

Area Referencing Report

Project Name – 20 Old Bailey

Project Number – MSL23801

Client – Blackstone Property Management

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1. Introduction

The Area Measurement Survey was undertaken by Murphy Surveys in July 2017, in accordance with the **Royal Institution of Chartered Surveyors (RICS) Property Measurement (1st Edition, May 2015)**. The measurement was undertaken by Murphy Surveys employee(s) under site conditions at that time and in line with Murphy Surveys Health & Safety Policy.

2. Scope of Works

Name	20 Old Bailey
Address	20 Old Bailey, London EC4M 7AN, United Kingdom
Client	Blackstone Property Management
Our Reference	MSL 23801
Date:	August 2017

3. Scope of Works

The building was measured as found on site at the time of survey and was carried out in accordance with the **Royal Institution of Chartered Surveyors (RICS) Property Measurement (1st Edition, May 2015)**.

This collated Area Referencing report includes:

- Schedules of Internal Areas (NIA, GIA, IPMS-3, IPMS-2) of Part Level Sub Basement, Level Lower Ground, Level Ground, Level 01, Level 02, Level 03, Level 04, Level 05, Level 06, Level 07, Level 08 and Level 09 of 20 Old Bailey Building.

Measurement Report Issue: 'E'

- Area plans highlighting the extent of Levels: **Part Level Sub Basement, Level Lower Ground, Level Ground, Level 01, Level 02, Level 03, Level 04, Level 05, Level 06, Level 07, Level 08 and Level 09.**

4. Method Statement

Measurements were taken to the internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas.

A Laser Scanner with distance measuring facility was used to observe the geometrical framework of the building. The bearings and distances were automatically stored and downloaded directly to office computers.

The areas were calculated by plotting, within AutoCAD, a contained polyline defining each area in accordance with **the Royal Institution of Chartered Surveyors (RICS) Property Measurement (1st Edition, May 2015)**. The CAD database is then interrogated for the calculated area. The attached Reference Plan is directly produced from the CAD system providing visual verification of all defined areas.

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.

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.

The drawings have been retained as digital CAD files comprising accurate data of area extents and configurations that could be used as a basis for your future survey requirements.

5. Quality Control

Murphy Surveys have implemented a set of policies, processes and procedures which are required for the planning and execution of our services.

Through our Quality Systems, we integrate the various processes within the company and aim to provide a process approach for project execution.

Our Quality System also enables us to identify and measure, control and improve the various core business processes that will ultimately lead to improved performance.

6. Duty of Care Statement

We confirm that as Chartered Geomatics Surveyors, instructed in this matter to act as Measurement Surveyors, by the parties to measure the internal areas of Levels: **Part Sub Basement, Ground, Lower Ground, One, Two, Three, Four, Five, Six, Seven, Eight and Nine** on the site of **20 Old Bailey London, EC4M**.

We have used all reasonable endeavors to exercise and indeed will continue to exercise all reasonable skill, care and diligence in the performance of our duties in relation to the above premises, contained in this measurement report.

We also confirm that in all respects we have acted in accordance with the Royal Institution of Chartered Surveyors (RICS) Property Measurement (1st Edition, May 2015).

Furthermore, we have endeavored to carry out our instructions in a totally objective and impartial manner and indeed, will continue to discharge any further instructions we may have in relation to this matter in the same way.

This duty of care is intended for **Blackstone Property Management.**

7. Disclaimer

This report complies with the Royal Institution of Chartered Surveyors (RICS) Property Measurement (1st Edition, May 2015).

This report should only be used and supersedes all previous preliminary reports issued.

SCHEDULE OF GROSS INTERNAL AREA (GIA)

GIA SCHEDULE		
FLOOR	AREA sq m	AREA sq ft
<u>Part Sub Basement Floor</u>		
<u>Lower Ground Floor</u>	<u>2,351.7</u>	<u>25,313</u>
<u>Ground Floor</u>	<u>2,562.7</u>	<u>27,585</u>
<u>First Floor</u>	<u>2,679.2</u>	<u>28,839</u>
<u>Second Floor</u>	<u>2,822.6</u>	<u>30,382</u>
<u>Third Floor</u>	<u>2,747.1</u>	<u>29,570</u>
<u>Fourth Floor</u>	<u>2,748.3</u>	<u>29,582</u>
<u>Fifth Floor</u>	<u>2,750.2</u>	<u>29,603</u>
<u>Sixth Floor</u>	<u>2,728.5</u>	<u>29,369</u>
<u>Seventh Floor</u>	<u>2,698.6</u>	<u>29,047</u>
<u>Eighth Floor</u>	<u>1,935.6</u>	<u>20,835</u>
<u>Ninth Floor</u>	<u>1,689.2</u>	<u>18,182</u>
<u>GIA overall total</u>	<u>27,713.7</u>	<u>298,307</u>

SCHEDULE OF NET INTERNAL AREA (NIA)

