

**TELECOM HOUSE
125-135 Preston Road
BRIGHTON
BN1**



**AREA MEASUREMENT REPORT
(RICS Property Measurement)**

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TELECOM HOUSE
125-135 Preston Road
BRIGHTON
BN1

PROJECT NUMBER

46192

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Survey Report
Summary of Areas
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FLOORS

Eighth
Seventh
Sixth
Fifth
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Third
Second
First
Ground
Basement 1
Basement 2

REPORT ISSUE STATUS

ISSUE	DATE ISSUED	STATUS	AMENDMENT
A	21 JANUARY 2021	ORIGINAL	

AWAITING COMMENTS

One of the world's leading geomatics companies employing innovative surveying solutions

Plowman Craven is a leading Chartered Surveying company offering a broad range of professional measurement services. The specialist property team offers considerable experience, a reputation for accuracy and wide ranging expertise in warranted building measurement, having set and maintained standards over the last 50 years.

- Net Internal Area (NIA)
- Gross Internal and External Area (GIA & GEA)
- Net Sales Area for Residential (NSA)
- Retail Zoning (ITZA)
- Independent Duty-of-Care
- Portfolio Measurement
- Other International Standards (BOMA, GIF, NEN2580)
- Building Information Modelling and BIM Consultancy (BIM)
- Environmental Surveying, Monitoring and Consultancy Services
- Condition Surveys
- Construction Verification
- Rights of Light and Surveys for Planning
- Lease Plans and Boundary Surveys
- Topographical and Underground Utility Surveys
- Off Plan/Feasibility Surveys
- Data Collection for Energy Performance Certificates
- Automated, Manual and Environmental Monitoring
- Drone Surveys and Inspections

INTRODUCTION

This Area Measurement Survey was undertaken by Plowman Craven between January and February 2021, in accordance with the guidelines as described in the *RICS Property Measurement, 2nd Edition, Jan 2018*, published by the Royal Institution of Chartered Surveyors (RICS).

The measurement was undertaken by Plowman Craven's representative at the date of survey, under site conditions at that time and in line with click for contract type

SCOPE OF WORKS

In preparing this measurement report, Plowman Craven has relied upon supplied information. The areas to be measured were defined by the instructing client through floor or lease plans with appropriate areas outlined, and/or as instructed on site by the client or client's representative.

Client supplied plans have been used to calculate areas for the fourth floor for which there was no access at the time of survey.

Any undefined areas were measured as found on site in accordance with the *RICS Property Measurement, 2nd Edition, Jan 2018*.

SITE SURVEY

Measurements were taken to the internal dominant face of vertical sections within perimeter walls, to the face of walls enclosing standard facility and circulation areas (toilets, stairs, and cores), the constituent parts of the core areas (where applicable) and to the internal face of any included components, such as balconies and roof terraces. Additional measurements were taken to check for internal dominant face positions by measuring feature heights above finished floor level.

Areas and wall lines with limited access at the time of survey are denoted on drawings by dashed lines. Any areas that were not accessible, due to either building construction, tenant/landlord imposed restrictions or tenant fixtures and fittings, have required professional estimations based upon similar layouts on adjacent floors and on information derived from supplied drawings.

A 3D Laser scanner was used to observe the geometrical framework of the area surveyed. The bearings and distances were automatically stored onto a tablet PC running AutoCAD or later downloaded directly to office computers.

Dimensions were taken, using a steel tape and "Leica Disto" laser device, between turning points around enclosing walls. These were recorded to a tablet PC running AutoCAD or recorded manually on sketches together with overall distances and, where necessary, diagonals and check measurements.

AREA CALCULATION

Site survey work and corresponding accuracy levels are constrained by the methods adopted to capture relevant site data given the nature of access afforded and the time allocated to complete the work. The accuracy of the area figures reported is commensurate with the measurement methodology applied.

All site observations and dimensions were checked and any discrepancies exceeding the required tolerance were, if necessary, verified on site.

Computer-Aided Design (CAD) software has been used to construct accurate area drawings from the information collected. The area values derived have been calculated using commands and routines built into the CAD software. The appropriate scale used for presentation purposes is stated on the area reference drawings.

The drawings have been retained as digital CAD files comprising accurate data of area extents and configurations and have been produced in compliance with the measurement reporting standard of RICS Property Measurement. All areas have been calculated in square metres and converted into square feet using a conversion factor of 1 sq. m = 10.7639 sq. ft. Caution should be used when working with hard copy paper prints generated from digital data files. These drawings have been produced for area referencing purposes and must not be used for any architectural or construction/engineering purposes or for any other purpose other than that for which they were originally intended.

The drawings contained within the report reflect the site configuration at the time of survey. As such Plowman Craven cannot be held responsible for any changes made to the site, that may affect the area, after the date of the original survey.

REPORT PRODUCTION

This report includes copies of:

- A Summary of Areas
- Area Plans - showing the extent of the area measured, identifying specific areas of inclusions/exclusions and quoting area values in square metres and square feet.

QUALITY CONTROL

All figures and drawings are checked as part of our standard works procedures in accordance with the company's certification to BS EN ISO 9001:2015.

SUMMARY OF AREAS

TELECOM HOUSE, 125-135 Preston Road, BRIGHTON, BN1

IPMS 3 - Office

FLOOR	OCCUPANCY	AREA		LIMITED USE AREAS			INCLUSIONS		EXCLUSIONS	
		sq m	sq ft		sq m	sq ft	sq m	sq ft	sq m	sq ft
EIGHTH	East Office	214.2	2306	Area Difference from IDF	10.8	116				
	West Office	245.7	2645	Structure	0.8	9				
	Eighth Floor Total	459.9	4951							
SEVENTH	East Office	215.2	2316	Area Difference from IDF	10.9	117				
	West Office	242.9	2615	Structure	1.3	14				
	Seventh Floor Total	458.1	4931							
SIXTH	East Office	216.3	2328	Area Difference from IDF	11.1	119				
	West Office	245.5	2643	Structure	1.7	18				
	Sixth Floor Total	461.8	4971							
FIFTH	East Office	207.9	2238	Area Difference from IDF	11.6	125				
	West Office	246.3	2651	Structure	1.7	18				
	Fifth Floor Total	454.2	4889							
FOURTH	East Office	214.3	2307	Area Difference from IDF	7.6	82				
	West Canteen	664.3	7150	Structure	11.8	127				
	Fourth Floor Total	878.6	9457							
THIRD	East Office	941.5	10134	Area Difference from IDF	31.0	334				
	West Office	774.5	8337	Structure	7.7	83				
	Third Floor Total	1716.0	18471							
SECOND	East Office	941.1	10130	Area Difference from IDF	31.1	335				
	West Office	762.0	8202	Structure	10.0	108				
	Second Floor Total	1703.1	18332	Unusable	0.2	2				
FIRST	East Office	920.6	9909	Area Difference from IDF	29.7	320				
	West Office	755.9	8136	Structure	9.9	107				
	First Floor Total	1676.5	18045	Unusable	0.3	3				
GROUND	East Office	568.8	6123	Area Difference from IDF	24.0	258			Common Reception	131.6 1417
	West Office	566.3	6096	Structure	21.5	231				
	Ground Floor Total	1135.1	12219	Unusable	<0.1	<1				
BASEMENT 1	Store 1	24.8	267	Structure	1.3	14				
	Store 2	9.4	101	Unusable	<0.1	<1				
	Store 3	24.5	264							
	Store 4	9.8	105							
	Store 5	38.2	411							
	Store 6	10.7	115							
	Store 7	40.8	434							
	Basement 1 Total	157.7	1697							
BASEMENT 2	Store 1	15.5	167	Structure	0.9	10				
	Store 2	14.1	152	Unusable	<0.1	<1				
	Store 3	9.7	104							
	Store 4	9.9	107							
	Store 5	72.2	777							
	Store 6	137.5	1480							
	Store 7	23.9	257							
	Store 8	26.0	280							
	Store 9	10.3	111							
	Store 10	26.9	290							
	Basement 2 Total	346.0	3725							
TOTAL IPMS 3 - OFFICE AREA		9447.0	101688	TOTAL LIMITED USE AREA	236.9	2550	TOTAL INCLUSIONS	0.0	0	TOTAL EXCLUSIONS 131.6 1417

