12-14 Devonshire Row is a mixed-use commercial building positioned within a well-established City fringe location, close to Liverpool Street and Broadgate. Arranged over ground and upper floors, the property accommodates active street-level retail use with self-contained office and clinical accommodation above. The accommodation benefits from good natural light, practical layouts, and supporting staff facilities. The building sits within a popular parade serving local occupiers and commuters, offering strong connectivity and consistent commercial demand.

4. Site Conditions

On the day of the survey 12-14 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)
Fourth Level	34.9	376	-	-	34.9	376	50.1	539
Third Level	77.4	833	-	-	77.4	833	96.7	1,041
Second Level	75.1	808	-	-	75.1	808	94.3	1,015
First Level	74.3	800	-	-	74.3	800	92.7	998
Ground Level	-	-	20.5	221	20.5	221	45.2	487
Total	261.7	2,817	20.5	221	282.2	3,038	379	4,080



Ground Level



Scale 1:100

12-14 Devonshire Row

City of London
London
EC2M 4RH

REFERENCES

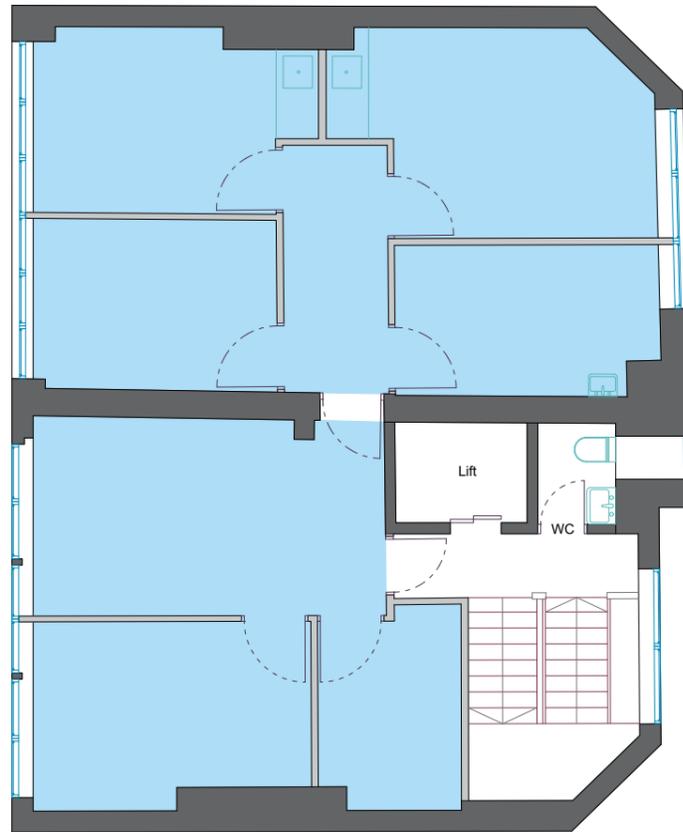
 Net Internal Area

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

12-14 Devonshire Row

City of London
London
EC2M 4RH

REFERENCES

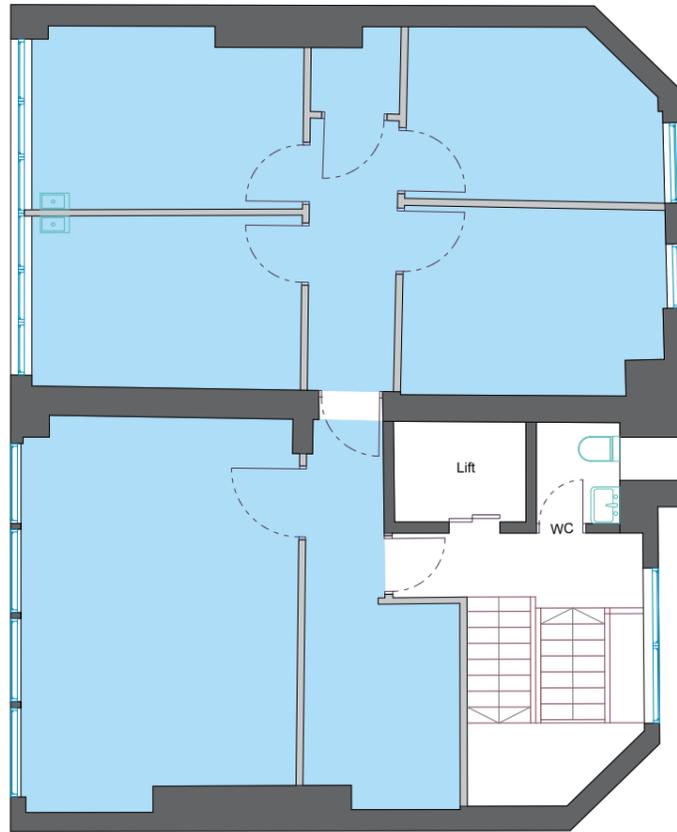
 Net Internal Area

Drawing Name
First Level Floor Plan

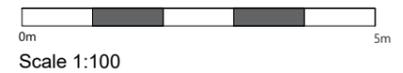
Date	Revision	Project Number	Description	Rev
13/01/2026	00	25.11.3468	Property Survey	0/0

