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# Area Measurement Report

16 Devonshire Row,  
London, EC2M 4RH

Reference 25.11.3468

14 January 2026





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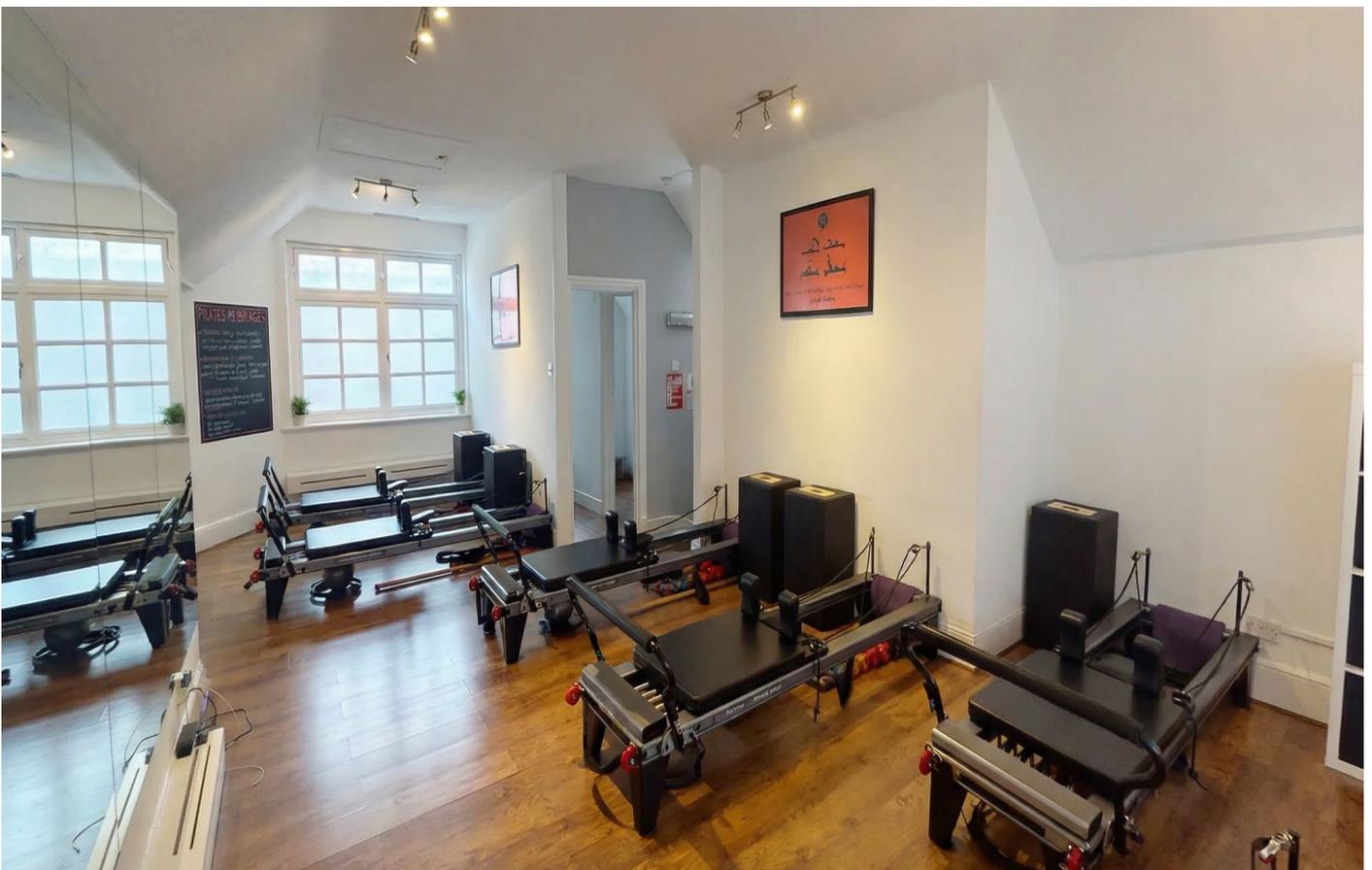
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## 1. About Sterling Temple

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 16 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

16 Devonshire Row is a characterful mixed-use building arranged over ground and upper floors in the heart of the City fringe, close to Liverpool Street. The property comprises a prominent ground floor commercial unit with ancillary accommodation above, currently fitted out to a good standard. Upper floors provide cellular rooms benefiting from excellent natural light, timber flooring, and traditional sash windows. The building occupies a strong position on this well-established parade.

## 4. Site Conditions

On the day of the survey 16 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.

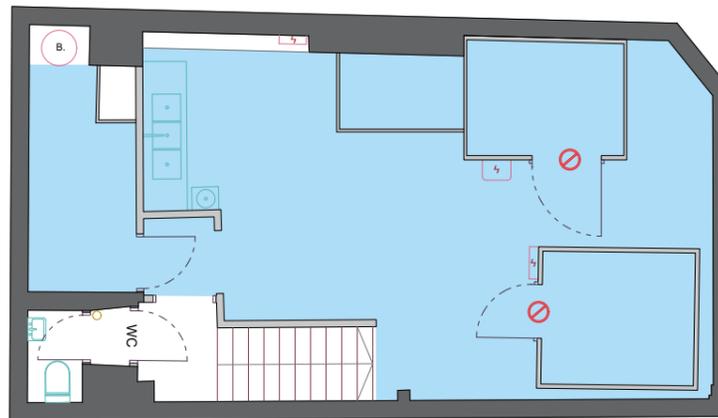
## 5. Schedule of Areas

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)
Third Level	32.5	350	-	-	32.5	350	41.9	451
Second Level	34.3	369	-	-	34.3	369	41.9	451
First Level	27.5	296	-	-	27.5	296	42.1	453
Ground Level	-	-	32.5	350	32.5	350	41.8	450
Lower Ground	-	-	40.6	437	40.6	437	48.4	521
<b>Total</b>	<b>94.3</b>	<b>1,015</b>	<b>73.1</b>	<b>787</b>	<b>167.4</b>	<b>1,802</b>	<b>216.1</b>	<b>2,326</b>

