

sterlingtemple

Area Measurement Report

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



A photograph of a room with a window, a chair, and a framed picture on the wall. The room has white walls, a window with a dark frame and grey curtains, and a wooden floor with a dark chair in the foreground. A framed picture hangs on the wall to the left of the window.

Contents

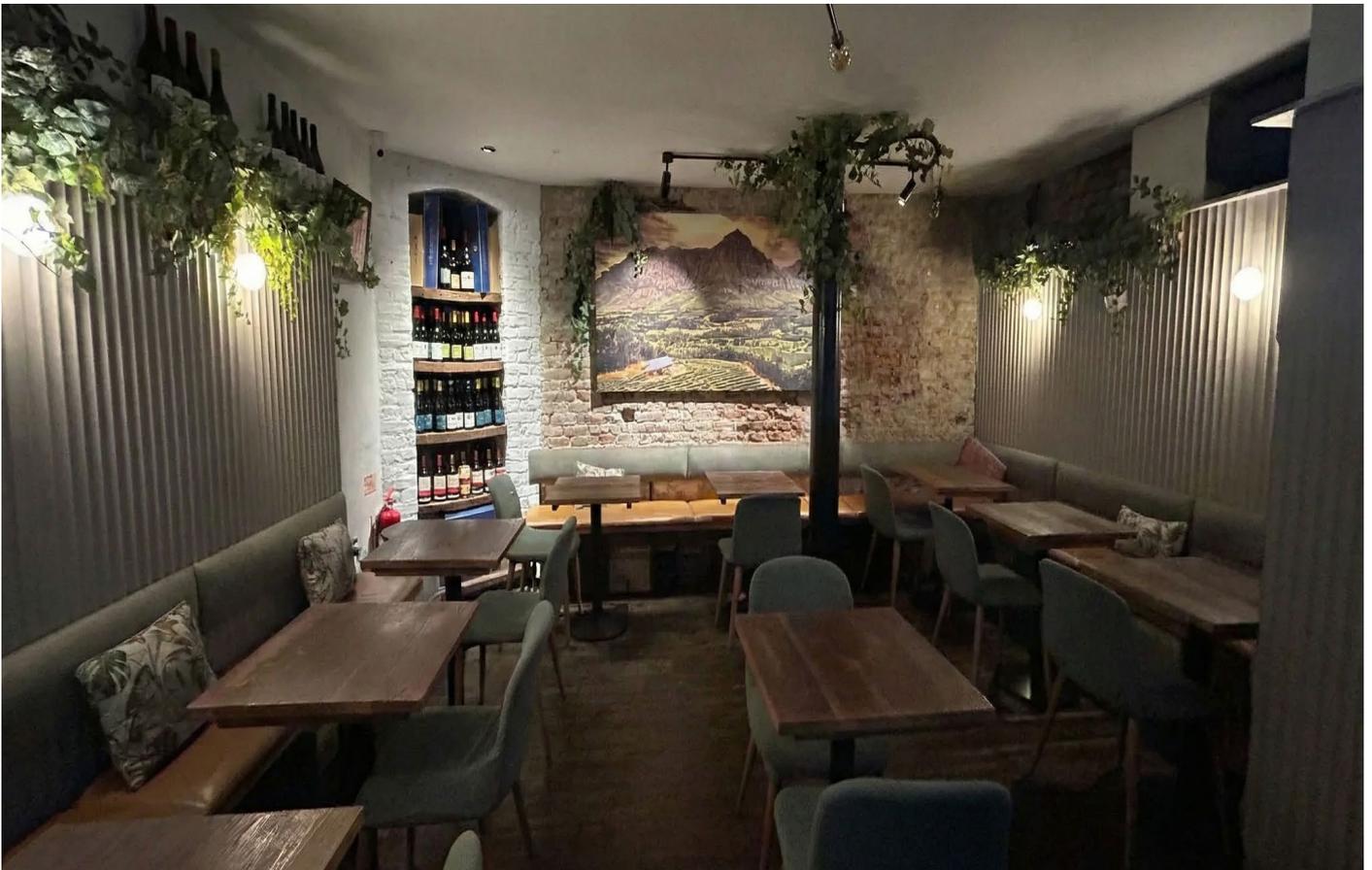
1. About Sterling Temple
2. Report objective
3. The Property
4. Site and survey conditions
5. Schedule of Areas
6. Drawings
7. Summary

