

Area Measurement Report

This measured survey was carried out in accordance with
RICS International Property Measurement Standards

1st edition, May 2015



26th June 2019

The services we offer...



Building Information Modelling (BIM) & 3D Laser Scanning Surveys

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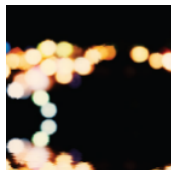
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Topographical Land Surveys

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PRE Chartered Surveyors Ltd is the UK's leading niche Chartered Surveying firm offering specialist professional services to both landlords and tenants.

We are regulated by the Royal Institution of Chartered Surveyors (RICS).

Clients nationwide benefit from the wide ranging expertise, experience and accuracy of our in-house property teams. The ability to pick and choose from our wide range of services saves you time and cost.

REPORT ISSUE STATUS

| STATUS | DATE | CHANGE |
|---------------|-------------|------------------|
| INSPECTED | 23-04-2019 | CLIENTS COMMENTS |
| DRAFT | 02-05-2019 | CLIENTS COMMENTS |
| DRAFT | 13-05-2019 | CLIENTS COMMENTS |
| DRAFT | 16-05-2019 | CLIENTS COMMENTS |
| INSPECTED | 03-06-2019 | APPROVED |
| DRAFT | 04-06-2019 | CLIENTS COMMENTS |
| DRAFT | 07-06-2019 | APPROVED |
| FINAL | 26-06-2019 | APPROVED |

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1. INTRODUCTION

This measured survey was undertaken by PRE Chartered Surveyors Ltd, in accordance with the guidelines as described in the first edition of 'RICS Property Measurement' from 2015, published by the Royal Institution of Chartered Surveyors.

2. SCOPE OF WORKS

The areas measured were as found on site, in accordance with the RICS guidelines. The measurements were undertaken by PRE Chartered Surveyors Ltd at the date of survey, under site conditions at that time, and in line with PRE Chartered Surveyors Ltd standard conditions of contract.

3. SITE SURVEY

Measurements were taken to the dominant internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas. Dimensions, using a steel tape and "Leica Disto" laser device, among other surveying equipment, were taken between turning points around the walls. These were recorded manually on sketches, together with overall distances and, where necessary, diagonals and check measurements.

4. AREA CALCULATION

Site survey work and corresponding accuracy levels are constrained by the methods adopted, given the nature of access to the site, and the time allocated to complete the work. All site observations and dimensions were checked using in-house computer technology and any discrepancies exceeding the required tolerance were, if necessary, verified on site. Modern CAD systems were used to construct accurate internal area drawings from the observed data and then to determine area values from these plans, which are scaled for presentation purposes on the area reference drawings.

We compare our calculated floor areas with information that is provided to us by clients, or with information found through our own research, in order to maximise the accuracy of our surveys.

With regard to tolerances to accuracy, we work in accordance to the guidelines set out in the RICS guidance note 'Measured Surveys of Land, Buildings and Utilities', 3rd edition, 2014.

5. AREA CALCULATION

This Area Measurement Report includes a breakdown of the floor areas of the property, floor plans for reference, and photographs.

6. QUALITY CONTROL

All figures and drawings are checked as part of our strict standard of work procedures and protocol, in accordance with the company's quality control, surveying measurement standards, and the Royal Institution of Chartered Surveyors.

7. PHOTOGRAPHS

The following photographs were taken during the inspection of the property.



Ground Floor – Manor House



Ground Floor – Manor House



Ground Floor – Manor House



Ground Floor – Manor House

SUMMARY OF AREAS - MANOR HOUSE

BBC Caversham Park, Peppard Road, Reading, RG4 8TZ

Net Internal Areas

| FLOOR | USE | AREA sq m | AREA sq ft | EXCLUDED AREAS | | |
|--------------------------|---------|-----------------|---------------|----------------|-------|-------|
| | | | | | sq m | sq ft |
| GROUND | Offices | 4,206.87 | 45,282 | Columns x 86 | 38.93 | 419 |
| GROUND TOTAL | | 4,206.87 | 45,282 | | | |
| FIRST | Offices | 1,992.59 | 21,448 | Columns x 16 | 5.79 | 62 |
| FIRST TOTAL | | 1,992.59 | 21,448 | | | |
| UPPER FIRST | Offices | 94.40 | 1,016 | | | |
| UPPER FIRST TOTAL | | 94.40 | 1,016 | | | |
| SECOND | Offices | 593.85 | 6,392 | | | |
| SECOND TOTAL | | 593.85 | 6,392 | | | |
| OVERALL TOTAL | | 6,887.71 | 74,138 | | | |

Gross Internal Areas

| FLOOR | USE | AREA sq m | AREA sq ft |
|----------------------|---------|-----------------|---------------|
| GROUND | Offices | 5,053.08 | 54,391 |
| FIRST | Offices | 3,090.40 | 33,265 |
| UPPER FIRST | Offices | 182.33 | 1,963 |
| SECOND | Offices | 890.02 | 9,580 |
| OVERALL TOTAL | | 9,215.83 | 99,199 |

| | |
|-----------------------|--------|
| Condition of Property | Vacant |
|-----------------------|--------|

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.

Manor House - Ground Floor

Net Internal Area

| | | |
|-------------------|----------------------|---------------------|
| NIA Offices: | 4,206.87 sq m | 45,282 sq ft |
| Total NIA: | 4,206.87 sq m | 45,282 sq ft |

Areas excluded from the NIA:

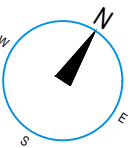
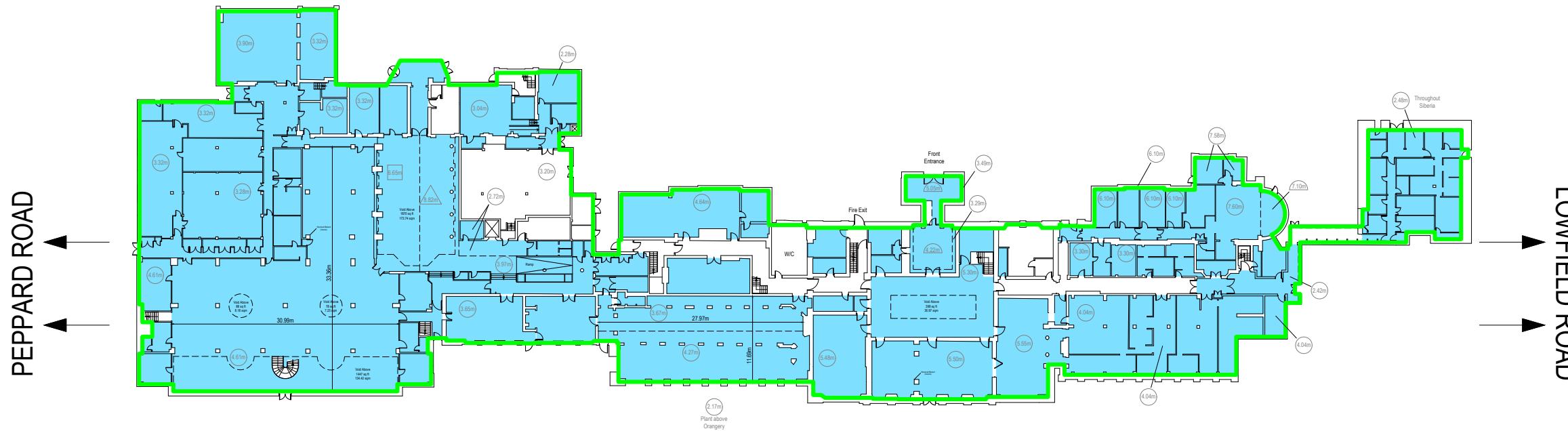
| | | |
|---------------|------------|-----------|
| Columns x 86: | 38.93 sq m | 419 sq ft |
|---------------|------------|-----------|