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Second Level



12-14 Devonshire Row

City of London
London
EC2M 4RH

REFERENCES

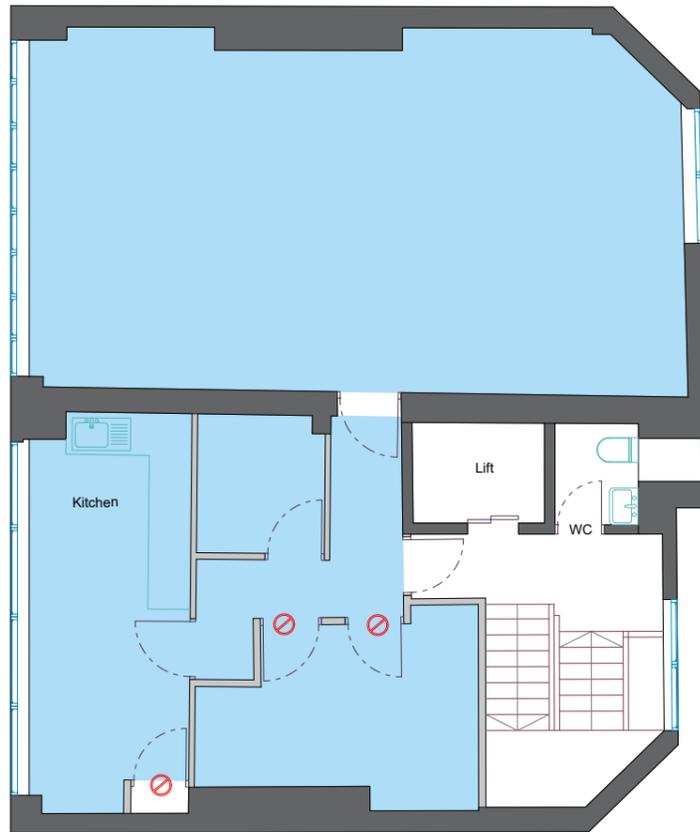
 Net Internal Area

Drawing Name
Second Level Floor Plan

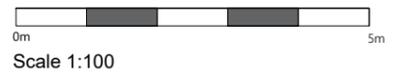
Date	Revision	Project Number	Description	Rev
13/01/2026	00	25.11.3468	Property Survey	0/0

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Third Level



12-14 Devonshire Row

City of London
London
EC2M 4RH

REFERENCES

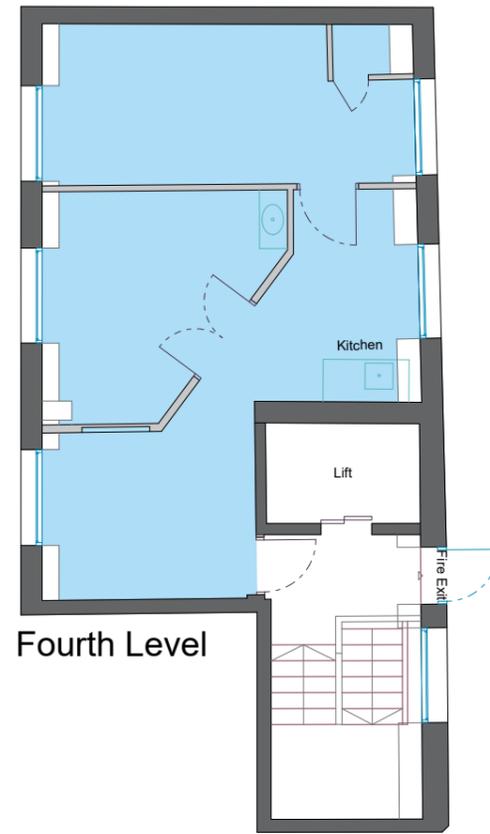
 Net Internal Area

Drawing Name
Third Level Floor Plan

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

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Fourth Level



12-14 Devonshire Row

City of London
London
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REFERENCES

 Net Internal Area

Drawing Name
Fourth 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 12-14 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.