NIA SCHEDULE					
FLOOR	USE	AREA sq m	AREA sq ft	AREA sq m	AREA sq ft
				<u>Excluded from NIA areas:</u>	
<u>Part Sub Basement Floor</u>	Storage 'Optiver' Area	<u>180.0</u>	<u>1,938</u>	Staircase 2	<u>10.4</u> <u>112</u>
	Storage C	<u>60.8</u>	<u>654</u>	Plant Room 1	<u>38.6</u> <u>415</u>
	Storage D	<u>88.2</u>	<u>949</u>	Plant Room 2	<u>19.9</u> <u>214</u>
	Pub Area	<u>115.1</u>	<u>1,239</u>	Plant Room 3	<u>13.5</u> <u>145</u>
<u>Basement Floor</u>	Pub Area	<u>161.8</u>	<u>1,742</u>	Staircase 2	<u>12.5</u> <u>135</u>
	Barings Stores	<u>150.8</u>	<u>1,623</u>	WC	<u>11.9</u> <u>128</u>
				Services Area	<u>8.3</u> <u>89</u>
<u>Lower Ground Floor</u>				Staircase 1	<u>8.7</u> <u>94</u>
<u>Metro' Area 'A'</u>	Office	<u>694.8</u>	<u>7,479</u>	Staircase 2	<u>14.8</u> <u>159</u>
<u>Barings' Area 'B'</u>	Office	<u>682.1</u>	<u>7,342</u>	Staircase 3	<u>3.3</u> <u>36</u>
<u>Pub Area</u>	Retail	<u>145.9</u>	<u>1,570</u>	WC	<u>14.0</u> <u>151</u>
<u>Ground Floor</u>				Fleet Place Reception	<u>97.2</u> <u>1,046</u>
<u>Area 'Withers'</u>	Office	<u>498.4</u>	<u>5,365</u>	Reception	<u>51.0</u> <u>549</u>
<u>Area 'Optiver'</u>	Office	<u>856.3</u>	<u>9,217</u>	Staircase 1	<u>8.6</u> <u>93</u>
<u>Area 'Change Please'</u>	Retail	<u>32.8</u>	<u>353</u>	Staircase 2	<u>13.2</u> <u>142</u>
<u>Pub Area</u>	Retail	<u>126.7</u>	<u>1,364</u>	WC	<u>17.7</u> <u>191</u>
<u>First Floor</u>	Office 'Optiver' Area	<u>1,999.8</u>	<u>21,526</u>	Reception	<u>28.8</u> <u>310</u>
	Storage	<u>3.0</u>	<u>32</u>	Staircase 1	<u>14.0</u> <u>151</u>
	Retail	<u>155.3</u>	<u>1,672</u>	Staircase 2	<u>4.9</u> <u>53</u>
				WC	<u>23.9</u> <u>257</u>
<u>Second Floor</u>	Office 'Phoenix' Area	<u>2,425.0</u>	<u>26,102</u>		
	Storage	<u>3.4</u>	<u>37</u>		
<u>Third Floor</u>	Office 'Withers' Area	<u>2,351.0</u>	<u>25,306</u>		
	Storage	<u>3.3</u>	<u>36</u>		
<u>Fourth Floor</u>	Office 'Withers' Area	<u>2,360.2</u>	<u>25,405</u>		
	Storage	<u>3.3</u>	<u>36</u>		

<u>Fifth Floor</u>	Office 'Barings' Area	<u>2,360.6</u>	<u>25,409</u>			
	Storage	<u>3.3</u>	<u>36</u>			
<u>Sixth Floor</u>	Office 'Barings' Area	<u>2,318.4</u>	<u>24,955</u>	Terrace	<u>22.6</u>	<u>243</u>
	Storage	<u>3.3</u>	<u>36</u>	Restricted Headroom Area	<u>18.5</u>	<u>199</u>
<u>Seventh Floor</u>	Office 'Barings' Area	<u>2,285.5</u>	<u>24,601</u>	Terrace	<u>49.5</u>	<u>533</u>
	Storage	<u>7.1</u>	<u>76</u>			
<u>Eighth Floor</u>	Office 'Barings' Area	<u>1,640.8</u>	<u>17,661</u>	Terrace	<u>416.4</u>	<u>4,482</u>
	Storage	<u>5.9</u>	<u>64</u>			
<u>Ninth Floor</u>	Office 'Barings' Area	<u>1,263.5</u>	<u>13,600</u>	Terrace	<u>316.7</u>	<u>3,409</u>
<u>NIA overall total</u>		<u>22,986.4</u>	<u>247,425</u>	Total:	<u>1238.9</u>	<u>13,336</u>

SCHEDULE OF IPMS 3 - Office

IPMS-3 AREA SCHEDULE					
FLOOR	USE	AREA sq m	AREA sq ft	AREA sq m	AREA sq ft
<u>Part Sub Basement Floor</u>	Storage 'Optiver' Area	<u>181.0</u>	<u>1,948</u>	Included to IPMS-3 areas: Storage C Storage D	 60.8 654 88.7 955
<u>Lower Ground Floor</u>				Included to IPMS-3 areas: Hall 1	 4.4 47
<u>Metro' Area 'A'</u>	Office	<u>706.4</u>	<u>7,604</u>		
<u>Barings' Area 'B'</u>	Office	<u>698.6</u>	<u>7,520</u>		
<u>Ground Floor</u>				Included to IPMS-3 areas: Hall 1 Hall 2	 29.0 312 16.0 172
<u>Area 'Withers'</u>	Office	<u>510.7</u>	<u>5,497</u>		
<u>Area 'Optiver'</u>	Office	<u>882.8</u>	<u>9,502</u>		
<u>Area 'Change Please'</u>	Retail	<u>32.8</u>	<u>353</u>		
<u>First Floor</u>	Office 'Optiver' Area	<u>2,041.1</u>	<u>21,970</u>	Included to IPMS-3 areas: Storage Hall 1 Lobby	 3.1 33 2.2 24 49.5 533
<u>Second Floor</u>	Office 'Phoenix' Area	<u>2,467.0</u>	<u>26,555</u>	Included to IPMS-3 areas: Storage Hall 1 Hall 2 Lobby	 3.5 38 2.1 23 6.0 65 49.3 531
<u>Third Floor</u>	Office 'Withers' Area	<u>2,405.2</u>	<u>25,889</u>	Included to IPMS-3 areas: Storage Hall 1 Hall 2 Lobby	 3.4 37 2.1 23 6.0 65 49.6 534
				Excluded from IPMS-3 areas: Reception	 97.2 1,046
<u>IPMS-3 overall sub-total:</u>		<u>10,301.3</u>	<u>110,884</u>		