Gross Internal Area

| | | |
|-------------|----------------------|---------------------|
| GIA: | 5,053.08 sq m | 54,391 sq ft |
|-------------|----------------------|---------------------|

Key

- Floor to Ceiling Height
- Floor to Eave Height
- Floor to Ridge Height
- Floor to Domed Ceiling Height



Scale 1:700 @ A3



PROJECT
BBC Caversham Park
 Peppard Road
 Reading
 RG4 8TZ

DRAWING TITLE
Manor House - Ground Floor Plan

SCALE
1:700 @ A3

Area Measurement Report

DRAWN BY
 MT_07/06/19

DATE OF INSPECTION
 23/04/19

QA ASSESSOR
 PJ

DRAWING NO.
 10116216_E1



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5. ALL STRUCTURAL ELEMENTS ARE ASSUMED AND ARE SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER.

CAVERSHAM PARK DRIVE

BBC Caversham Park

Peppard Road, Reading, RG4 8TZ

Manor House - First Floor

Net Internal Area

| | | |
|-------------------|----------------------|---------------------|
| NIA Offices: | 1,992.59 sq m | 21,448 sq ft |
| Total NIA: | 1,992.59 sq m | 21,448 sq ft |

Areas excluded from the NIA:

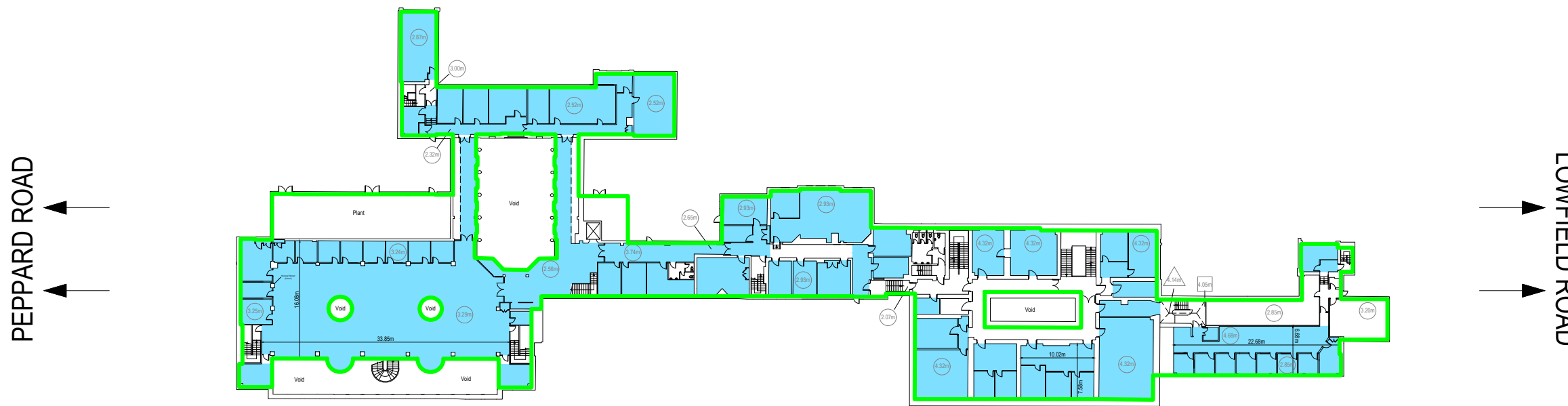
| | | |
|---------------|-----------|----------|
| Columns x 16: | 5.79 sq m | 62 sq ft |
|---------------|-----------|----------|

Gross Internal Area

| | | |
|------|---------------|--------------|
| GIA: | 3,090.40 sq m | 33,265 sq ft |
|------|---------------|--------------|

Key

- Floor to Ceiling Height
- Floor to Eave Height
- Floor to Ridge Height
- Floor to Domed Ceiling Height



Scale 1:700 @ A3



PROJECT
BBC Caversham Park
Peppard Road
Reading
RG4 8TZ

DRAWING TITLE
Manor House - First Floor Plan
SCALE
1:700 @ A3

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23/04/19
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Manor House - Upper First Floor





Net Internal Area

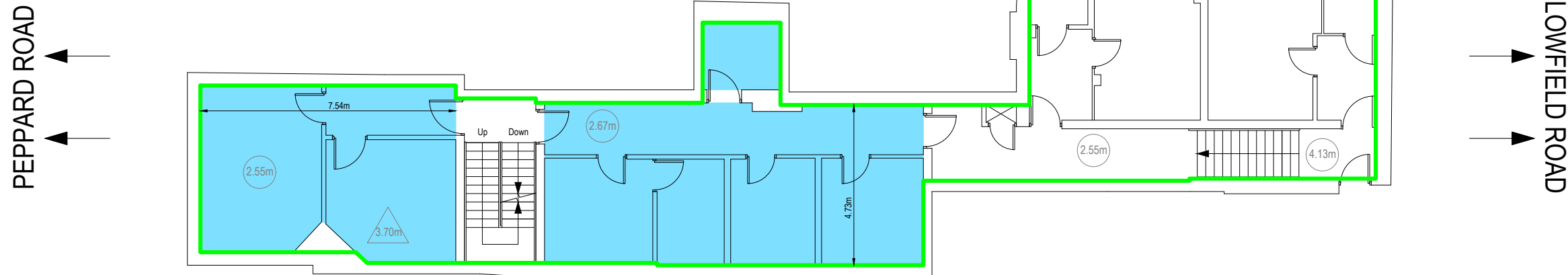
| | | |
|-------------------|-------------------|--------------------|
| NIA Offices: | 94.40 sq m | 1,016 sq ft |
| Total NIA: | 94.40 sq m | 1,016 sq ft |