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

sterlingtemple



2. Report Objective

The objective of this report was to deliver a precise and reliable area measurement survey of 8 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

8 Devonshire Row, London, EC2M is a characterful mixed-use property arranged over multiple floors, positioned within the City of London's established food, beverage and office quarter. The building features an active ground floor restaurant and bar space, with well-lit upper floors providing ancillary and office accommodation. Internally, the accommodation combines period features with functional layouts, exposed floor finishes and good natural light, benefiting from a prominent city-fringe location close to Liverpool Street and Broadgate.

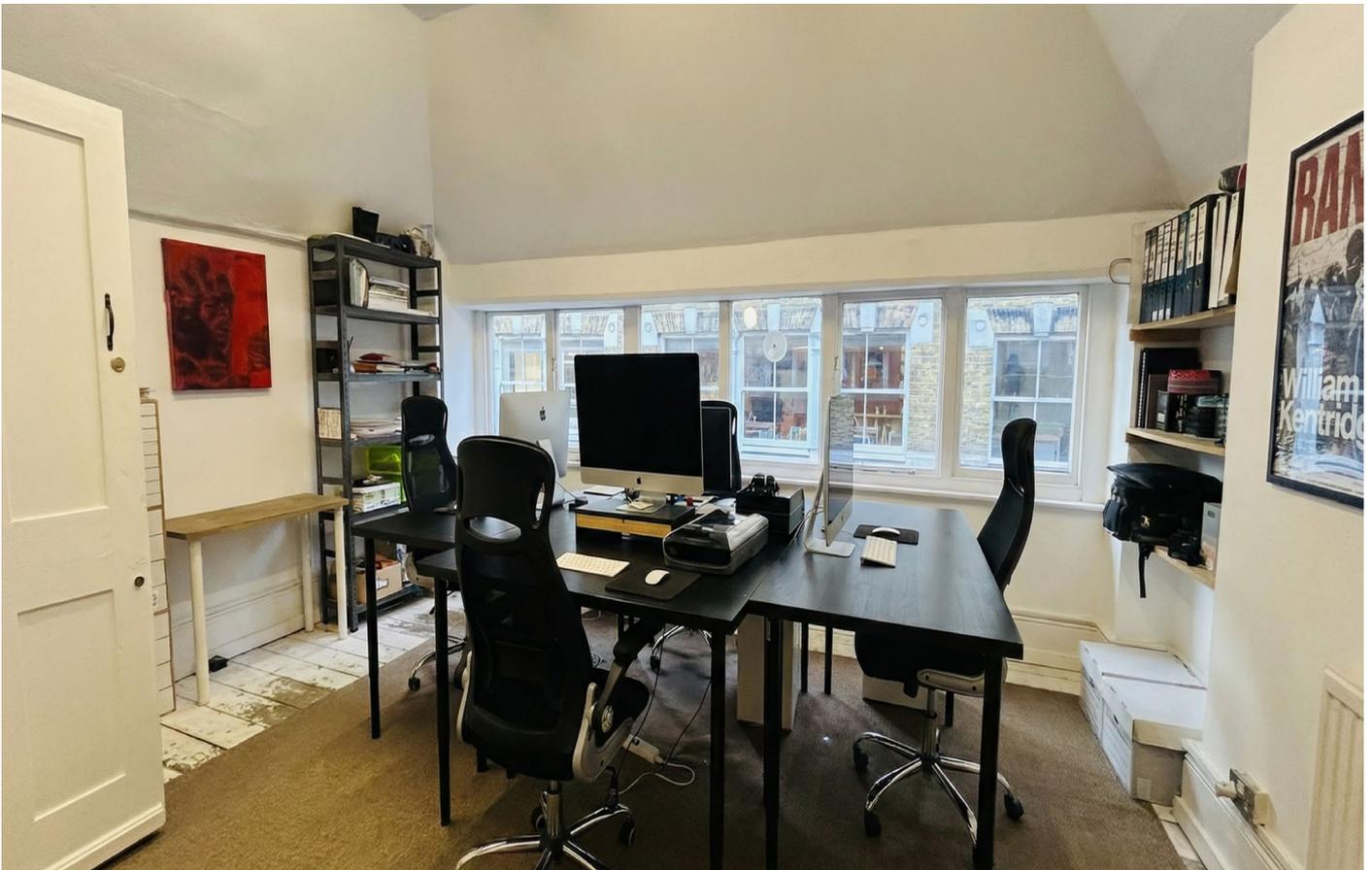
4. Site Conditions

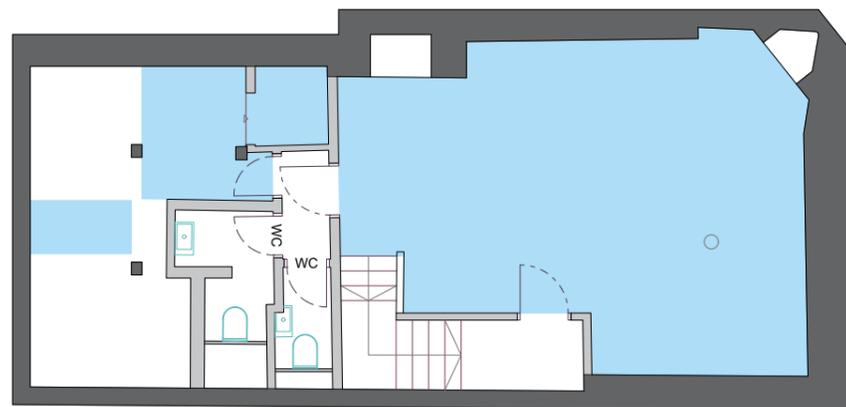