SCHEDULE OF IPMS 3 - Office

IPMS-3 AREA SCHEDULE					
FLOOR	USE	AREA sq m	AREA sq ft	AREA sq m	AREA sq ft
<u>Fourth Floor</u>	Office 'Withers' Area	<u>2,405.9</u>	<u>25,897</u>	Included to IPMS-3 areas: Storage Hall 1 Hall 2 Lobby	 3.3 36 2.1 23 6.0 65 49.7 535
<u>Fifth Floor</u>	Office 'Barings' Area	<u>2,405.8</u>	<u>25,896</u>	Included to IPMS-3 areas: Storage Hall 1 Hall 2 Lobby	 3.4 37 2.1 23 6.0 65 51.5 554
<u>Sixth Floor</u>	Office 'Barings' Area	<u>2,360.4</u>	<u>25,407</u>	Included to IPMS-3 areas: Storage Hall 1 Hall 2 Lobby Restricted Headroom Area	 3.3 36 2.2 24 5.9 64 51.6 555 18.9 203
<u>Seventh Floor</u>	Office 'Barings' Area	<u>2,327.1</u>	<u>25,049</u>	Included to IPMS-3 areas: Storage Hall 1 Hall 2 Lobby Terrace	 7.2 78 2.2 24 6.4 69 51.6 555 49.5 533
<u>Eighth Floor</u>	Office 'Barings' Area	<u>1,675.2</u>	<u>18,032</u>	Included to IPMS-3 areas: Storage Hall 1 Hall 2 Lobby Terrace	 5.9 64 4.3 46 5.2 56 64.1 690 415.4 4,471
<u>Ninth Floor</u>	Office 'Barings' Area	<u>1,288.2</u>	<u>13,866</u>	Included to IPMS-3 areas: Hall 2 Lobby Terrace	 6.7 72 43.6 469 316.7 3,409
<u>IPMS-3 overall sub-total</u>		<u>13,647.4</u>	<u>146,903</u>		

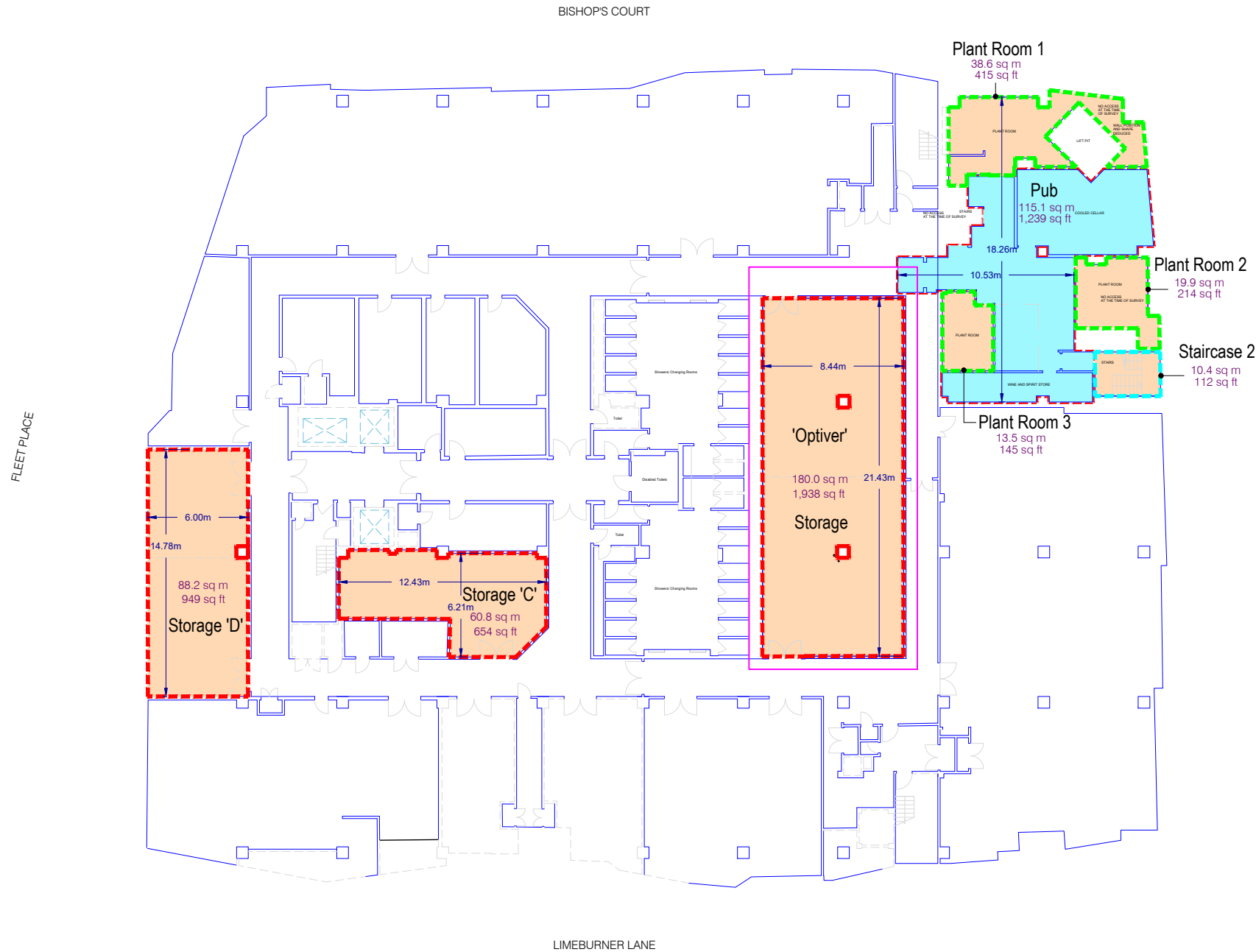
IPMS-3 GRAND TOTAL:	<u>24,026.7</u>	<u>258,627</u>
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SCHEDULE OF IPMS 3 - Office

