Area Measurement Report

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

26th June 2019
The services we offer…

Building Information Modelling (BIM) & 3D Laser Scanning Surveys
Helping maximise property performance & development delivery

Measured Building & Architectural Surveys
Bringing expertise to Area Measurement Reporting

Energy & Sustainability Consultancy
Reducing risk, maximising efficiency

Rights of Light (RoL) & Land Surveys
Delivering the certainty you need

Topographical Land Surveys
Development, Construction, Accuracy

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.
<table>
<thead>
<tr>
<th>STATUS</th>
<th>DATE</th>
<th>CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>INSPECTED</td>
<td>23-04-2019</td>
<td>CLIENTS COMMENTS</td>
</tr>
<tr>
<td>DRAFT</td>
<td>02-05-2019</td>
<td>CLIENTS COMMENTS</td>
</tr>
<tr>
<td>DRAFT</td>
<td>13-05-2019</td>
<td>CLIENTS COMMENTS</td>
</tr>
<tr>
<td>DRAFT</td>
<td>16-05-2019</td>
<td>CLIENTS COMMENTS</td>
</tr>
<tr>
<td>INSPECTED</td>
<td>03-06-2019</td>
<td>APPROVED</td>
</tr>
<tr>
<td>DRAFT</td>
<td>04-06-2019</td>
<td>CLIENTS COMMENTS</td>
</tr>
<tr>
<td>DRAFT</td>
<td>07-06-2019</td>
<td>APPROVED</td>
</tr>
<tr>
<td>FINAL</td>
<td>26-06-2019</td>
<td>APPROVED</td>
</tr>
</tbody>
</table>
CONTENTS

1. Introduction
2. Scope of Works
3. Site Survey
4. Area Calculations
5. Report Production
6. Quality Control
7. Photographs
8. Summary of Areas – Manor House
   • Reference Plans of Ground Floor
   • Reference Plans of First Floor
   • Reference Plans of Upper First Floor
   • Reference Plans of Second Floor
9. Summary of Areas – Squash Court
   • Reference Plans of Ground Floor
   • Reference Plans of Mezzanine Floor
10. Summary of Areas – Garage
    • Reference Plans of Ground Floor
11. Summary of Areas – Creche
    • Reference Plans of Ground Floor
12. Summary of Areas – Grounds Store
    • Reference Plans of Ground Floor
13. Summary of Areas – Bursars
    • Reference Plans of Ground Floor
    • Reference Plans of First Floor
14. Summary of Areas – The Lodge
    • Reference Plans of Ground Floor
15. Summary of Areas – Social Club
    • Reference Plans of Ground Floor
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
<table>
<thead>
<tr>
<th>FLOOR</th>
<th>USE</th>
<th>AREA</th>
<th>AREA</th>
<th>EXCLUDED AREAS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>sq m</td>
<td>sq ft</td>
<td>columns x</td>
</tr>
<tr>
<td>GROUND</td>
<td>Offices</td>
<td>4,206.87</td>
<td>45,282</td>
<td>86 38.93</td>
</tr>
<tr>
<td>GROUND TOTAL</td>
<td></td>
<td>4,206.87</td>
<td>45,282</td>
<td></td>
</tr>
<tr>
<td>FIRST</td>
<td>Offices</td>
<td>1,992.59</td>
<td>21,448</td>
<td>Columns x 16</td>
</tr>
<tr>
<td>FIRST TOTAL</td>
<td></td>
<td>1,992.59</td>
<td>21,448</td>
<td></td>
</tr>
<tr>
<td>UPPER FIRST</td>
<td>Offices</td>
<td>94.40</td>
<td>1,016</td>
<td></td>
</tr>
<tr>
<td>UPPER FIRST TOTAL</td>
<td></td>
<td>94.40</td>
<td>1,016</td>
<td></td>
</tr>
<tr>
<td>SECOND</td>
<td>Offices</td>
<td>593.85</td>
<td>6,392</td>
<td></td>
</tr>
<tr>
<td>SECOND TOTAL</td>
<td></td>
<td>593.85</td>
<td>6,392</td>
<td></td>
</tr>
<tr>
<td>OVERALL TOTAL</td>
<td></td>
<td>6,887.71</td>
<td>74,138</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>USE</th>
<th>AREA</th>
<th>AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND</td>
<td>Offices</td>
<td>5,053.08</td>
<td>54,391</td>
</tr>
<tr>
<td>FIRST</td>
<td>Offices</td>
<td>3,090.40</td>
<td>33,265</td>
</tr>
<tr>
<td>UPPER FIRST</td>
<td>Offices</td>
<td>182.33</td>
<td>1,963</td>
</tr>
<tr>
<td>SECOND</td>
<td>Offices</td>
<td>890.02</td>
<td>9,580</td>
</tr>
<tr>
<td>OVERALL TOTAL</td>
<td></td>
<td>9,215.83</td>
<td>99,199</td>
</tr>
</tbody>
</table>
1. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
3. THE CONTRACTOR IS TO CHECK DRAWINGS AND TO VERIFY ALL
DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING
ANY SHOP DRAWINGS.
4. THIS DRAWING IS THE PROPERTY OF PURE REAL ESTATE SERVICES
LIMITED. COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS
ISSUED ON THE CONDITION THAT IT IS NOT COPIED, REPRODUCED,
RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON, EITHER
WHOLLY OR IN PART, WITHOUT THE CONSENT IN WRITING OF PURE
REAL ESTATE SERVICES LIMITED.
5. ALL STRUCTURAL ELEMENTS ARE ASSUMED AND ARE SUBJECT TO
REVIEW BY A QUALIFIED STRUCTURAL ENGINEER.
Area Measurement Report

1. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
3. THE CONTRACTOR IS TO CHECK DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
4. THIS DRAWING IS THE PROPERTY OF PURE REAL ESTATE SERVICES LIMITED. COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON, EITHER WHOLLY OR IN PART, WITHOUT THE CONSENT IN WRITING OF PURE REAL ESTATE SERVICES LIMITED.
5. ALL STRUCTURAL ELEMENTS ARE ASSUMED AND ARE SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER.
### Summary of Areas - Squash Court

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

#### Gross Internal Areas

<table>
<thead>
<tr>
<th>Floor</th>
<th>Use</th>
<th>Area (sq m)</th>
<th>Area (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Squash Court</td>
<td>107.80</td>
<td>1,160</td>
</tr>
<tr>
<td>Mezzanine</td>
<td>Viewing Area</td>
<td>12.56</td>
<td>135</td>
</tr>
<tr>
<td><strong>Overall Total</strong></td>
<td></td>
<td><strong>120.36</strong></td>
<td><strong>1,295</strong></td>
</tr>
</tbody>
</table>

**Condition of Property:** Vacant

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

1. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
3. THE CONTRACTOR IS TO CHECK DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
4. THIS DRAWING IS THE PROPERTY OF PURE REAL ESTATE SERVICES LIMITED. COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON, EITHER WHOLLY OR IN PART, WITHOUT THE CONSENT IN WRITING OF PURE REAL ESTATE SERVICES LIMITED.
5. ALL STRUCTURAL ELEMENTS ARE ASSUMED AND ARE SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER.
Down
6.45m
1.95m
2.79m
Scale
1:100
@ A3

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

1. Do not scale from this drawing. Use figured dimensions only.
2. All dimensions are in millimetres unless stated otherwise.
3. The contractor is to check drawings and to verify all dimensions on site before commencing any work or making any shop drawings.
4. This drawing is the property of Pure Real Estate Services Limited. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part, without the consent in writing of Pure Real Estate Services Limited.
5. All structural elements are assumed and are subject to review by a qualified structural engineer.
SUMMARY OF AREAS - GARAGE
BBC Caversham Park, Peppard Road, Reading, RG4 8TZ

Gross Internal Areas

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>USE</th>
<th>AREA (sq m)</th>
<th>AREA (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND</td>
<td>Storage</td>
<td>121.54</td>
<td>1,308</td>
</tr>
<tr>
<td>OVERALL TOTAL</td>
<td></td>
<td>121.54</td>
<td>1,308</td>
</tr>
</tbody>
</table>

Condition of Property | Vacant

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.
### SUMMARY OF AREAS - CRECHE
BBC Caversham Park, Peppard Road, Reading, RG4 8TZ

**Gross Internal Areas**

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>USE</th>
<th>AREA sq m</th>
<th>AREA sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND</td>
<td>Creche</td>
<td>155.88</td>
<td>1,678</td>
</tr>
<tr>
<td><strong>OVERALL TOTAL</strong></td>
<td></td>
<td>155.88</td>
<td>1,678</td>
</tr>
</tbody>
</table>

**Condition of Property**: Vacant

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.
## SUMMARY OF AREAS - GROUNDS STORE

**Gross Internal Areas**

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>USE</th>
<th>AREA sq m</th>
<th>AREA sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND</td>
<td>Storage</td>
<td>99.70</td>
<td>1,073</td>
</tr>
<tr>
<td>OVERALL TOTAL</td>
<td></td>
<td>99.70</td>
<td>1,073</td>
</tr>
</tbody>
</table>

**Condition of Property** | Vacant

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

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>USE</th>
<th>AREA sq m</th>
<th>AREA sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND</td>
<td>Residential</td>
<td>155.89</td>
<td>1,678</td>
</tr>
<tr>
<td>FIRST</td>
<td>Residential</td>
<td>127.73</td>
<td>1,375</td>
</tr>
<tr>
<td>OVERALL TOTAL</td>
<td></td>
<td>283.62</td>
<td>3,053</td>
</tr>
</tbody>
</table>

Condition of Property: Vacant

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

1. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
3. THE CONTRACTOR IS TO CHECK DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
4. THIS DRAWING IS THE PROPERTY OF PURE REAL ESTATE SERVICES LIMITED. COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON, EITHER WHOLLY OR IN PART, WITHOUT THE CONSENT IN WRITING OF PURE REAL ESTATE SERVICES LIMITED.
5. ALL STRUCTURAL ELEMENTS ARE ASSUMED AND ARE SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER.
### SUMMARY OF AREAS - THE LODGE

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

**Gross Sales Areas**

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>USE</th>
<th>AREA (sq m)</th>
<th>AREA (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND</td>
<td>Residential</td>
<td>93.89</td>
<td>1,011</td>
</tr>
<tr>
<td>OVERALL TOTAL</td>
<td></td>
<td>93.89</td>
<td>1,011</td>
</tr>
</tbody>
</table>

**Condition of Property**: Vacant

These drawings comply with the RICS professional statement, RICS property measurement 1st Edition, May 2015.
<table>
<thead>
<tr>
<th>FLOOR</th>
<th>USE</th>
<th>AREA sq m</th>
<th>AREA sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND</td>
<td>Bar/Storage</td>
<td>625.85</td>
<td>6,737</td>
</tr>
<tr>
<td></td>
<td></td>
<td>OVERALL TOTAL</td>
<td>625.85</td>
</tr>
</tbody>
</table>

Condition of Property | Vacant

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