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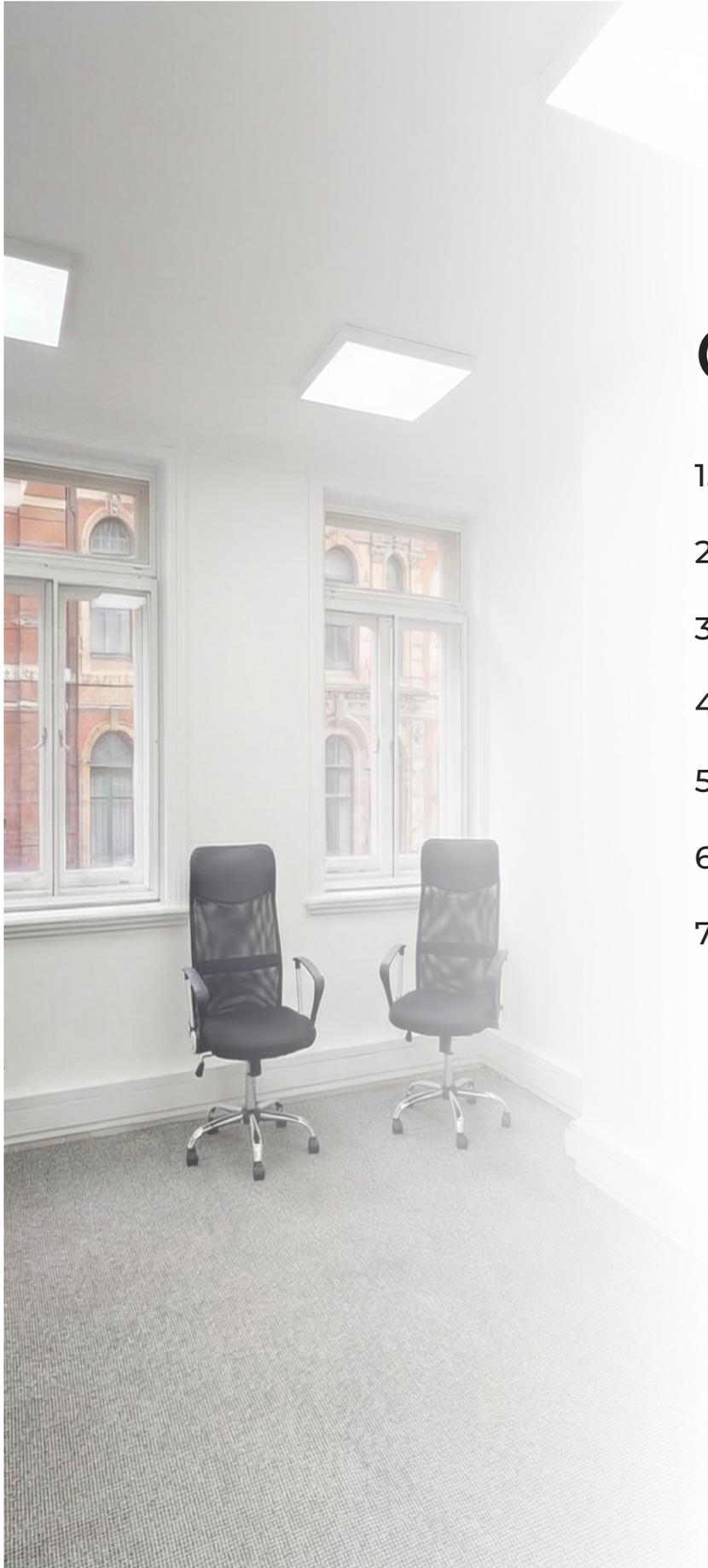
Area Measurement Report

154 Bishopsgate,
London, EC2M 4LN
Reference 25.11.3468
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 154 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

154 Bishopsgate, London, EC2M 4LN is a prominent mixed-use period building arranged over basement, ground and upper floors. The property benefits from an active ground-floor retail unit with modern fit-out, with upper floors configured as office accommodation and ancillary meeting spaces. Internally, the offices provide a mix of open-plan and cellular layouts with good natural light. The building occupies a highly visible corner position in the City of London, close to Liverpool Street