Conversion Factor: 1 sq m = 10.7639 sq ft

IDF - Internal Dominant Face

Car Parking	No. of Spaces	Type
Ground	14	Car
	2	Disabled access
Basement 1	71	Car
	1	Motorcycle
Basement 2	101	Car
Total	189	

IPMS AREA PLAN

TELECOM HOUSE

125-135 Preston Road, BRIGHTON, BN1

Eighth Floor

IPMS 3 - Office

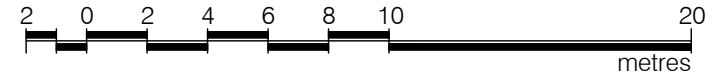
<div></div>	IPMS 3	459.9 sq m	4951 sq ft
<div></div>	LIMITED USE AREAS (Included in the Total Area)		
Area Difference from IDF		10.8 sq m	116 sq ft
Structure		0.8 sq m	9 sq ft



PRESTON ROAD

LEGEND

<div></div>	FLOOR TO FALSE CEILING HEIGHT (METRES)
<div></div>	AREA DIFFERENCE FROM INTERNAL DOMINANT FACE



Condition of Site: Occupied Vacant Under Construction Heavy Fit-Out Cat A Fit-Out Shell & Core	Notes: This drawing complies with RICS Property Measurement, 2nd edition (January 2018) and indicates the extent of the areas measured, produced to an accuracy commensurate with the standard. It is held in a scaled digital CAD format. Dashed line denotes assumed wall line. Wall line inaccessible at the time of survey.	Revisions: A - Original Issue (January 2021) B - Presentation Amendment (March 2021)
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Dwg No. **46192-IPMS3-A8**
Issue B March 2021
Presentation Scale 1:250 @ A3

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IPMS AREA PLAN

TELECOM HOUSE

125-135 Preston Road, BRIGHTON, BN1

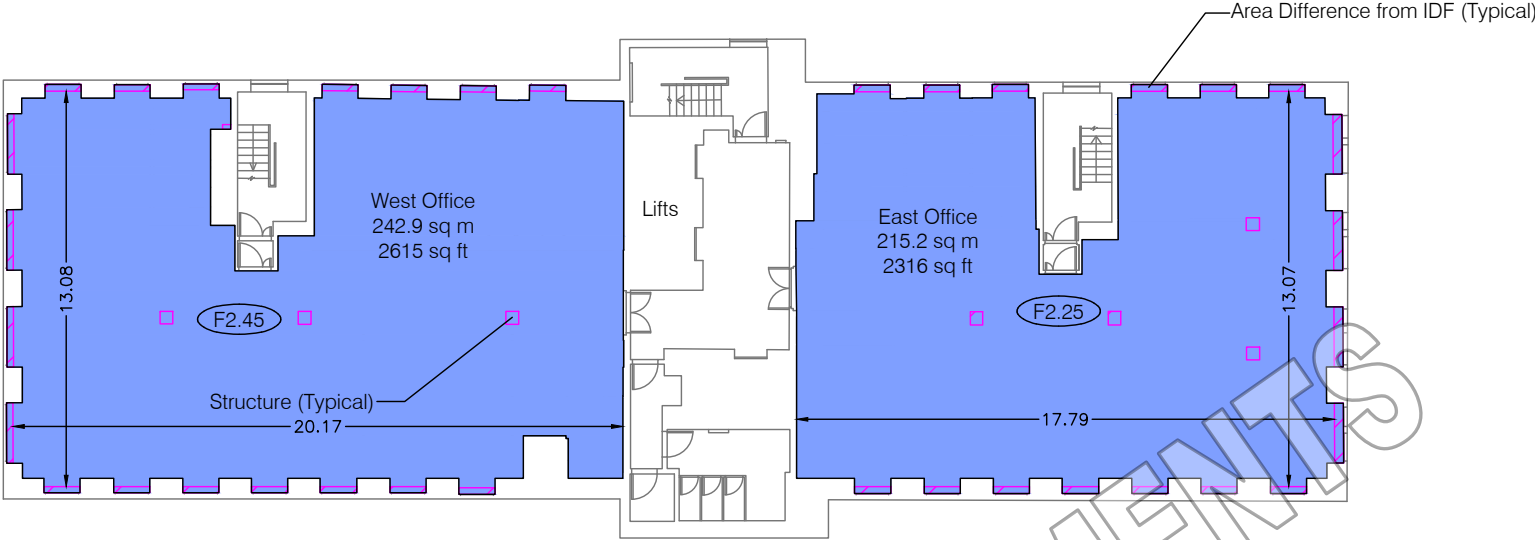
Seventh Floor

IPMS 3 - Office

IPMS 3 458.1 sq m 4931 sq ft

LIMITED USE AREAS (Included in the Total Area)

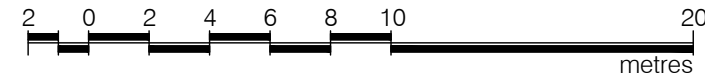
Area Difference from IDF	10.9 sq m	117 sq ft
Structure	1.3 sq m	14 sq ft



PRESTON ROAD

LEGEND

F0.00	FLOOR TO FALSE CEILING HEIGHT (METRES)
IDF	AREA DIFFERENCE FROM INTERNAL DOMINANT FACE



Condition of Site:
Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:
This drawing complies with RICS Property Measurement, 2nd edition (January 2018) and indicates the extent of the areas measured, produced to an accuracy commensurate with the standard. It is held in a scaled digital CAD format.