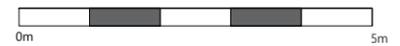
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Lower Ground



Scale 1:100

# 16 Devonshire Row

City of London  
London  
EC2M 4RH

## REFERENCES

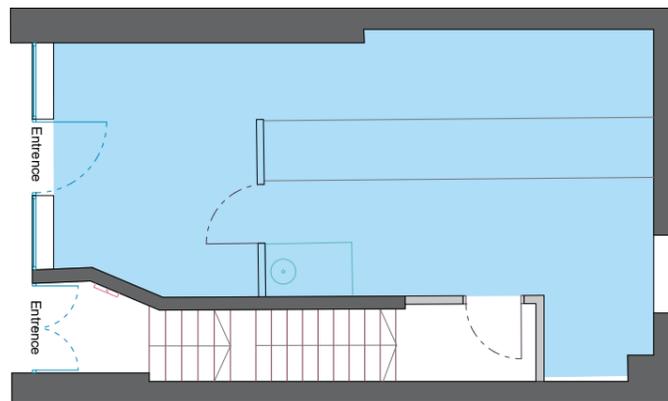
 Net Internal Area

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

# 16 Devonshire Row

City of London  
London  
EC2M 4RH

## REFERENCES

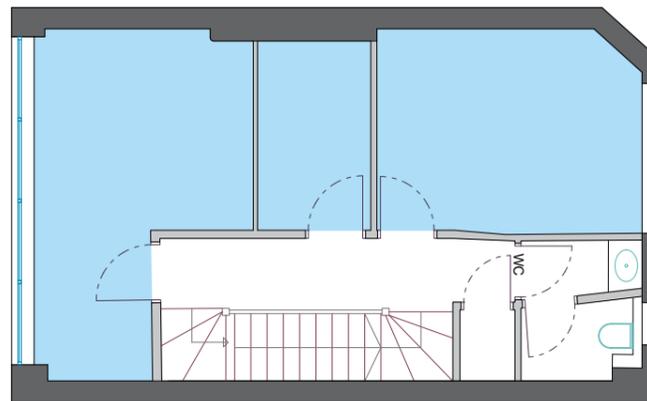
 Net Internal Area

Drawing Name  
Ground Level Floor Plan

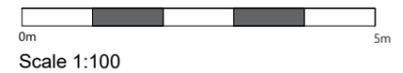
Date	Revision	Project Number	Description	Rev
13/01/2026	00	25.11.3468	Property Survey	0/0

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First Level



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City of London  
London  
EC2M 4RH

## REFERENCES

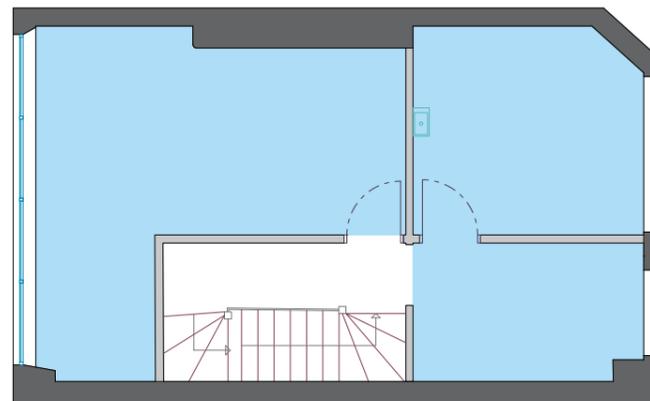
 Net Internal Area

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



Scale 1:100

# 16 Devonshire Row

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EC2M 4RH

## REFERENCES

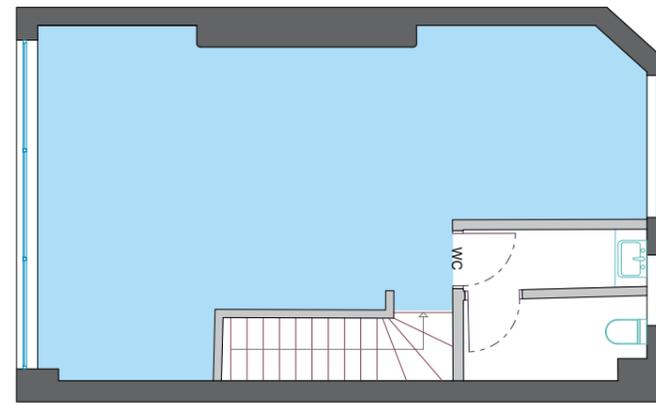
 Net Internal Area

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



Scale 1:100

# 16 Devonshire Row

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## 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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## 7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at 16 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.