On the day of the survey 8 Devonshire Row was occupied and provided a satisfactory environment for accurate measurements. The property was in good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

5. Schedule of Areas

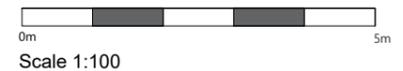
Net Internal Area and Gross Internal Area								
Floor Level	NIA Office (sq m)	NIA Office (sq ft)	NIA Retail (sq m)	NIA Retail (sq ft)	NIA Total (sq m)	NIA Total (sq ft)	GIA (sq m)	GIA (sq ft)
Third Level	32.3	348	-	-	32.3	348	40.1	432
Second Level	29.7	320	-	-	29.7	320	38.4	413
First Level	28.4	306	-	-	28.4	306	35.3	380
Ground Level	-	-	35.9	386	35.9	386	42.4	456
Lower Ground	-	-	32	344	32	344	51.8	558
Total	90.4	973	67.9	731	158.3	1,704	208.0	2,239

sterlingtemple





Lower Ground



8 Devonshire Row

City of London
London
EC2M 4RH

REFERENCES

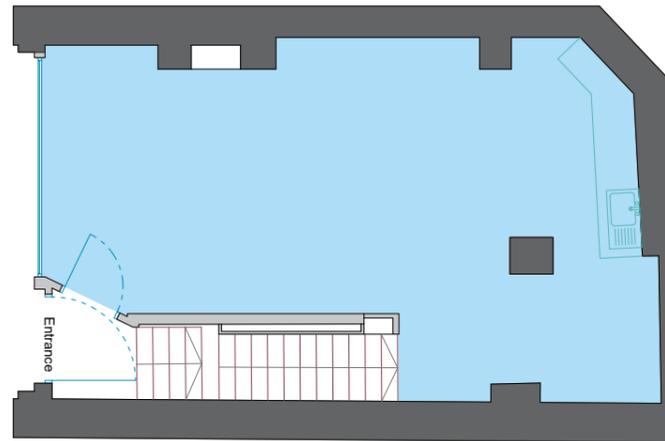
 Net Internal Area

Drawing Name
Lower Ground Floor Plan

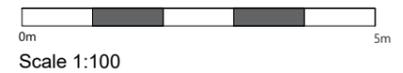
Date	Revision	Project Number	Description	Rev
13/01/2026	00	25.11.3468	Property Survey	0/0