Gross Internal Area

| | | |
|------|-------------|-------------|
| GIA: | 182.33 sq m | 1,963 sq ft |
|------|-------------|-------------|

Key

-  Floor to Ceiling Height
-  Floor to Eave Height
-  Floor to Ridge Height
-  Floor to Domed Ceiling Height



Scale 1:150 @ A3



PROJECT
BBC Caversham Park
 Peppard Road
 Reading
 RG4 8TZ

DRAWING TITLE
Manor House - Upper First Floor Plan

SCALE
1:150 @ A3

Area Measurement Report

DRAWN BY
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DATE OF INSPECTION
 23/04/19

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Manor House - Second Floor





Net Internal Area

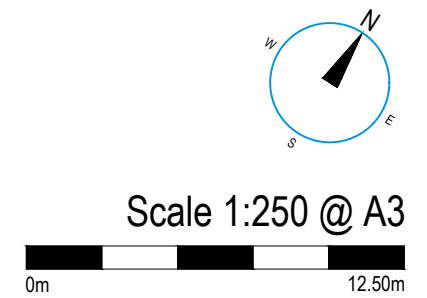
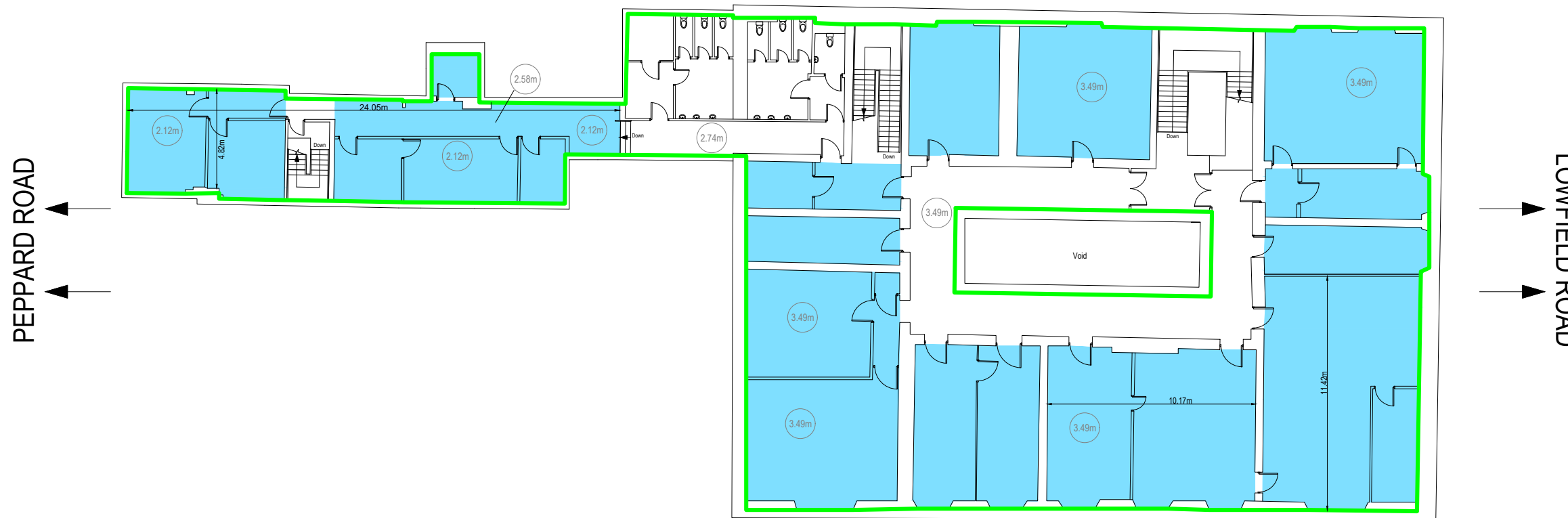
| | | |
|--------------|-------------|-------------|
| NIA Offices: | 593.85 sq m | 6,392 sq ft |
|--------------|-------------|-------------|

Gross Internal Area

| | | |
|------|-------------|-------------|
| GIA: | 890.02 sq m | 9,580 sq ft |
|------|-------------|-------------|

Key

-  Floor to Ceiling Height
-  Floor to Eave Height
-  Floor to Ridge Height
-  Floor to Domed Ceiling Height



PROJECT
BBC Caversham Park
 Peppard Road
 Reading
 RG4 8TZ

DRAWING TITLE
Manor House - Second Floor Plan

SCALE
1:250 @ A3

Area Measurement Report

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 MT_07/06/19

DATE OF INSPECTION
 23/04/19

QA ASSESSOR
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SUMMARY OF AREAS - SQUASH COURT
BBC Caversham Park, Peppard Road, Reading, RG4 8TZ

Gross Internal Areas

| FLOOR | USE | AREA sq m | AREA sq ft |
|---------------|--------------|--------------|---------------|
| GROUND | Squash Court | 107.80 | 1,160 |
| MEZZANINE | Viewing Area | 12.56 | 135 |
| OVERALL TOTAL | | 120.36 | 1,295 |

| | |
|-----------------------|--------|
| Condition of Property | Vacant |
|-----------------------|--------|

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.