Revisions:
A - Original Issue (January 2021)
B - Presentation Amendment (March 2021)

Dwg No. 46192-IPMS3-A7

Issue B March 2021

Presentation Scale 1:250 @ A3

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IPMS AREA PLAN

TELECOM HOUSE

125-135 Preston Road, BRIGHTON, BN1

Sixth Floor

IPMS 3 - Office

IPMS 3 461.8 sq m 4971 sq ft

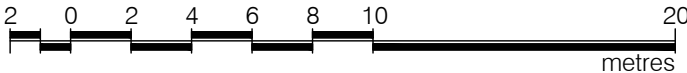
LIMITED USE AREAS (Included in the Total Area)

Area Difference from IDF	11.1 sq m	119 sq ft
Structure	1.7 sq m	18 sq ft



PRESTON ROAD

AWAITING COMMENTS



Condition of Site:
Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:
This drawing complies with RICS Property Measurement, 2nd edition (January 2018) and indicates the extent of the areas measured, produced to an accuracy commensurate with the standard. It is held in a scaled digital CAD format.

Revisions:
A - Original Issue (January 2021)
B - Presentation Amendment (March 2021)

LEGEND

F0.00	FLOOR TO FALSE CEILING HEIGHT (METRES)
IDF	AREA DIFFERENCE FROM INTERNAL DOMINANT FACE

Dwg No. 46192-IPMS3-A6

Issue B March 2021

Presentation Scale 1:250 @ A3

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IPMS AREA PLAN

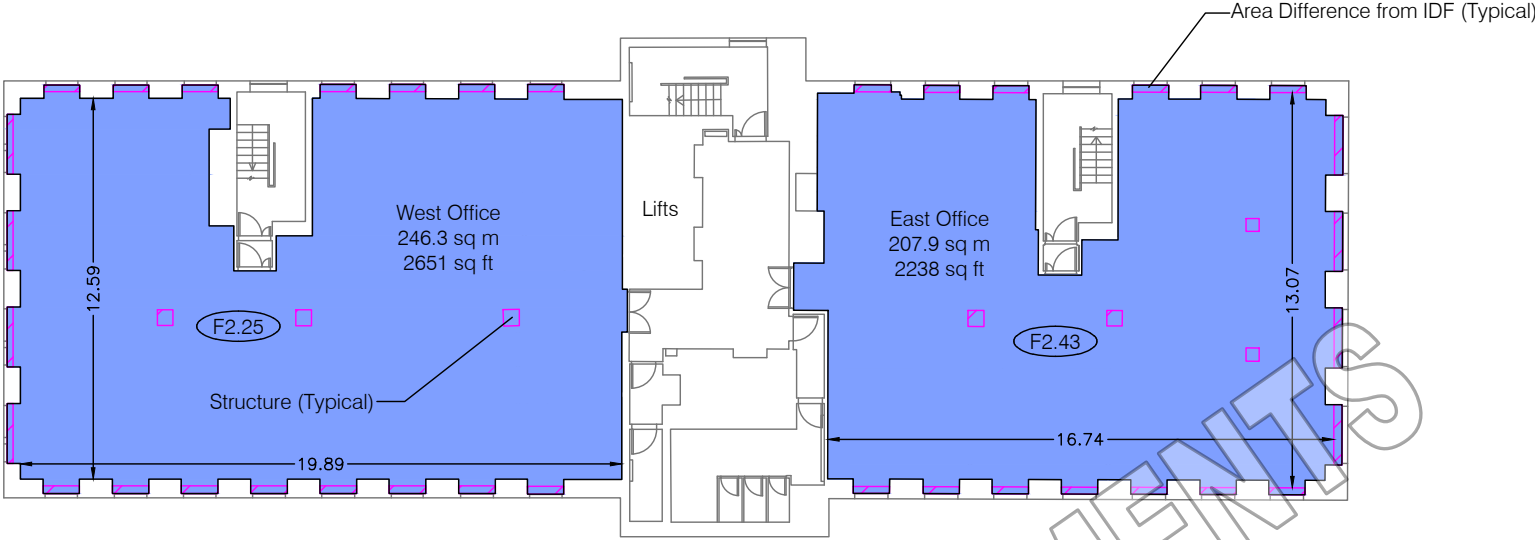
TELECOM HOUSE

125-135 Preston Road, BRIGHTON, BN1

Fifth Floor

IPMS 3 - Office

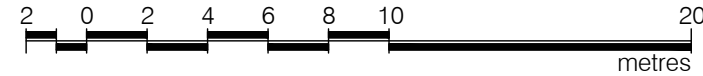
<div></div>	IPMS 3	454.2 sq m	4889 sq ft
<div></div>	LIMITED USE AREAS (Included in the Total Area)		
Area Difference from IDF		11.6 sq m	125 sq ft
Structure		1.7 sq m	18 sq ft



PRESTON ROAD

LEGEND

<div>F0.00</div>	FLOOR TO FALSE CEILING HEIGHT (METRES)
IDF	AREA DIFFERENCE FROM INTERNAL DOMINANT FACE



Condition of Site: Occupied Vacant Under Construction Heavy Fit-Out Cat A Fit-Out Shell & Core	Notes: This drawing complies with RICS Property Measurement, 2nd edition (January 2018) and indicates the extent of the areas measured, produced to an accuracy commensurate with the standard. It is held in a scaled digital CAD format.
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Revisions:
A - Original Issue (January 2021)
B - Presentation Amendment (March 2021)

Dwg No. **46192-IPMS3-A5**
Issue B March 2021
Presentation Scale 1:250 @ A3

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IPMS AREA PLAN

TELECOM HOUSE

125-135 Preston Road, BRIGHTON, BN1

Fourth Floor

IPMS 3 - Office

IPMS 3 878.6 sq m 9457 sq ft

LIMITED USE AREAS (Included in the Total Area)