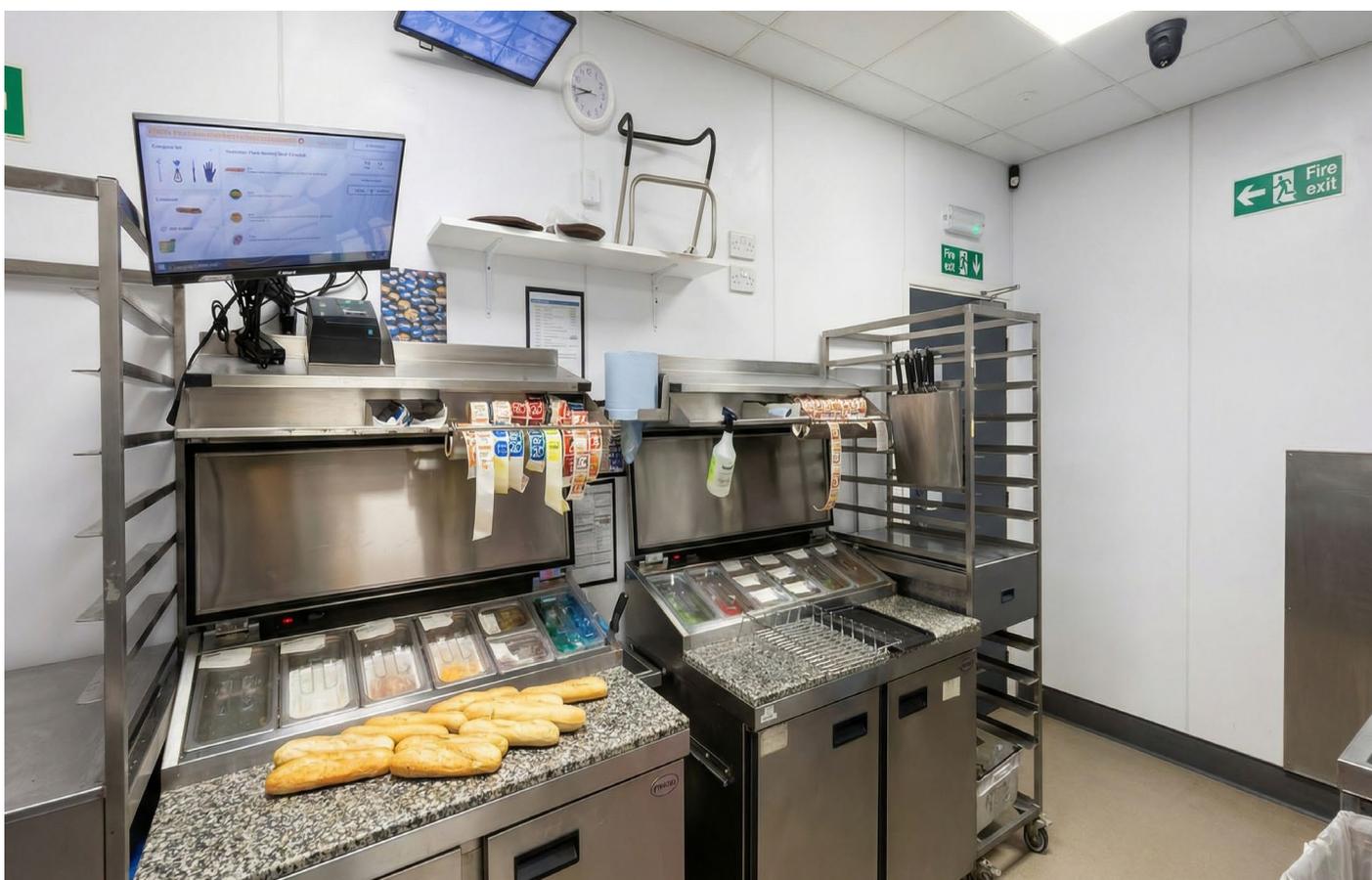
4. Site Conditions

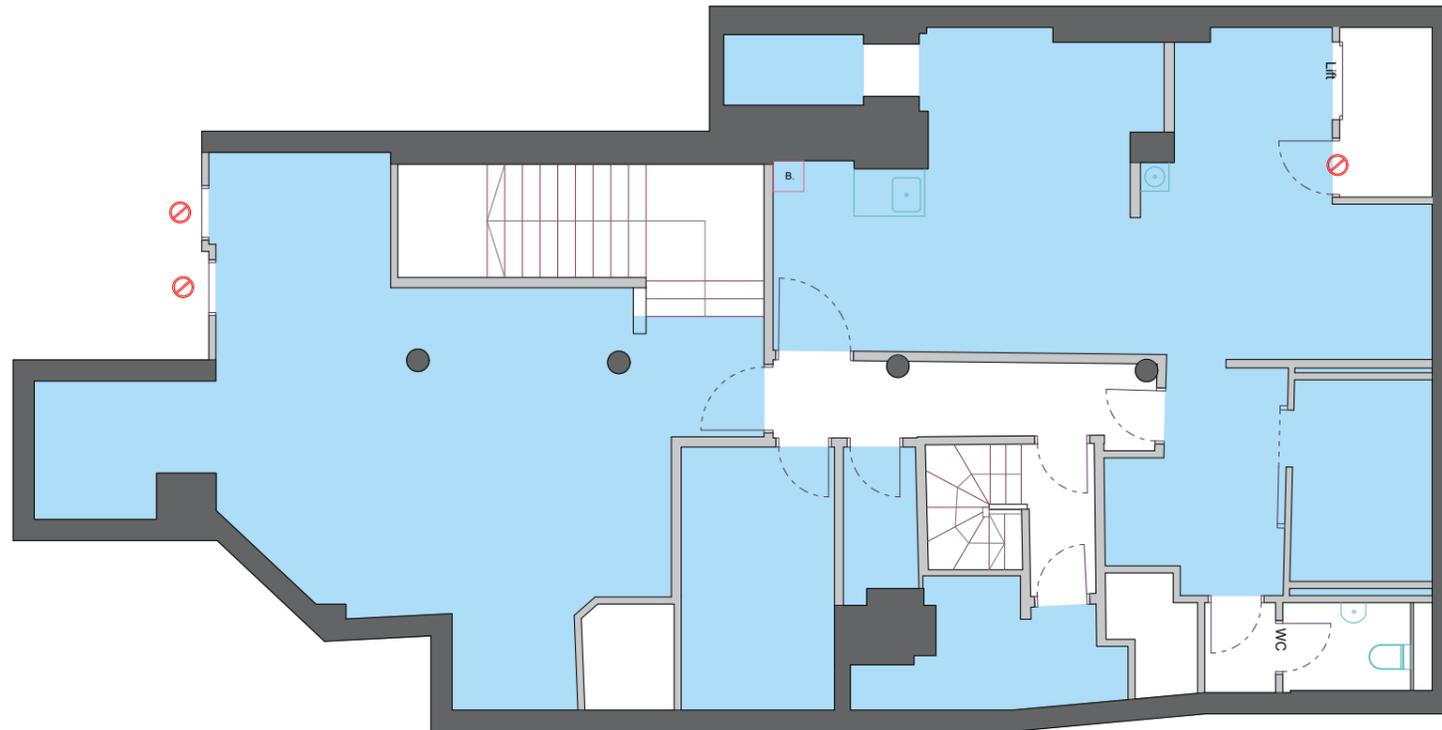
On the day of the survey 154 Bishopsgate was occupied and provided a satisfactory environment for accurate measurements. The property was in good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