CAVERSHAM PARK DRIVE



BBC Caversham Park





Peppard Road, Reading, RG4 8TZ

Squash Court - Ground Floor

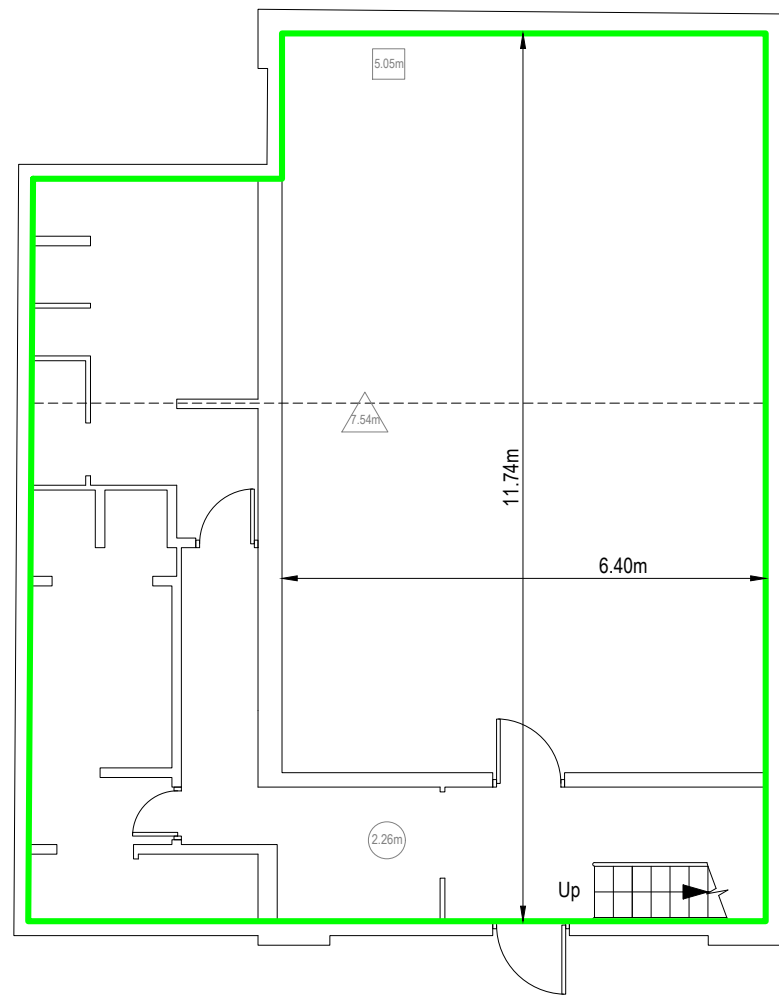
Gross Internal Area

GIA: 107.80 sq m 1,160 sq ft

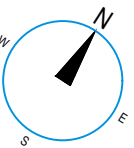
Key

-  Floor to Ceiling Height
-  Floor to Eave Height
-  Floor to Ridge Height
-  Floor to Domed Ceiling Height

PEPPARD ROAD



LOWFIELD ROAD



Scale 1:100 @ A3



PROJECT
BBC Caversham Park
 Peppard Road
 Reading
 RG4 8TZ

DRAWING TITLE
Squash Court - Ground Floor Plan

SCALE
 1:100 @ A3

Area Measurement Report

DRAWN BY
 MT_07/06/19

DATE OF INSPECTION
 23/04/19

QA ASSESSOR
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BBC Caversham Park

Peppard Road, Reading, RG4 8TZ

Squash Court - Mezzanine Floor

Gross Internal Area

GIA: 12.56 sq m 135 sq ft

Key

- Floor to Ceiling Height
- Floor to Eave Height
- △ Floor to Ridge Height
- ◐ Floor to Domed Ceiling Height

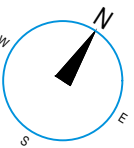
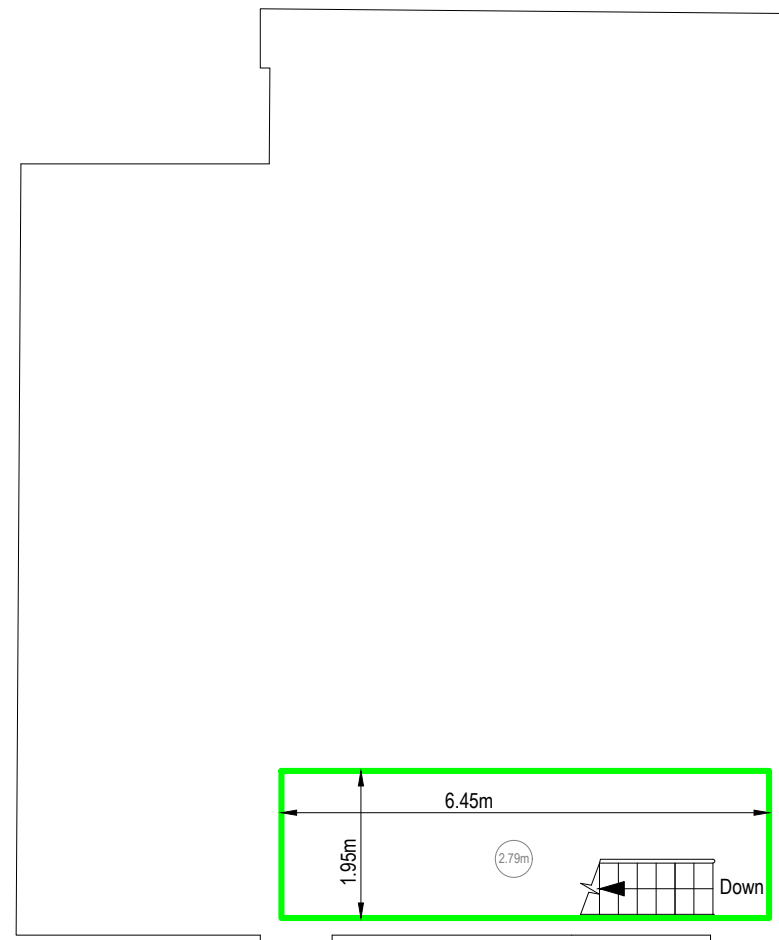
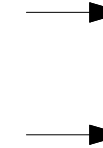
CAVERSHAM PARK DRIVE



PEPPARD ROAD



LOWFIELD ROAD



Scale 1:100 @ A3



PROJECT
BBC Caversham Park
Peppard Road
Reading
RG4 8TZ

DRAWING TITLE
Squash Court - Mezzanine Floor Plan

SCALE
1:100 @ A3

Area Measurement Report

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MT_07/06/19

DATE OF INSPECTION
23/04/19

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SUMMARY OF AREAS - GARAGE

BBC Caversham Park, Peppard Road, Reading, RG4 8TZ

Gross Internal Areas

| FLOOR | USE | AREA sq m | AREA sq ft |
|---------------|---------|--------------|---------------|
| GROUND | Storage | 121.54 | 1,308 |
| OVERALL TOTAL | | 121.54 | 1,308 |

| | |
|-----------------------|--------|
| Condition of Property | Vacant |
|-----------------------|--------|

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.