Area Difference from IDF 7.6 sq m 82 sq ft

Structure 11.8 sq m 127 sq ft

PRESTON ROAD

LEGEND

IDF AREA DIFFERENCE FROM INTERNAL DOMINANT FACE

Dwg No. 46192-IPMS3-A4

Issue A February 2021

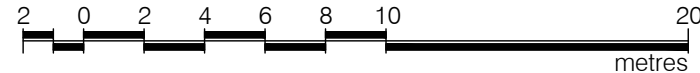
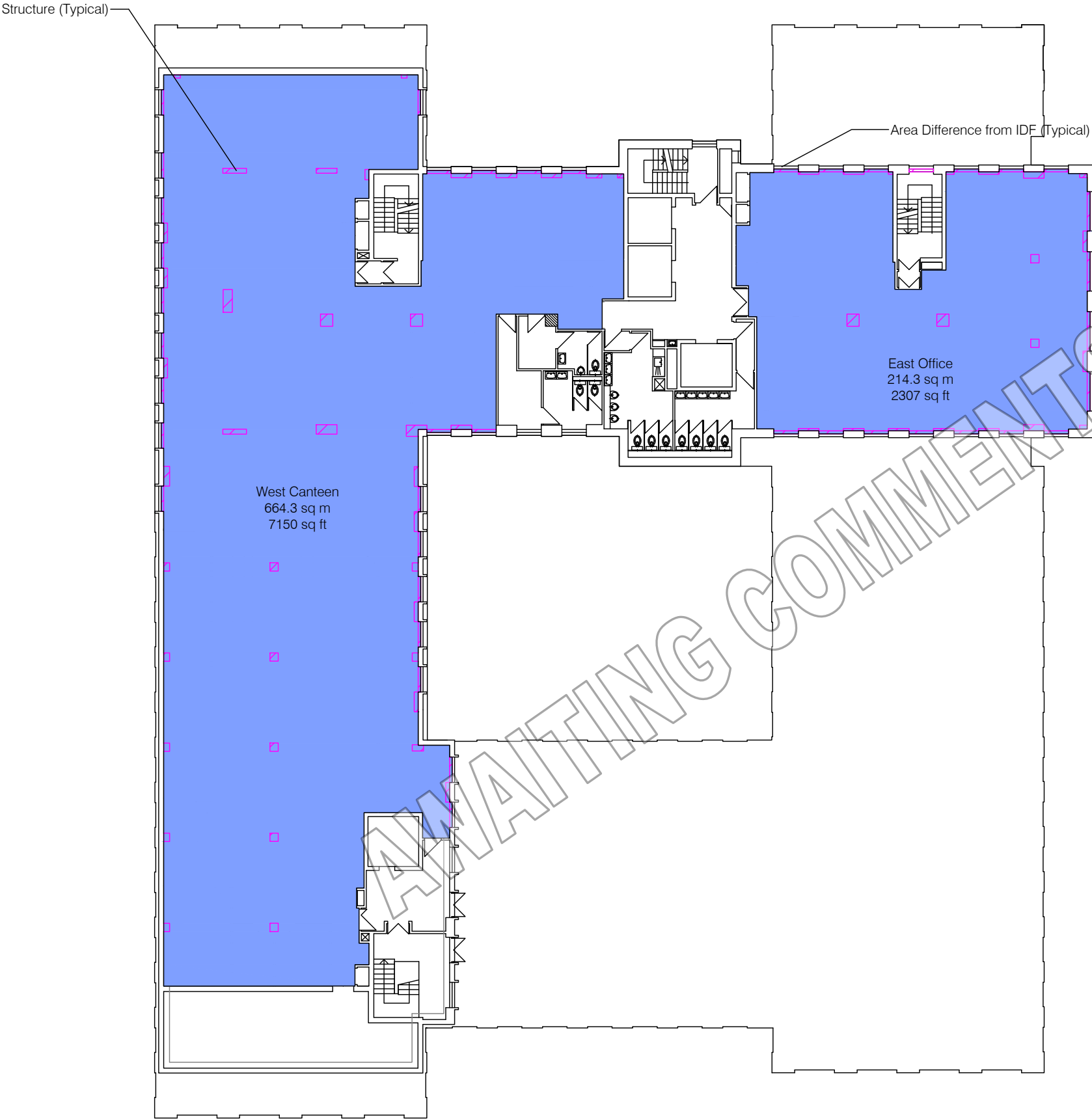
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Condition of Site:
OFF PLAN MEASUREMENT
ONLY

Notes:
This drawing complies with RICS Property Measurement, 2nd edition (January 2018) and indicates the extent of the areas measured, produced to an accuracy commensurate with the standard. It is held in a scaled digital CAD format.

This plan has been produced site unseen. The areas have been derived based on the CAD operators interpretation of client supplied floor plans and associated digital data - Drawing No.- Brighton Telecom House 4th Flr Outline, Issue Date - 26/05/1999, Revision - B.

Revisions:
A - Original Issue (February 2021)

IPMS AREA PLAN

TELECOM HOUSE

125-135 Preston Road, BRIGHTON, BN1

Third Floor

IPMS 3 - Office

IPMS 3 1716.0 sq m 18471 sq ft

LIMITED USE AREAS (Included in the Total Area)

Area Difference from IDF 31.0 sq m 334 sq ft

Structure 7.7 sq m 83 sq ft

PRESTON ROAD

LEGEND

F0.00 FLOOR TO FALSE CEILING HEIGHT (METRES)
IDF AREA DIFFERENCE FROM INTERNAL DOMINANT FACE

Dwg No. 46192-IPMS3-A3

Issue B March 2021

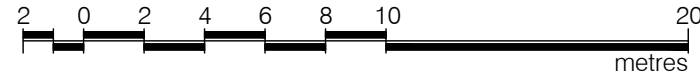
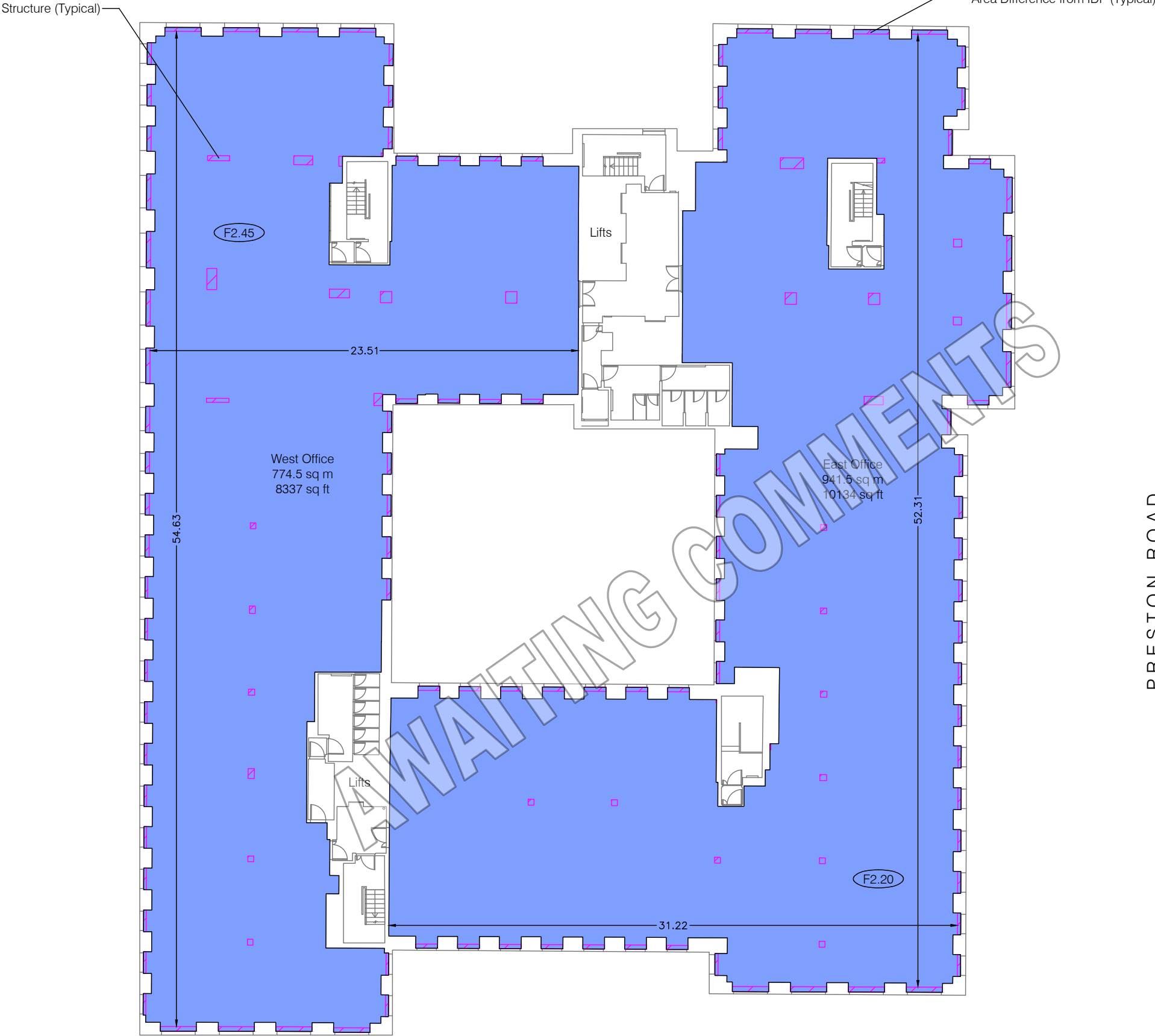
Presentation Scale 1:250 @ A3