IPMS-2 (COMPONENT) AREA SCHEDULE						
FLOOR	AREA sq m	AREA sq ft		FLOOR	AREA sq m	AREA sq ft
<u>Part Sub Basement Floor</u>				<u>First Floor</u>		
Vertical Penetrations (A):				Vertical Penetrations (A):	<u>89.4</u>	<u>962</u>
Structural Elements (B):	<u>1.5</u>	<u>16</u>		Structural Elements (B):	<u>20.0</u>	<u>215</u>
Technical Services (C):				Technical Services (C):		
Hygiene Area (D):				Hygiene Area (D):	<u>51.6</u>	<u>555</u>
Circulation Area (E):				Circulation Area (E):	<u>51.7</u>	<u>556</u>
Amenities (E):				Amenities (E):		
Work Space (G):	<u>329.0</u>	<u>3,541</u>		Work Space (G):	<u>2,021.3</u>	<u>21,757</u>
External Area (H):				Other Area (H):	<u>3.0</u>	<u>32</u>
<u>Lower Ground Floor</u>				<u>Second Floor</u>		
Vertical Penetrations (A):	<u>53.6</u>	<u>577</u>		Vertical Penetrations (A):	<u>87.6</u>	<u>943</u>
Structural Elements (B):	<u>21.5</u>	<u>231</u>		Structural Elements (B):	<u>32.2</u>	<u>347</u>
Technical Services (C):				Technical Services (C):		
Hygiene Area (D):	<u>45.3</u>	<u>488</u>		Hygiene Area (D):	<u>51.8</u>	<u>558</u>
Circulation Area (E):	<u>132.7</u>	<u>1,428</u>		Circulation Area (E):	<u>57.4</u>	<u>618</u>
Amenities (E):				Amenities (E):		
Work Space (G):	<u>1,387.0</u>	<u>14,930</u>		Work Space (G):	<u>2,436.0</u>	<u>26,221</u>
External Area (H):				Other Area (H):	<u>3.4</u>	<u>37</u>
<u>Ground Floor</u>				<u>Third Floor</u>		
Vertical Penetrations (A):	<u>91.3</u>	<u>983</u>		Vertical Penetrations (A):	<u>87.8</u>	<u>945</u>
Structural Elements (B):	<u>33.0</u>	<u>355</u>		Structural Elements (B):	<u>32.8</u>	<u>353</u>
Technical Services (C):				Technical Services (C):		
Hygiene Area (D):	<u>46.6</u>	<u>502</u>		Hygiene Area (D):	<u>52.1</u>	<u>561</u>
Circulation Area (E):	<u>84.8</u>	<u>913</u>		Circulation Area (E):	<u>57.8</u>	<u>622</u>
Amenities (E):				Amenities (E):		
Work Space (G):	<u>2,022.3</u>	<u>21,768</u>		Work Space (G):	<u>2,373.6</u>	<u>25,549</u>
External Area (H):				Other Area (H):	<u>3.3</u>	<u>36</u>

SCHEDULE OF IPMS 3 - Office

IPMS-2 (COMPONENT) AREA SCHEDULE						
FLOOR	AREA sq m	AREA sq ft		FLOOR	AREA sq m	AREA sq ft
<u>Fourth Floor</u>				<u>Seventh Floor</u>		
Vertical Penetrations (A):	<u>87.3</u>	<u>940</u>		Vertical Penetrations (A):	<u>81.9</u>	<u>882</u>
Structural Elements (B):	<u>25.2</u>	<u>271</u>		Structural Elements (B):	<u>22.2</u>	<u>239</u>
Technical Services (C):				Technical Services (C):		
Hygiene Area (D):	<u>52.5</u>	<u>565</u>		Hygiene Area (D):	<u>51.9</u>	<u>559</u>
Circulation Area (E):	<u>57.8</u>	<u>622</u>		Circulation Area (E):	<u>60.2</u>	<u>648</u>
Amenities (E):				Amenities (E):		
Work Space (G):	<u>2,383.1</u>	<u>25,651</u>		Work Space (G):	<u>2,308.0</u>	<u>24,843</u>
Other Area (H):	<u>3.3</u>	<u>36</u>		Other Area (H):	<u>56.6</u>	<u>609</u>
<u>Fifth Floor</u>				<u>Eighth Floor</u>		
Vertical Penetrations (A):	<u>87.5</u>	<u>942</u>		Vertical Penetrations (A):	<u>85.9</u>	<u>925</u>
Structural Elements (B):	<u>23.5</u>	<u>253</u>		Structural Elements (B):	<u>7.2</u>	<u>78</u>
Technical Services (C):				Technical Services (C):		
Hygiene Area (D):	<u>52.1</u>	<u>561</u>		Hygiene Area (D):		
Circulation Area (E):	<u>59.6</u>	<u>642</u>		Circulation Area (E):	<u>73.6</u>	<u>792</u>
Amenities (E):				Amenities (E):		
Work Space (G):	<u>2,383.8</u>	<u>25,659</u>		Work Space (G):	<u>1,668.0</u>	<u>17,954</u>
Other Area (H):	<u>3.3</u>	<u>36</u>		Other Area (H):	<u>416.4</u>	<u>4,482</u>
<u>Sixth Floor</u>				<u>Ninth Floor</u>		
Vertical Penetrations (A):	<u>85.5</u>	<u>920</u>		Vertical Penetrations (A):	<u>70.2</u>	<u>756</u>
Structural Elements (B):	<u>23.4</u>	<u>252</u>		Structural Elements (B):	<u>6.1</u>	<u>66</u>
Technical Services (C):				Technical Services (C):	<u>102.0</u>	<u>1,098</u>
Hygiene Area (D):	<u>25.2</u>	<u>271</u>		Hygiene Area (D):		
Circulation Area (E):	<u>59.6</u>	<u>642</u>		Circulation Area (E):	<u>50.3</u>	<u>541</u>
Amenities (E):				Amenities (E):		
Work Space (G):	<u>2,357.3</u>	<u>25,374</u>		Work Space (G):	<u>1,283.0</u>	<u>13,810</u>
Other Area (H):	<u>25.8</u>	<u>278</u>		Other Area (H):	<u>316.7</u>	<u>3,409</u>



NIA / GIA Plan

	NIA storage 'Optiver':	180.0 sq m	1,938 sq ft
	NIA Storage 'C':	60.8 sq m	654 sq ft
	NIA Storage 'D':	88.2 sq m	949 sq ft
	NIA Pub Area:	115.1 sq m	1,239 sq ft
	NIA (Total):	444.1 sq m	4,780 sq ft

Excluded from NIA areas:

	Staircase 2 Area:	10.4 sq m	112 sq ft
	Plant Room 1 Area:	38.6 sq m	415 sq ft
	Plant Room 2 Area:	19.9 sq m	214 sq ft
	Plant Room 3 Area:	13.5 sq m	145 sq ft



Murphy Geospatial are a Chartered Survey practice regulated by the RICS

Geospatial certainty you can trust [murphygs.com](https://www.murphygs.com)

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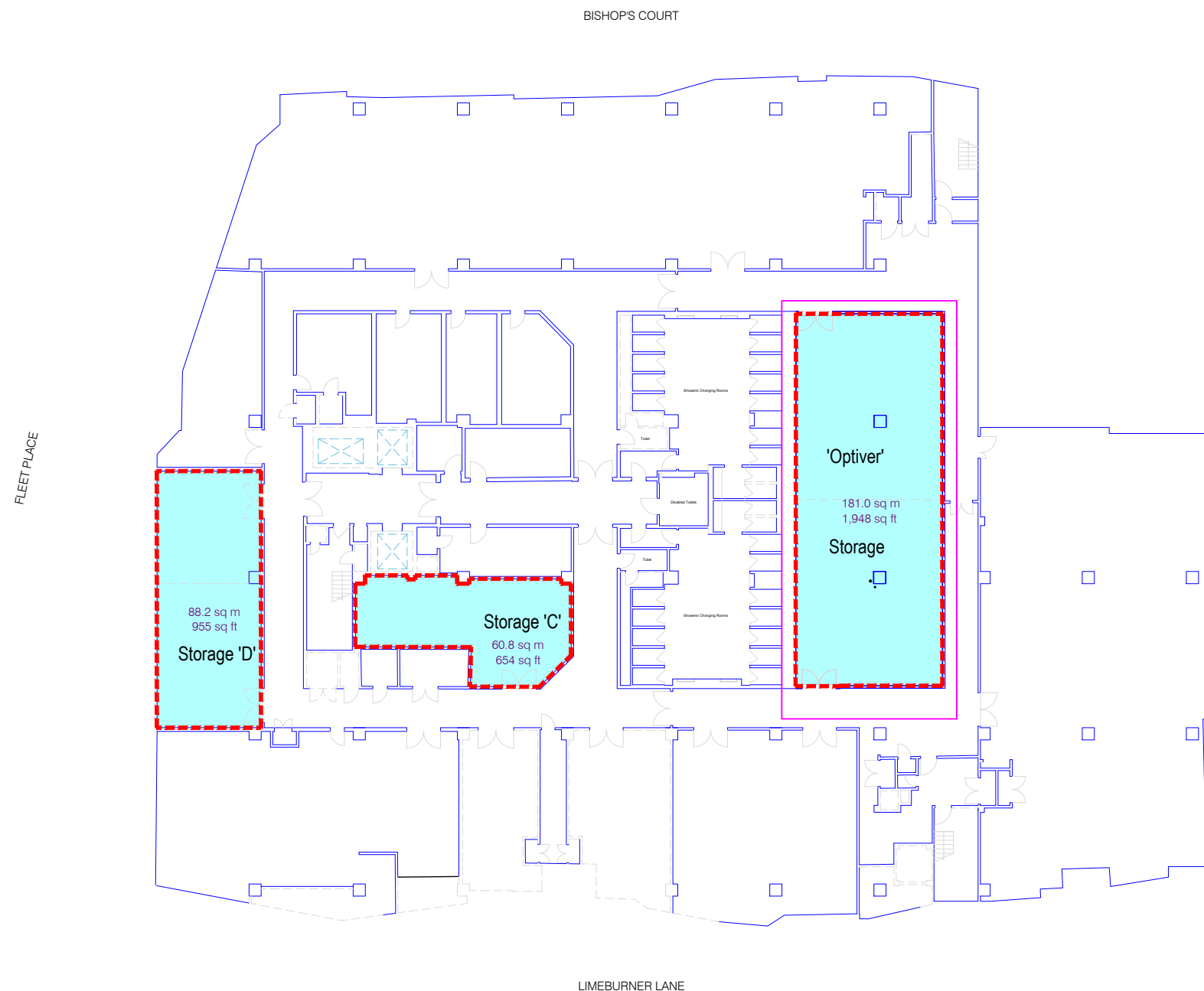


Offices in London, Birmingham, Manchester, Glasgow, Dublin, Cork, Kildare, Cologne, Barcelona, Genoa.