sterlingtemple

0203 4639225
www.sterlingtemple.com



Ground Level



8 Devonshire Row

City of London
London
EC2M 4RH

REFERENCES

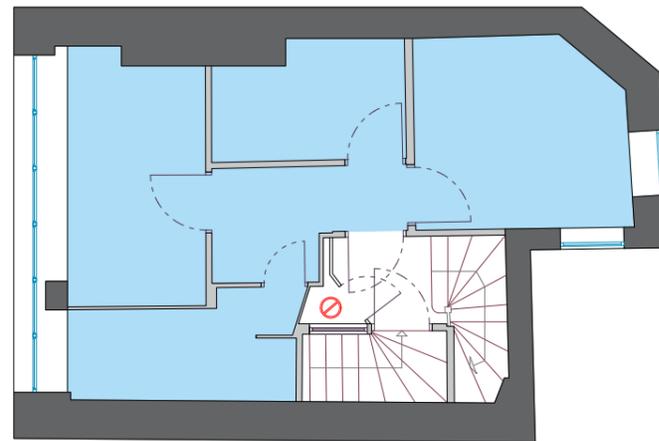
 Net Internal Area

Drawing Name
Ground Level Floor Plan

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

sterlingtemple

0203 4639225
www.sterlingtemple.com



First Level



Scale 1:100

8 Devonshire Row

City of London
London
EC2M 4RH

REFERENCES

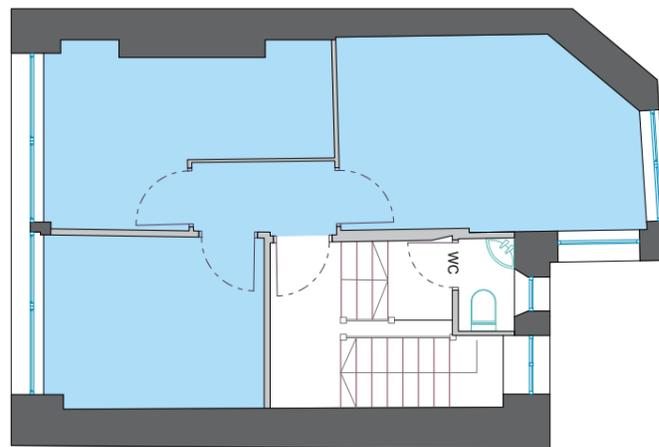
 Net Internal Area

Drawing Name
First Level Floor Plan

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

sterlingtemple

0203 4639225
www.sterlingtemple.com



Second Level



Scale 1:100

8 Devonshire Row

City of London
London
EC2M 4RH

REFERENCES

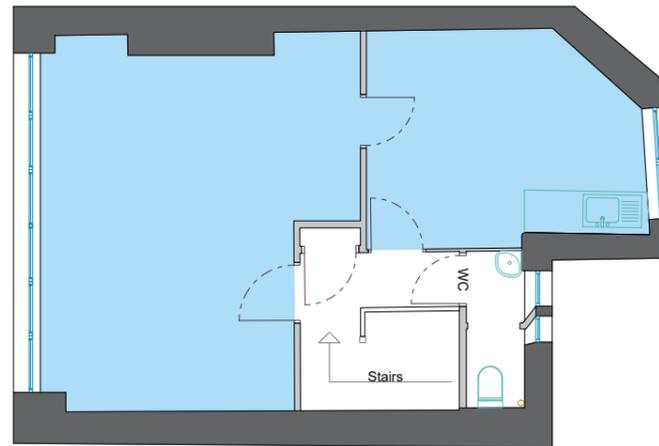
 Net Internal Area

Drawing Name
Second Level Floor Plan

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

sterlingtemple

0203 4639225
www.sterlingtemple.com



Third Level



Scale 1:100

8 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

sterlingtemple

0203 4639225
www.sterlingtemple.com

7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at 8 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.