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Condition of Site:
Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:
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Revisions:
A - Original Issue (January 2021)
B - Presentation Amendment (March 2021)

IPMS AREA PLAN

TELECOM HOUSE

125-135 Preston Road, BRIGHTON, BN1

Second Floor

IPMS 3 - Office

<div></div>	IPMS 3	1703.1 sq m	18332 sq ft
<div></div>	LIMITED USE AREAS (Included in the Total Area)		
Area Difference from IDF		31.1 sq m	335 sq ft
Structure		10.0 sq m	108 sq ft
Unusable		0.2 sq m	2 sq ft

PRESTON ROAD

LEGEND

<div>F0.00</div>	FLOOR TO FALSE CEILING HEIGHT (METRES)
IDF	AREA DIFFERENCE FROM INTERNAL DOMINANT FACE

Dwg No. 46192-IPMS3-A2

Issue B March 2021

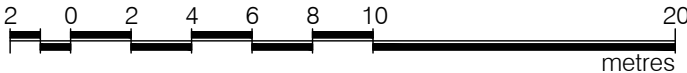
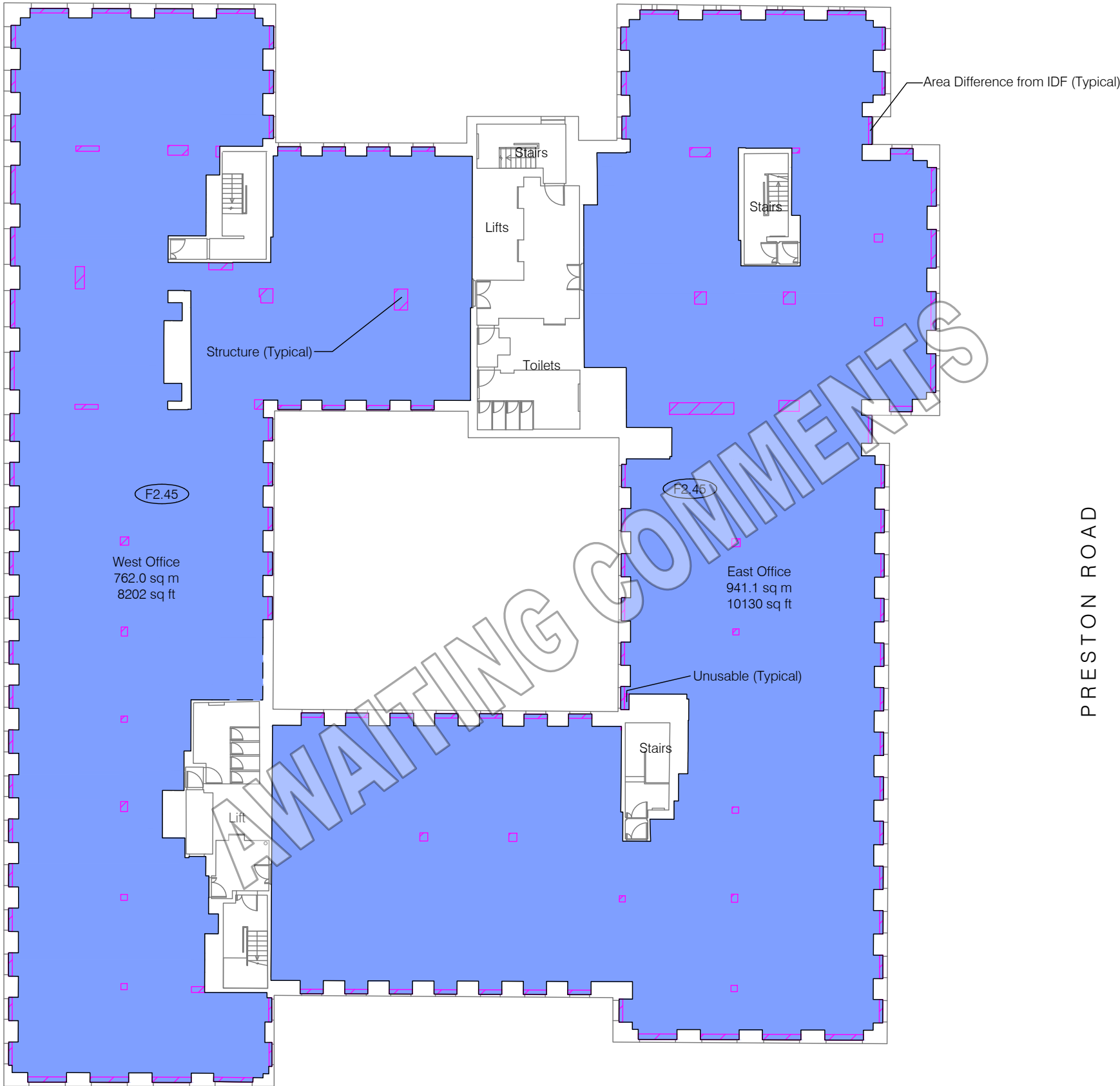
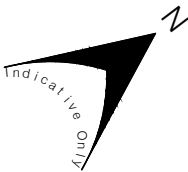
Presentation Scale 1:250 @ A3