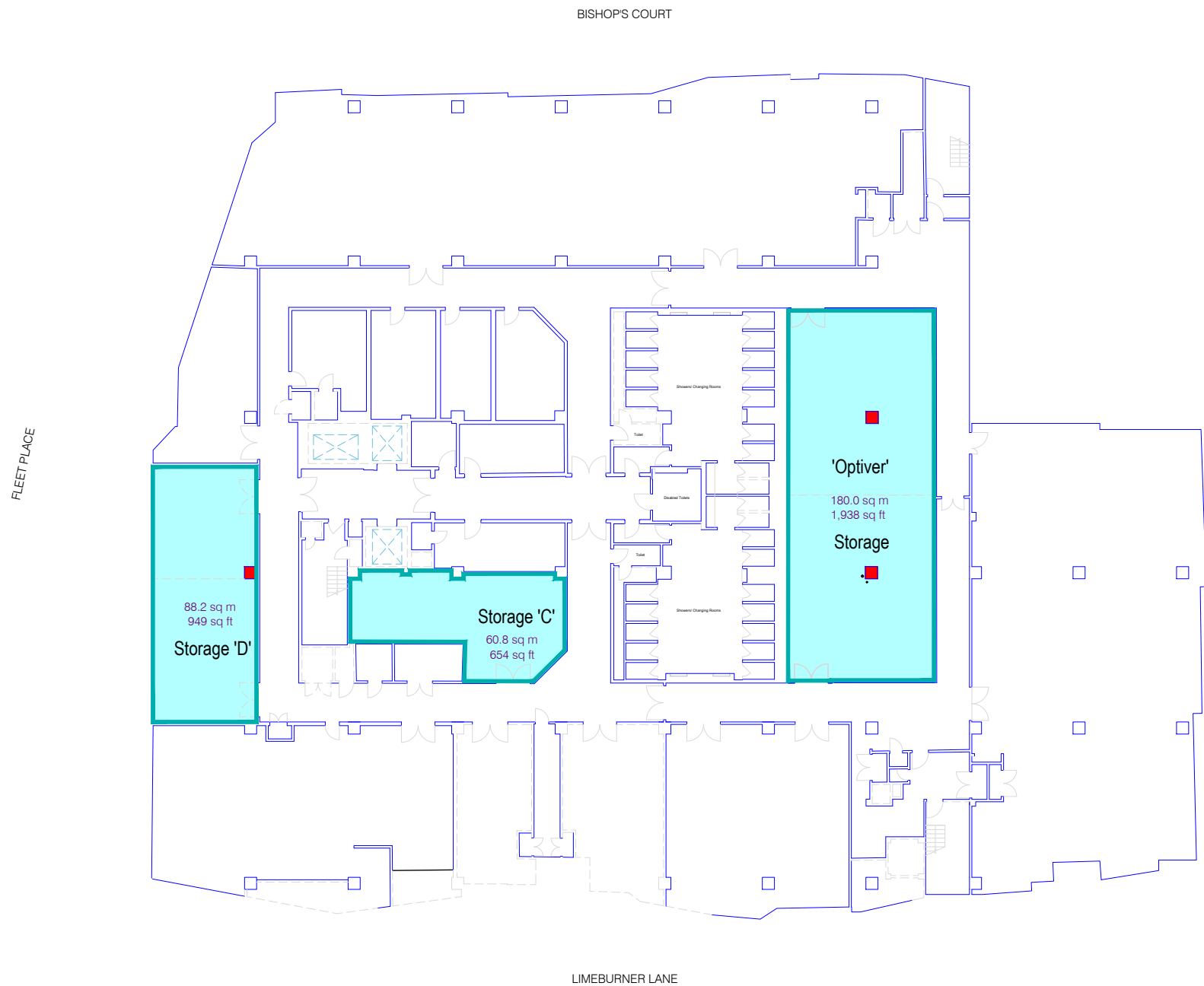
Project :	20 Old Bailey
Client :	Blackstone Property Management
Description :	Sub Basement Floor NIA / GIA Plan
Date : April 2023	Issue : F
Drawing Number :	MSL23081-APSB
Scaled for presentation purposes	

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Condition of Site:	Note/Notes	Revisions		
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date	Description
		A	18/08/2017	First Issue
		B	21/08/2017	Thousand separator commas added
		C	01/09/2017	Areas added and amended
		D	27/10/2017	Areas added and amended
		E	08/01/2018	Areas added and amended
		F	12/04/2023	Tenant names amended



Condition of Site:	Note/Notes	Revisions		
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date	Description
		A	18/08/2017	First Issue
		B	21/08/2017	Thousand separator commas added
		C	01/09/2017	Areas added and amended
		D	27/10/2017	Areas added and amended
		E	12/04/2023	Tenant names amended



IPMS-2 Area Plan

Component areas in IPMS-2:

	Vertical Penetrations (A):	_____	_____
	Structural Elements (B):	1.0 sq m	11 sq ft
	Technical Services (C):	_____	_____
	Hygiene Area (D):	_____	_____
	Circulation Area (E):	_____	_____
	Amenities (E):	_____	_____
	Work Space (G):	180.0 sq m	1,938 sq ft
	External Area (H):	_____	_____



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Geospatial certainty you can trust [murphygs.com](https://www.murphygs.com)

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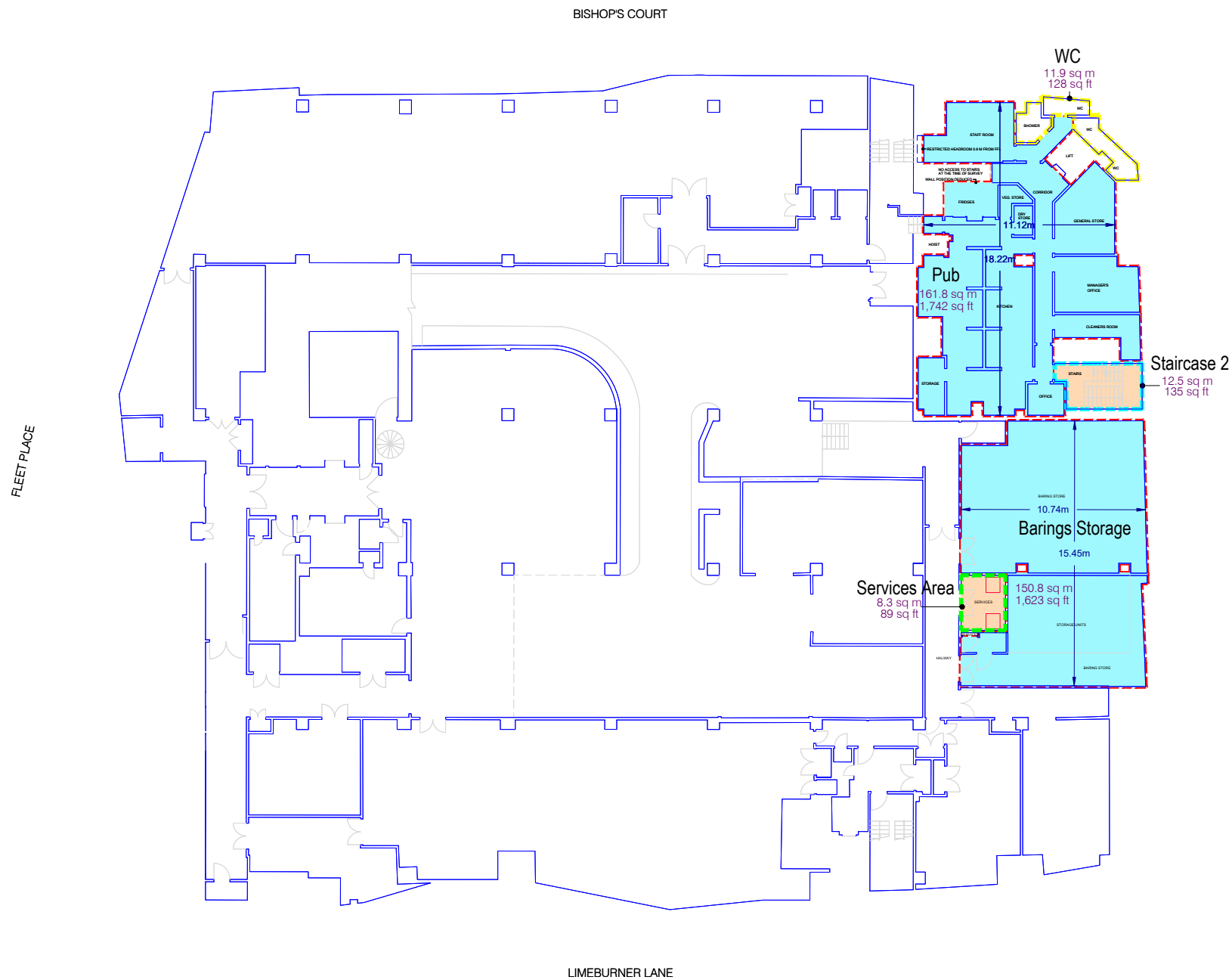
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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Sub Basement Floor IPMS-2 Plan		
Date :	April 2023	Issue :	E
Drawing Number :	MSL19055-APSB		
Scaled for presentation purposes			