BBC Caversham Park

Peppard Road, Reading, RG4 8TZ

Garage - Ground Floor

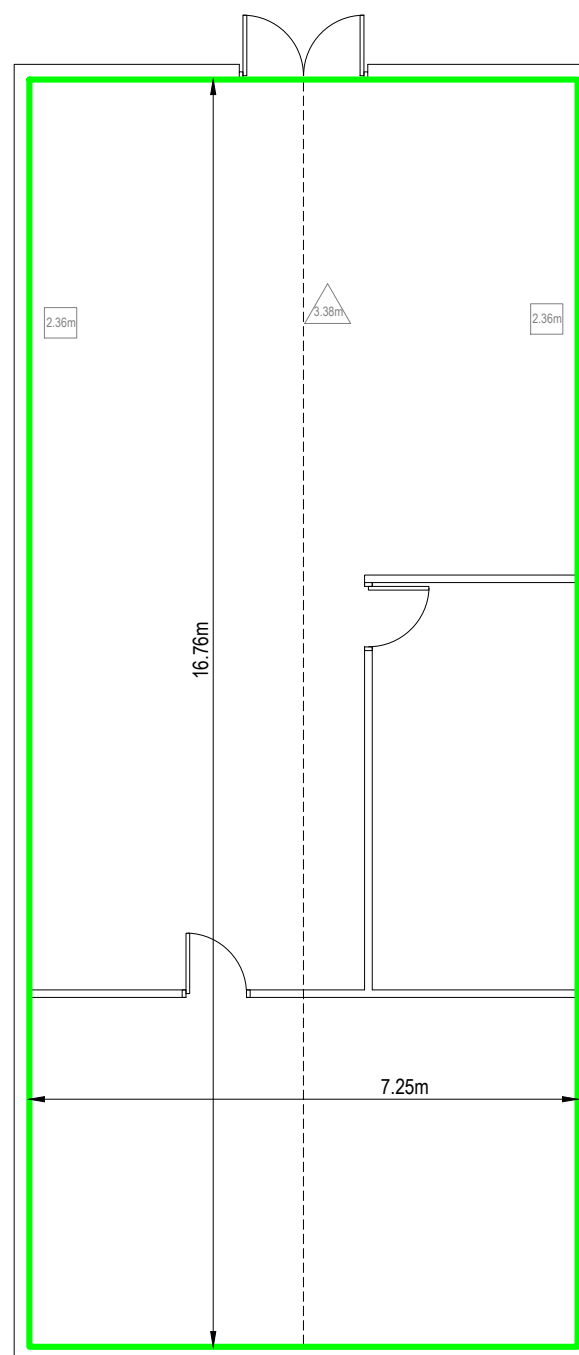
Gross Internal Area

GIA: 121.54 sq m 1,308 sq ft

Key

- Floor to Ceiling Height
- Floor to Eave Height
- △ Floor to Ridge Height
- ◐ Floor to Domed Ceiling Height

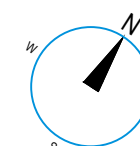
CAVERSHAM PARK DRIVE



PEPPARD ROAD



LOWFIELD ROAD



Scale 1:100 @ A3



PROJECT
BBC Caversham Park
Peppard Road
Reading
RG4 8TZ

DRAWING TITLE
Garage - Ground Floor Plan

SCALE
1:100 @ A3

Area Measurement Report

DRAWN BY
MT_07/06/19

DATE OF INSPECTION
23/04/19

QA ASSESSOR
PJ

DRAWING NO.
10116216_C7



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SUMMARY OF AREAS - CRECHE

BBC Caversham Park, Peppard Road, Reading, RG4 8TZ

Gross Internal Areas

| FLOOR | USE | AREA sq m | AREA sq ft |
|---------------|--------|--------------|---------------|
| GROUND | Creche | 155.88 | 1,678 |
| OVERALL TOTAL | | 155.88 | 1,678 |

| | |
|-----------------------|--------|
| Condition of Property | Vacant |
|-----------------------|--------|

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.

BBC Caversham Park

Peppard Road, Reading, RG4 8TZ

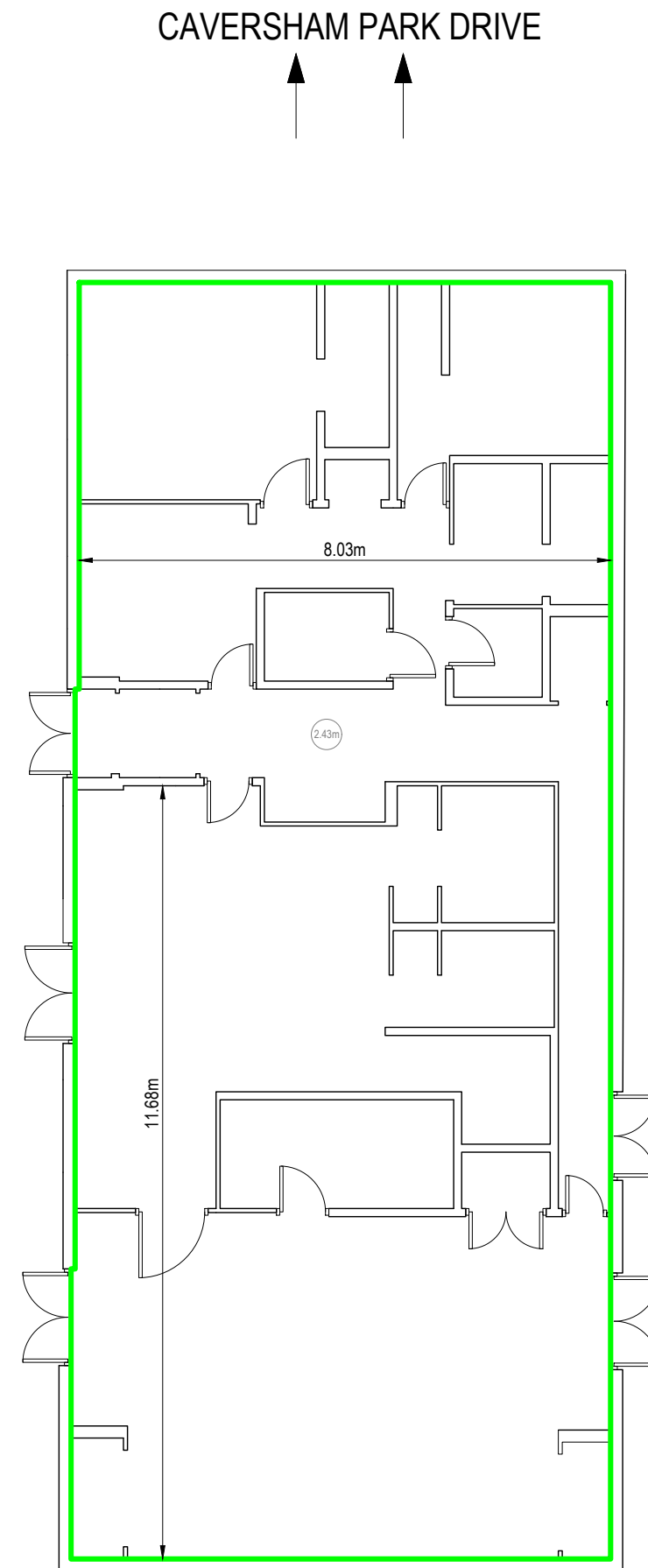
Creche - Ground Floor

Gross Internal Area

GIA: 155.88 sq m 1,678 sq ft

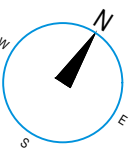
Key

- Floor to Ceiling Height
- Floor to Eave Height
- △ Floor to Ridge Height
- ◐ Floor to Domed Ceiling Height



PEPPARD ROAD

LOWFIELD ROAD



Scale 1:100 @ A3



PROJECT
BBC Caversham Park
Peppard Road
Reading
RG4 8TZ

DRAWING TITLE
Creche - Ground Floor Plan

SCALE
1:100 @ A3

Area Measurement Report

DRAWN BY
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DATE OF INSPECTION
23/04/19

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SUMMARY OF AREAS - GROUNDS STORE

Gross Internal Areas

| FLOOR | USE | AREA sq m | AREA sq ft |
|---------------|---------|--------------|---------------|
| GROUND | Storage | 99.70 | 1,073 |
| OVERALL TOTAL | | 99.70 | 1,073 |

| | |
|-----------------------|--------|
| Condition of Property | Vacant |
|-----------------------|--------|

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.