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Condition of Site:
Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:
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Revisions:
A - Original Issue (January 2021)
B - Drawing Updated (March 2021)

IPMS AREA PLAN

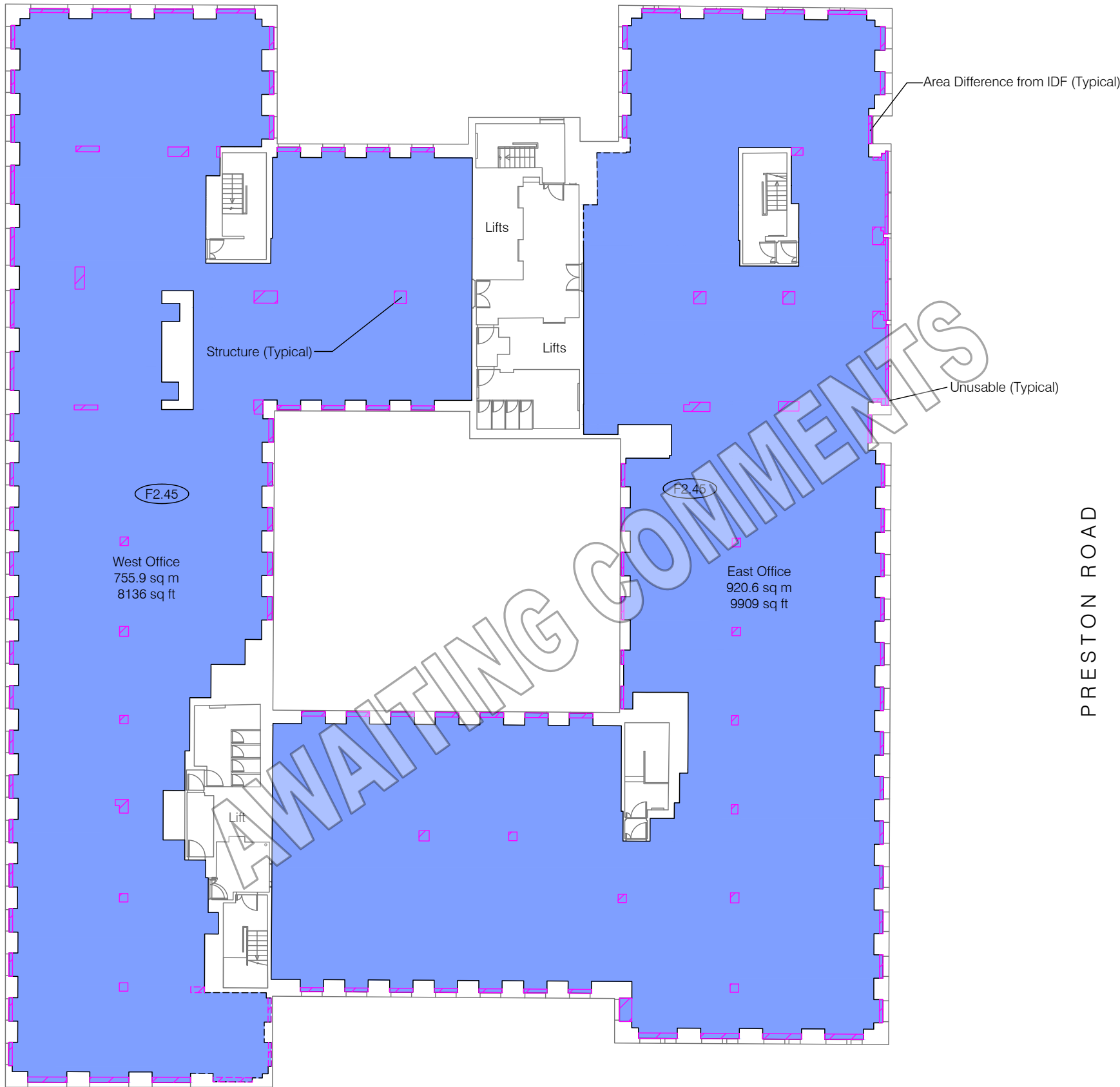
TELECOM HOUSE

125-135 Preston Road, BRIGHTON, BN1

First Floor

IPMS 3 - Office

<div></div>	IPMS 3	1676.5 sq m	18045 sq ft
<div></div>	LIMITED USE AREAS (Included in the Total Area)		
Area Difference from IDF		29.7 sq m	320 sq ft
Structure		9.9 sq m	107 sq ft
Unusable		0.3 sq m	3 sq ft



PRESTON ROAD

LEGEND

<div>F0.00</div>	FLOOR TO FALSE CEILING HEIGHT (METRES)
IDF	AREA DIFFERENCE FROM INTERNAL DOMINANT FACE

Dwg No. 46192-IPMS3-A1

Issue B March 2021

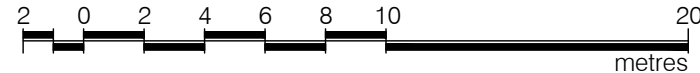
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Condition of Site:
Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:
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Dashed line denotes assumed wall line. Wall line inaccessible at the time of survey.

Revisions:
A - Original Issue (January 2021)
B - Presentation Amendment (March 2021)