Condition of Site:	Note/Notes	Revisions		
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date	Description
		A	18/08/2017	First Issue
		B	21/08/2017	Thousand separator commas added
		C	01/09/2017	Areas added and amended
		D	27/10/2017	Areas added and amended
		E	12/04/2023	Tenant names amended



Floor Plan

	NIA Pub Area:	161.8 sq m	1,742 sq ft
	NIA Barings Stores:	150.8 sq m	1,623 sq ft
	NIA (Total):	312.6 sq m	3,365 sq ft

Excluded from NIA areas:

	Staircase 2 Area:	12.5 sq m	135 sq ft
	WC Area:	11.9 sq m	128 sq ft
	Services Area:	8.3 sq m	89 sq ft



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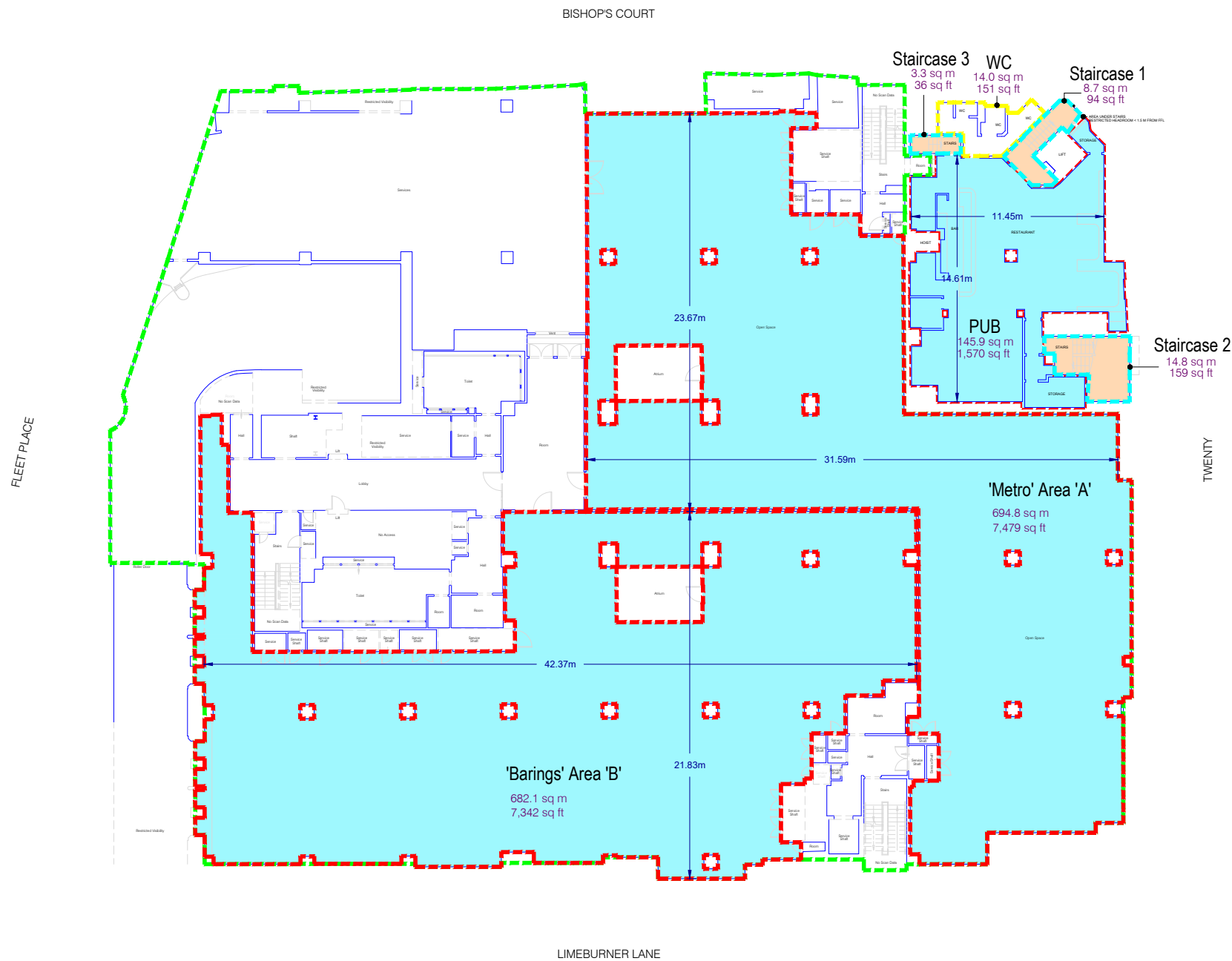