CAVERSHAM PARK DRIVE



BBC Caversham Park

Peppard Road, Reading, RG4 8TZ

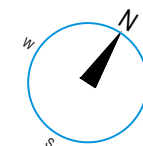
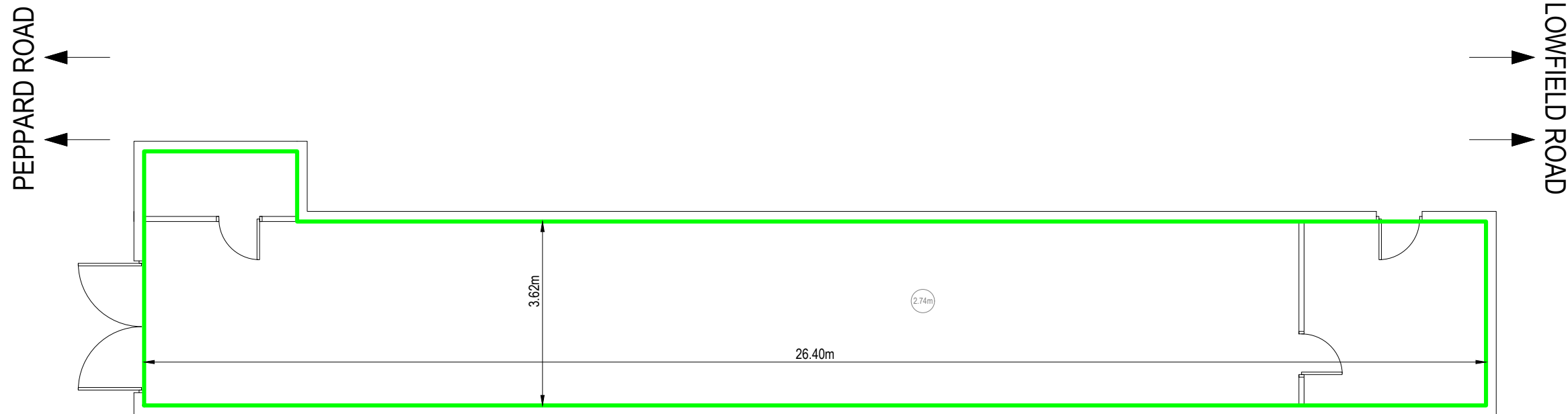
Grounds Storage - Ground Floor

Gross Internal Area

GIA: 99.70 sq m 1,073 sq ft

Key

- Floor to Ceiling Height
- Floor to Eave Height
- Floor to Ridge Height
- Floor to Domed Ceiling Height



Scale 1:100 @ A3



PROJECT
BBC Caversham Park
 Peppard Road
 Reading
 RG4 8TZ

DRAWING TITLE
Grounds Storage - Ground Floor Plan

SCALE
 1:100 @ A3

Area Measurement Report

DRAWN BY: MT_07/06/19 DATE OF INSPECTION: 23/04/19

QA ASSESSOR: PJ DRAWING NO.: 10116216_C9



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SUMMARY OF AREAS - BURSARS

BBC Caversham Park, Peppard Road, Reading, RG4 8TZ

Gross Sales Areas

| FLOOR | USE | AREA sq m | AREA sq ft |
|---------------|-------------|--------------|---------------|
| GROUND | Residential | 155.89 | 1,678 |
| FIRST | Residential | 127.73 | 1,375 |
| OVERALL TOTAL | | 283.62 | 3,053 |

| | |
|-----------------------|--------|
| Condition of Property | Vacant |
|-----------------------|--------|

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.

CAVERSHAM PARK DRIVE

BBC Caversham Park





Peppard Road, Reading, RG4 8TZ

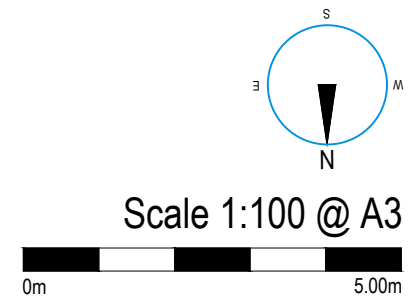
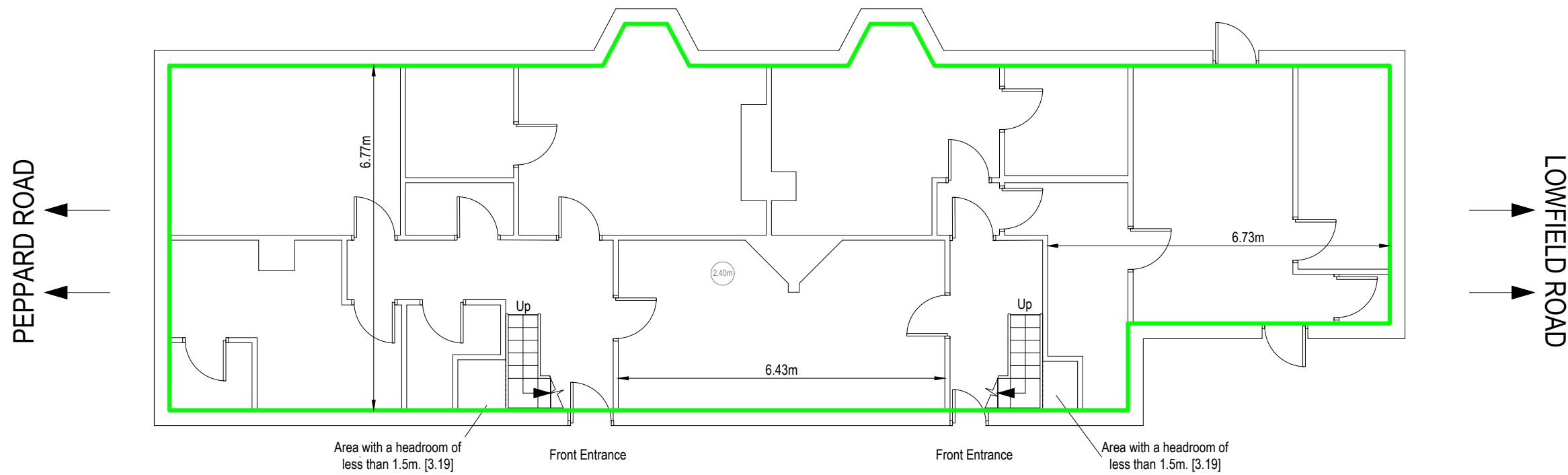
Bursars - Ground Floor