IPMS AREA PLAN

TELECOM HOUSE

125-135 Preston Road, BRIGHTON, BN1

Ground Floor

IPMS 3 - Office

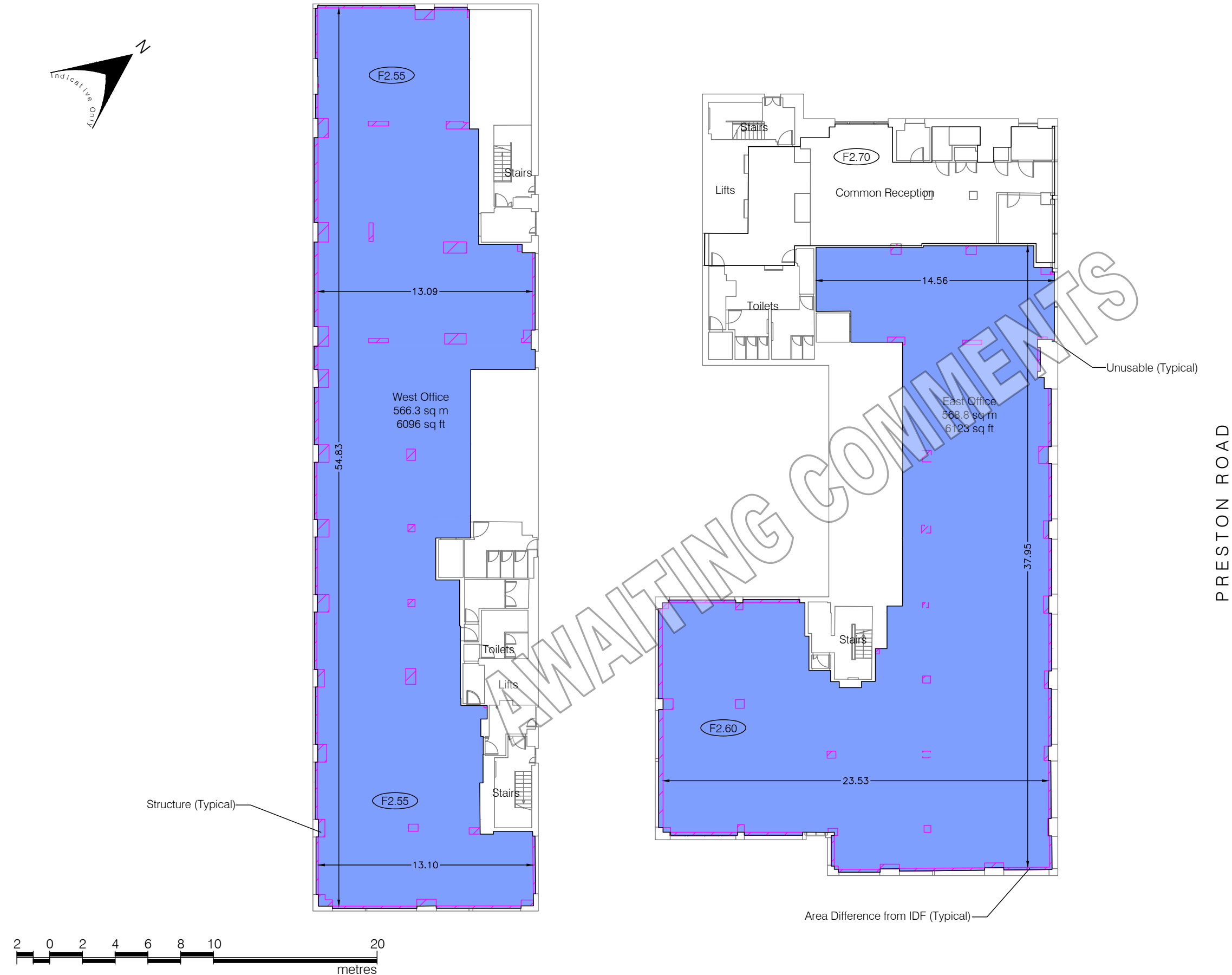
IPMS 3 1135.1 sq m 12219 sq ft

LIMITED USE AREAS (Included in the Total Area)

Area Difference from IDF	24.0 sq m	258 sq ft
Structure	21.5 sq m	231 sq ft
Unusable	<0.1 sq m	<1 sq ft

The following are EXCLUSIONS from the IPMS 3 Office - Total:

Common Reception	131.6 sq m	1417 sq ft
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LEGEND

F0.00	FLOOR TO FALSE CEILING HEIGHT (METRES)
IDF	AREA DIFFERENCE FROM INTERNAL DOMINANT FACE

Dwg No. 46192-IPMS3-AG

Issue B February 2021

Presentation Scale 1:250 @ A3

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Condition of Site:

Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:

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Dashed line denotes a wall line inaccessible at the time of survey due to tenant fixtures and fittings.

Revisions:

A - Original Issue (January 2021)
B - Drawing Updated (February 2021)

IPMS AREA PLAN

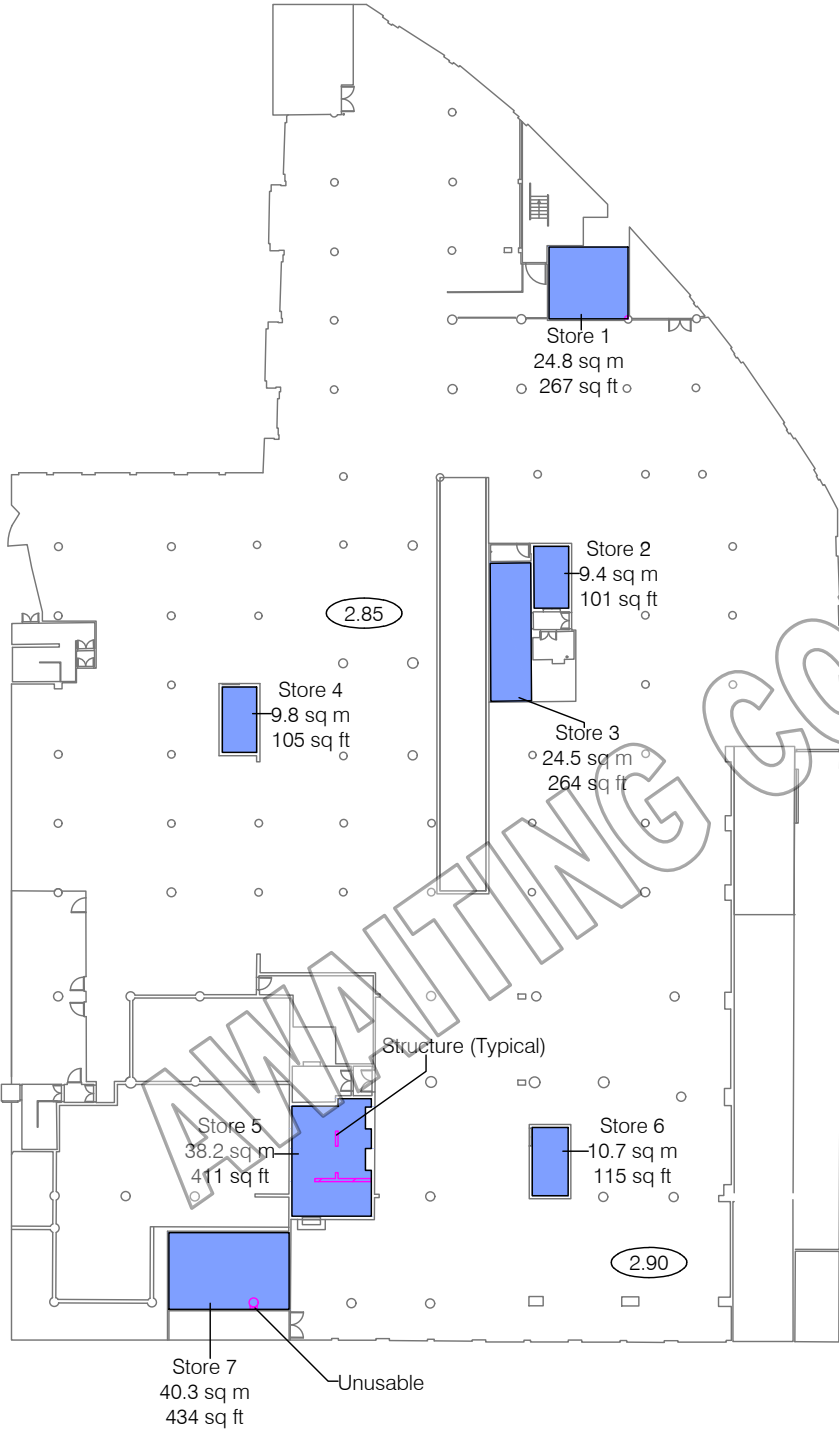
TELECOM HOUSE

125-135 Preston Road, BRIGHTON, BN1

Basement 1

IPMS 3 - Office

<div></div>	IPMS 3	157.7 sq m	1697 sq ft
<div></div>	LIMITED USE AREAS (Included in the Total Area)		
Structure		1.3 sq m	14 sq ft
Unusable		<0.1 sq m	<1 sq ft