5. Schedule of Areas

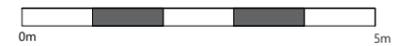
Net Internal Area and Gross Internal Area								
Floor Level	NIA Office (sq m)	NIA Office (sq ft)	NIA Retail (sq m)	NIA Retail (sq ft)	NIA Total (sq m)	NIA Total (sq ft)	GIA (sq m)	GIA (sq ft)
Fourth Level	50.1	539	-	-	50.1	539	90	969
Third Level	107.5	1,157	-	-	107.5	1,157	150.7	1,622
Second Level	105.4	1,135	-	-	105.4	1,135	138.2	1,488
First Level	110.8	1,193	-	-	110.8	1,193	136.2	1,466
Ground Level	-	-	99.9	1,075	99.9	1,075	143.4	1,544
Lower Ground	-	-	109.1	1,174	109.1	1,174	149.6	1,610
Total	373.8	4,024	209	2,249	582.8	6,273	808.1	8,699

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Lower Ground



Scale 1:100

154 Bishopsgate

City of London
London
EC2M 4QN

REFERENCES

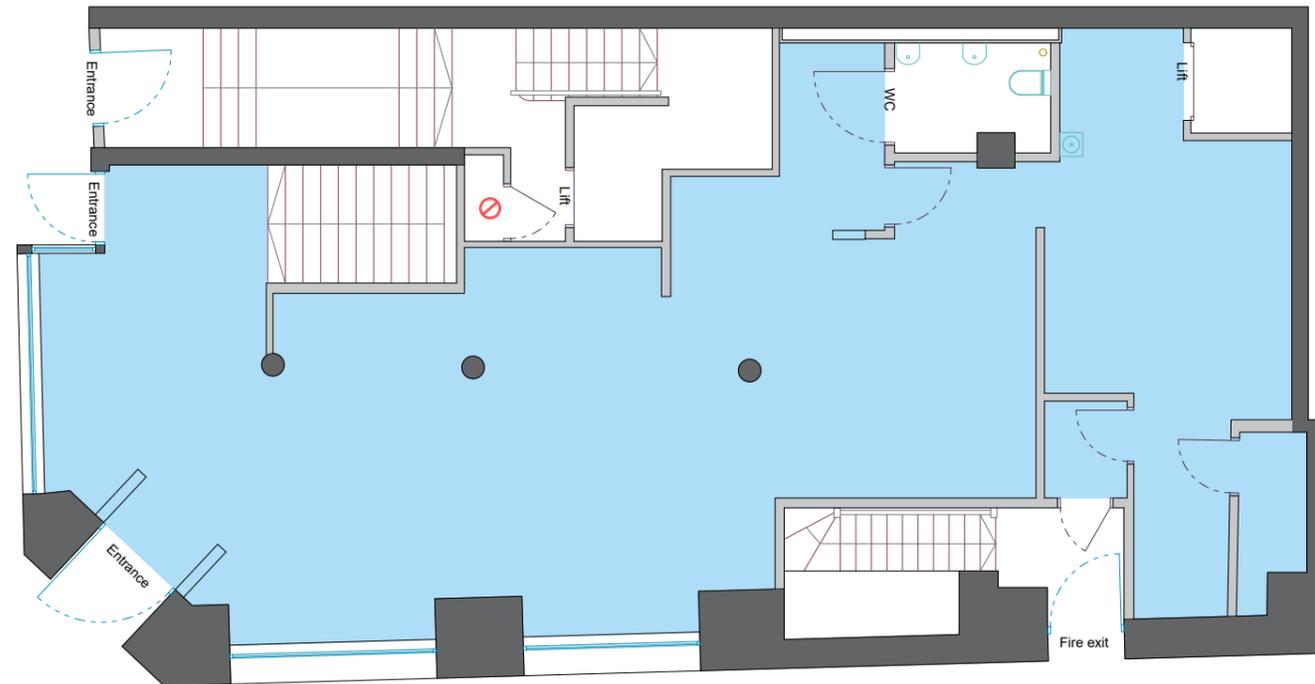
 Net Internal Area

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

154 Bishopsgate

City of London
London
EC2M 4QN

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



154 Bishopsgate

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REFERENCES

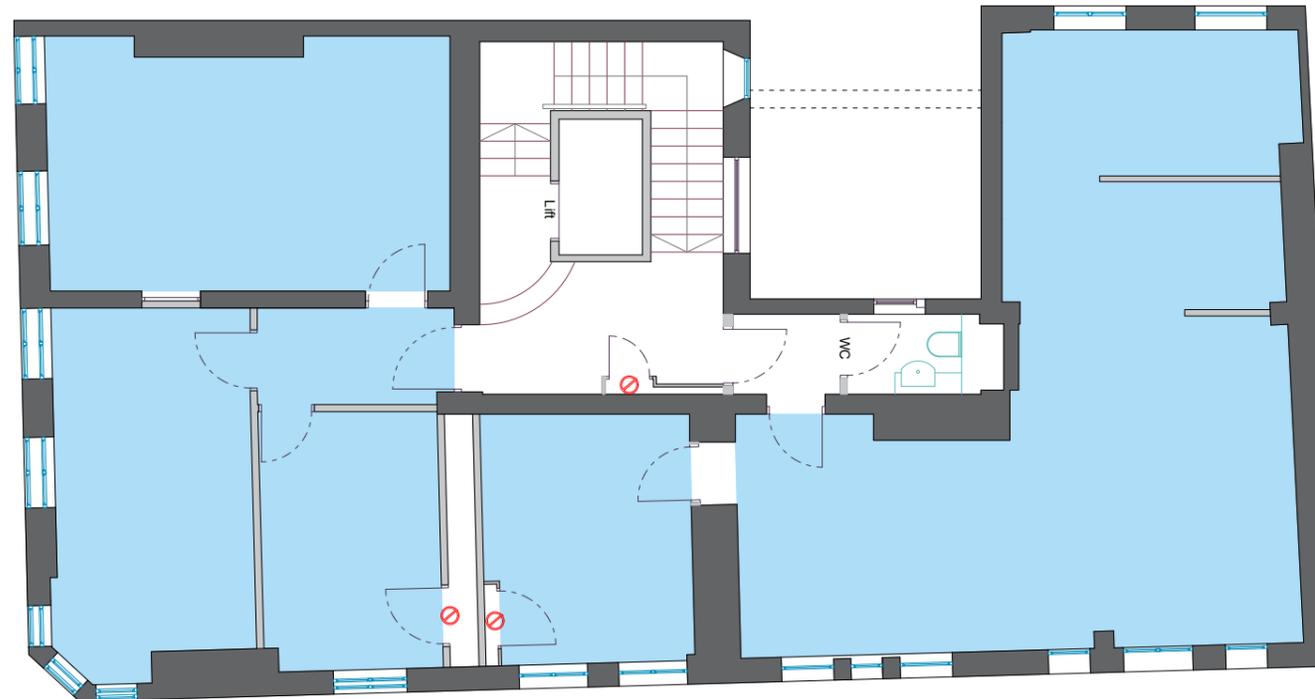
 Net Internal Area