Gross Internal Area

GIA: 155.89 sq m 1,678 sq ft

Key

-  Floor to Ceiling Height
-  Floor to Eave Height
-  Floor to Ridge Height
-  Floor to Domed Ceiling Height



PROJECT
BBC Caversham Park
 Peppard Road
 Reading
 RG4 8TZ

DRAWING TITLE
Bursars - Ground Floor Plan

SCALE
1:100 @ A3

Area Measurement Report

DRAWN BY
 MT_07/06/19

DATE OF INSPECTION
 23/04/19

QA ASSESSOR
 PJ

DRAWING NO.
 10116216_C10



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CAVERSHAM PARK DRIVE

BBC Caversham Park





Peppard Road, Reading, RG4 8TZ

Bursars - First Floor

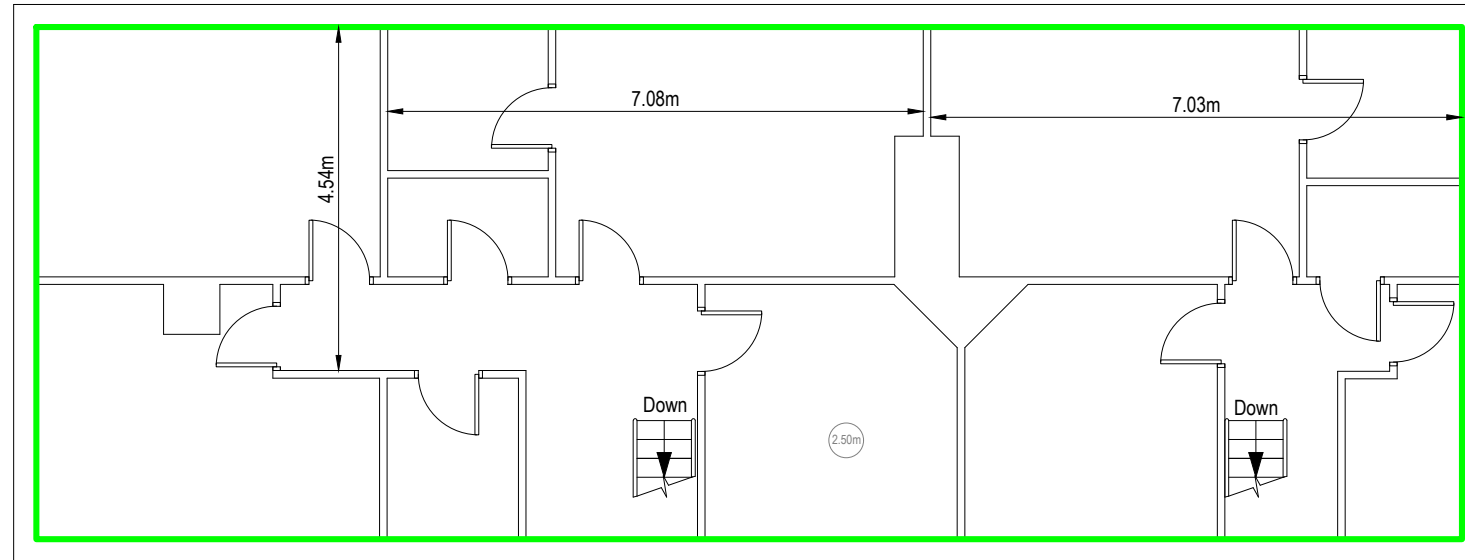
Gross Internal Area

GIA: 127.73 sq m 1,375 sq ft

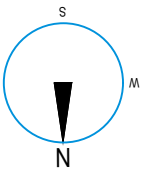
Key

-  Floor to Ceiling Height
-  Floor to Eave Height
-  Floor to Ridge Height
-  Floor to Domed Ceiling Height

PEPPARD ROAD



LOWFIELD ROAD



Scale 1:100 @ A3



PROJECT
BBC Caversham Park
Peppard Road
Reading
RG4 8TZ

DRAWING TITLE
Bursars - First Floor Plan

SCALE
1:100 @ A3

Area Measurement Report

DRAWN BY
MT_07/06/19

DATE OF INSPECTION
23/04/19

QA ASSESSOR
PJ

DRAWING NO.
10116216_C11



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SUMMARY OF AREAS - THE LODGE

BBC Caversham Park, Peppard Road, Reading, RG4 8TZ

Gross Sales Areas

| FLOOR | USE | AREA sq m | AREA sq ft |
|---------------|-------------|--------------|---------------|
| GROUND | Residential | 93.89 | 1,011 |
| OVERALL TOTAL | | 93.89 | 1,011 |

| | |
|-----------------------|--------|
| Condition of Property | Vacant |
|-----------------------|--------|

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.