LEGEND	
<div>0.00</div>	FLOOR TO CEILING HEIGHT (METRES)
IDF	AREA DIFFERENCE FROM INTERNAL DOMINANT FACE

Dwg No. 46192-IPMS3-AB1

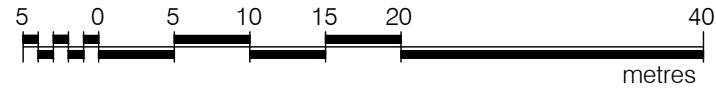
Issue A March 2021

Presentation Scale 1:500 @ A3

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Condition of Site: Occupied Vacant Under Construction Heavy Fit-Out Cat A Fit-Out Shell & Core	Notes: This drawing complies with RICS Property Measurement, 2nd edition (January 2018) and indicates the extent of the areas measured, produced to an accuracy commensurate with the standard. It is held in a scaled digital CAD format. Dashed line denotes a wall line inaccessible at the time of survey due to tenant fixtures and fittings.
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Revisions:
A - Original Issue (March 2021)

IPMS AREA PLAN

TELECOM HOUSE

125-135 Preston Road, BRIGHTON, BN1

Basement 2

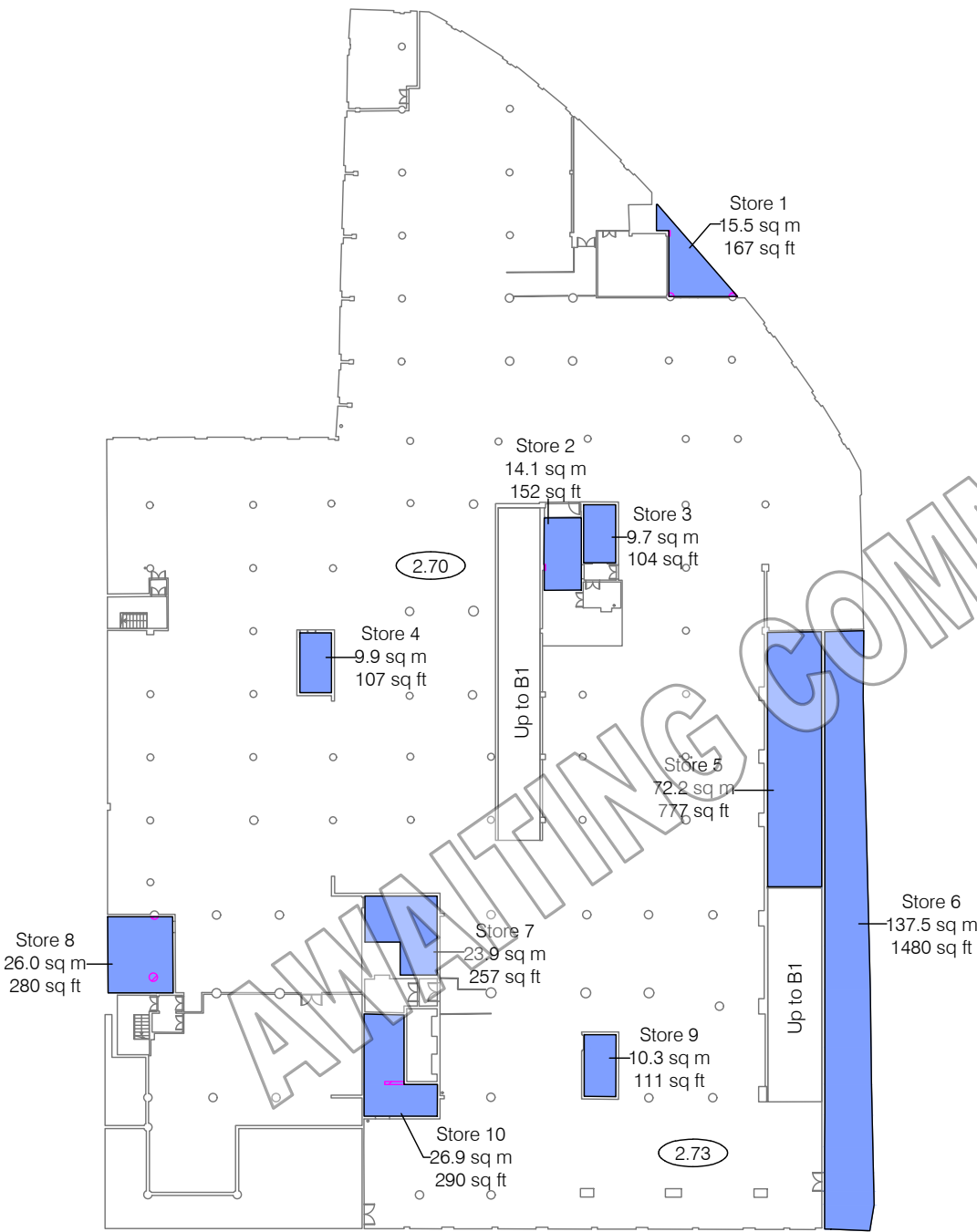
IPMS 3 - Office

IPMS 3 346.0 sq m 3725 sq ft

LIMITED USE AREAS (Included in the Total Area)

Structure 0.9 sq m 10 sq ft

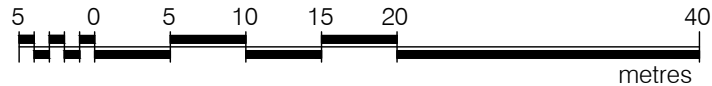
Unusable <0.1 sq m <1 sq ft



PRESTON ROAD

LEGEND

0.00 FLOOR TO CEILING HEIGHT (METRES)
IDF AREA DIFFERENCE FROM INTERNAL DOMINANT FACE



Condition of Site:
Occupied
Vacant
Under Construction
Heavy Fit-Out
Cat A Fit-Out
Shell & Core

Notes:
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Dashed line denotes a wall line inaccessible at the time of survey due to tenant fixtures and fittings.

Revisions:
A - Original Issue (March 2021)

Dwg No. 46192-IPMS3-AB2

Issue A March 2021

Presentation Scale 1:500 @ A3

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