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



154 Bishopsgate

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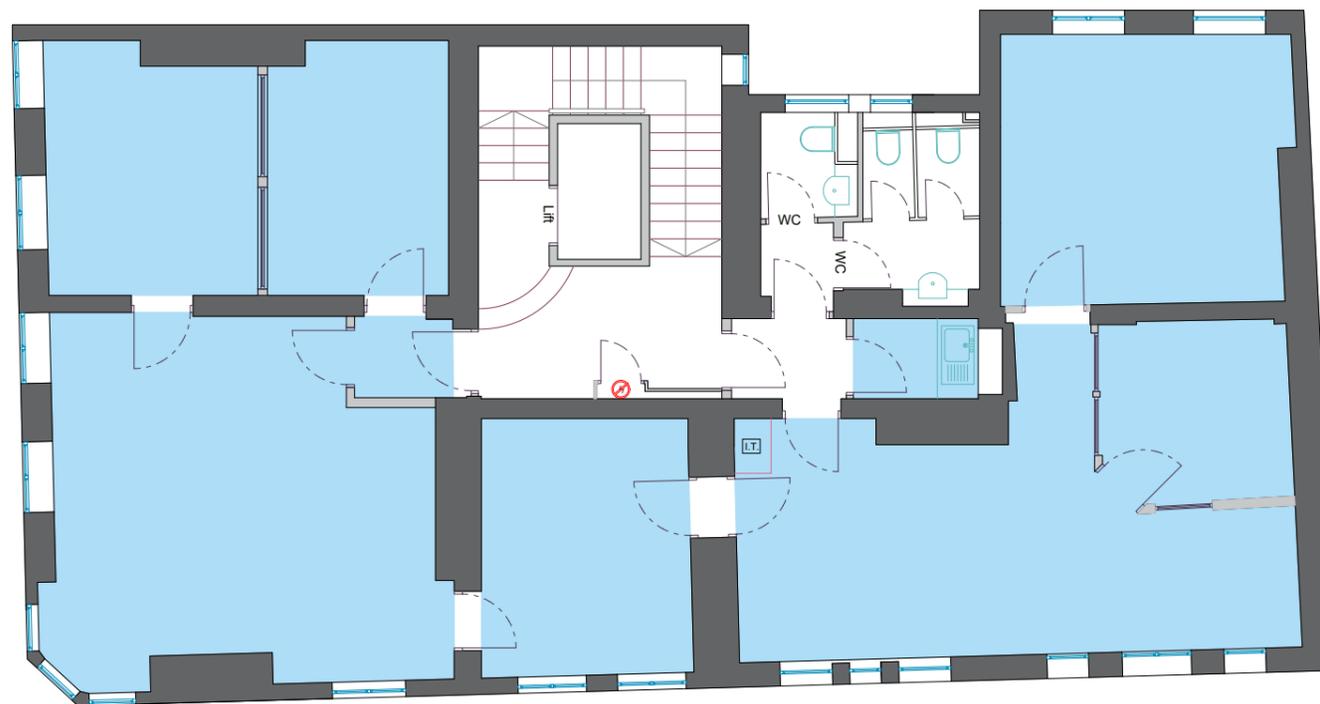
 Net Internal Area

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



154 Bishopsgate

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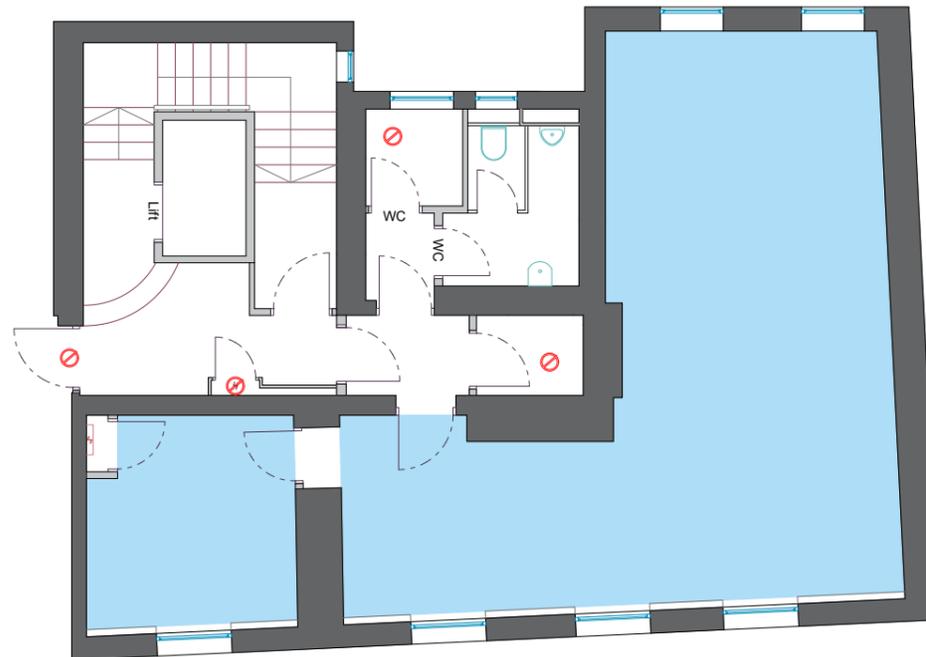
 Net Internal Area

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



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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 18 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.