CAVERSHAM PARK DRIVE

BBC Caversham Park





Peppard Road, Reading, RG4 8TZ

The Lodge - Ground Floor

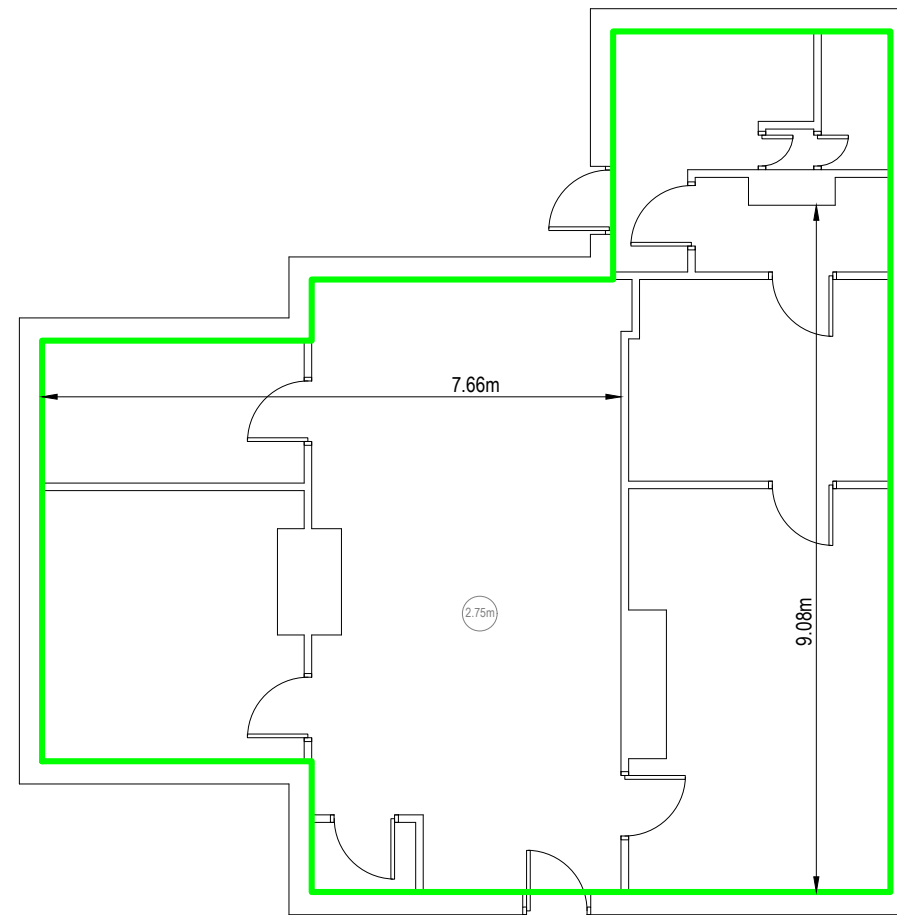
Gross Internal Area

GIA: 93.89 sq m 1,011 sq ft

Key

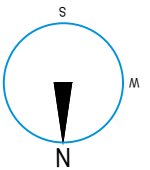
-  Floor to Ceiling Height
-  Floor to Eave Height
-  Floor to Ridge Height
-  Floor to Domed Ceiling Height

PEPPARD ROAD



Front Entrance

LOWFIELD ROAD



Scale 1:100 @ A3



PROJECT
BBC Caversham Park
Peppard Road
Reading
RG4 8TZ

DRAWING TITLE
The Lodge - Ground Floor Plan

SCALE
1:100 @ A3

Area Measurement Report

DRAWN BY
MT_07/06/19

DATE OF INSPECTION
23/04/19

QA ASSESSOR
PJ

DRAWING NO.
10116216_C12



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SUMMARY OF AREAS - SOCIAL CLUB
BBC Caversham Park, Peppard Road, Reading, RG4 8TZ

Gross Internal Areas

| FLOOR | USE | AREA sq m | AREA sq ft |
|----------------------|-------------|---------------|---------------|
| GROUND | Bar/Storage | 625.85 | 6,737 |
| OVERALL TOTAL | | 625.85 | 6,737 |

| | |
|-----------------------|--------|
| Condition of Property | Vacant |
|-----------------------|--------|





These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.

The Social Club- Ground Floor

Gross Internal Area

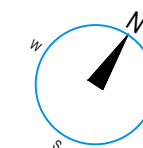
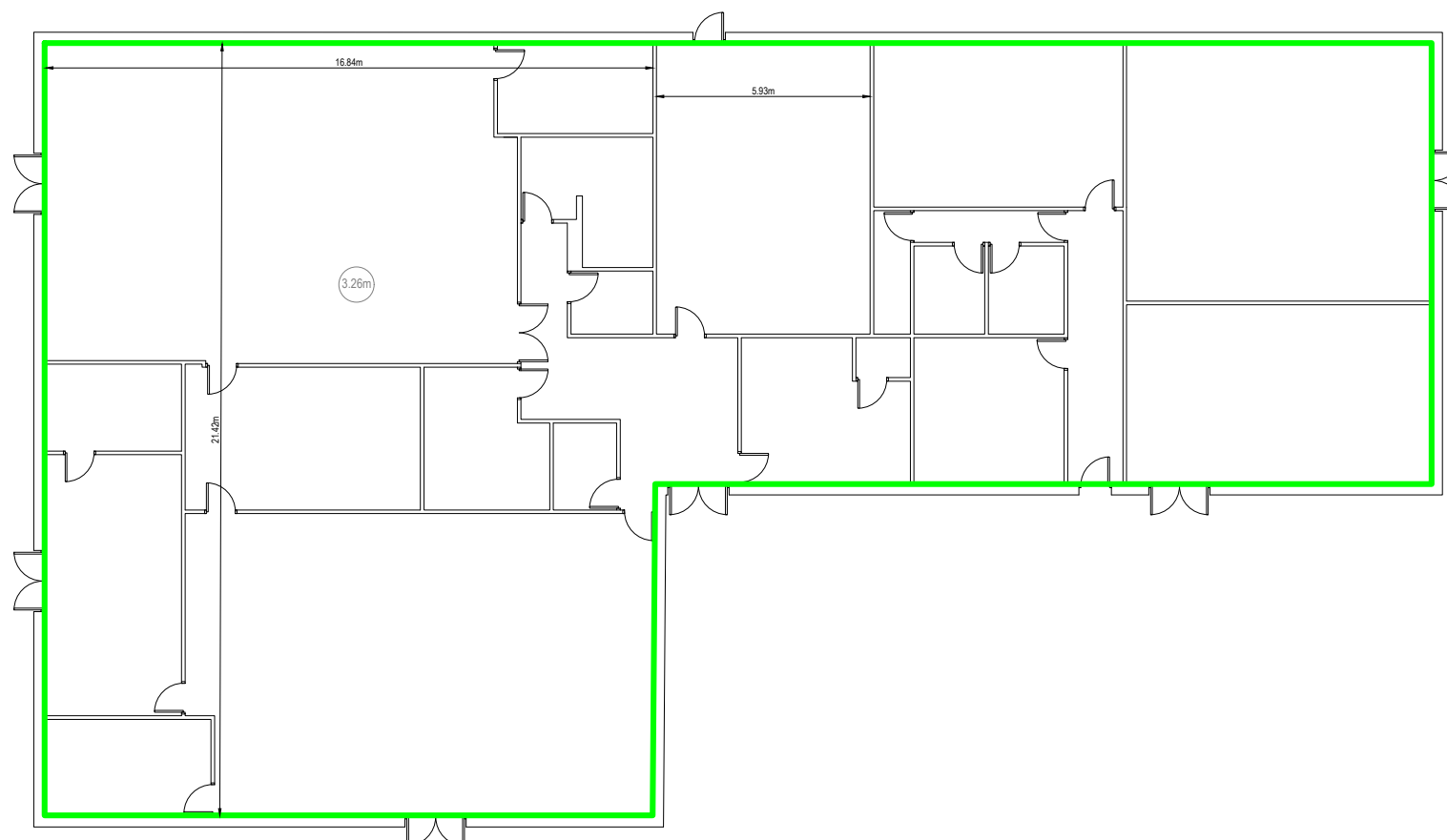
| | | |
|---|-------------|-------------|
| ■ GIA: | 625.85 sq m | 6,737 sq ft |
|---|-------------|-------------|

Key

-  Floor to Ceiling Height
-  Floor to Eave Height
-  Floor to Ridge Height
-  Floor to Domed Ceiling Height

PEPPARD ROAD

LOWFIELD ROAD



Scale 1:200 @ A3



PROJECT
BBC Caversham Park
 Peppard Road
 Reading
 RG4 8TZ

DRAWING TITLE
The Social Club- Ground Floor Plan

SCALE
 1:200 @ A3

Area Measurement Report

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