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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Basement Floor Floor Plan		
Date :	April 2023	Issue :	F
Drawing Number :	MSL23081-APB		
Scaled for presentation purposes			

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		B	21/08/2017	Thousand separator commas added
		C	01/09/2017	Areas added and amended
		D	27/10/2017	Areas added and amended
		E	08/01/2018	Areas added and amended
		F	12/04/2023	Barings Store Added



NIA / GIA Plan

GIA Area:	2,351.7 sq m	25,313 sq ft
NIA 'Metro' Area 'A':	694.8 sq m	7,479 sq ft
NIA 'Barings' Area 'B':	682.1 sq m	7,342 sq ft
NIA Pub Area:	145.9 sq m	1,570 sq ft
NIA (Total):	1,522.8 sq m	16,391 sq ft
Excluded from NIA areas:		
Staircase 1 Area:	8.7 sq m	94 sq ft
Staircase 2 Area:	14.8 sq m	159 sq ft
Staircase 3 Area:	3.3 sq m	36 sq ft
WC Area:	14.0 sq m	151 sq ft



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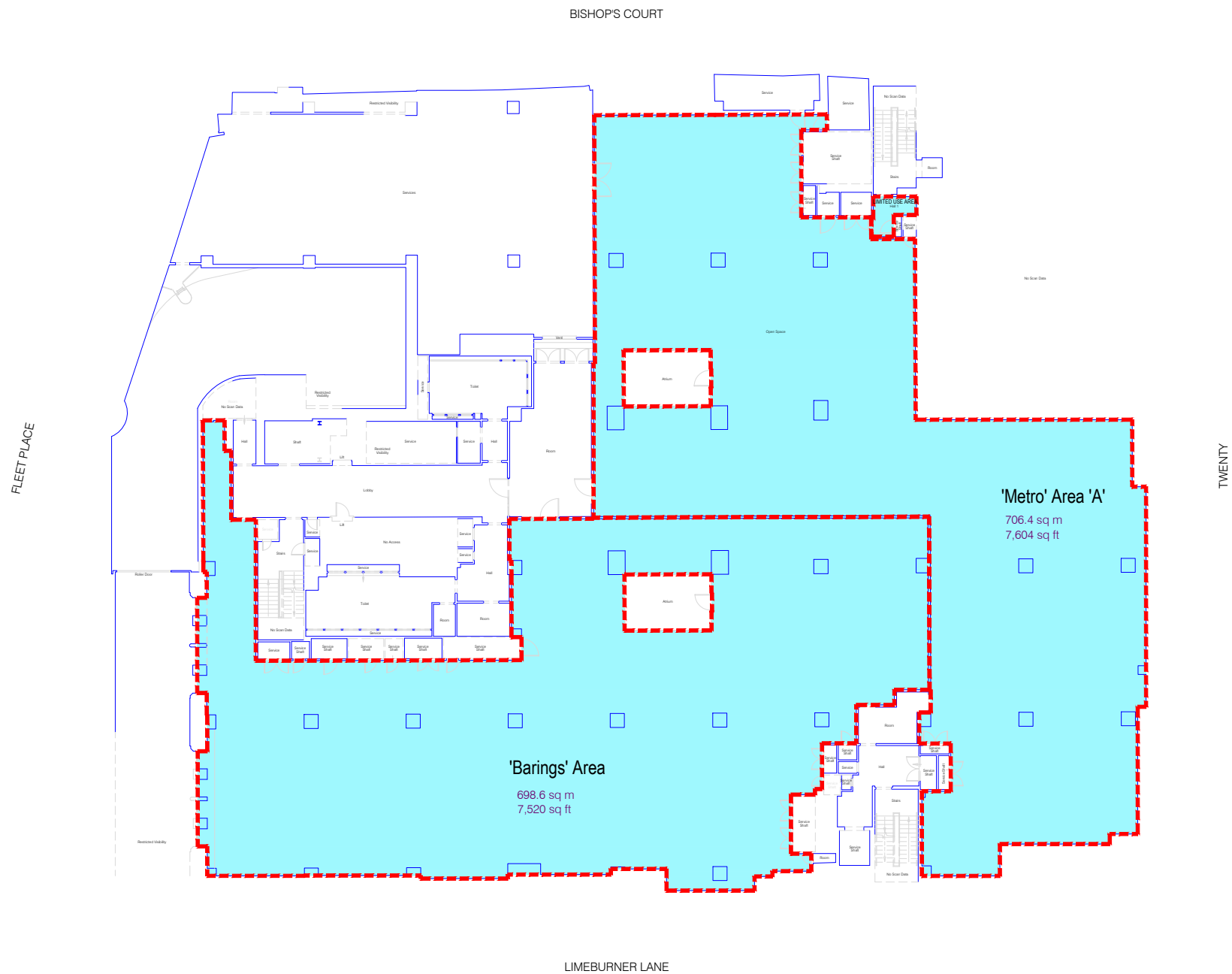
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Project :	20 Old Bailey
Client :	Blackstone Property Management
Description :	Lower Ground Floor NIA / GIA Plan
Date : April 2023	Issue : F
Drawing Number :	MSL23081-APLG
Scaled for presentation purposes	

Condition of Site:	Note/Notes	Revisions		
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date	Description
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		C	01/09/2017	Areas added and amended
		D	27/10/2017	Areas added and amended
		E	08/01/2018	Areas added and amended
		F	12/04/2023	Amended



IPMS-3 Area Plan

	IPMS-3 'Metro' Area 'A':	706.4 sq m	7,604 sq ft
	IPMS-3 'Barings' Area 'B':	698.6 sq m	7,520 sq ft
	IPMS-3 Hall 1:	4.4 sq m	47 sq ft
	Total IPMS-3 Area:	1,409.4 sq m	15,171 sq ft



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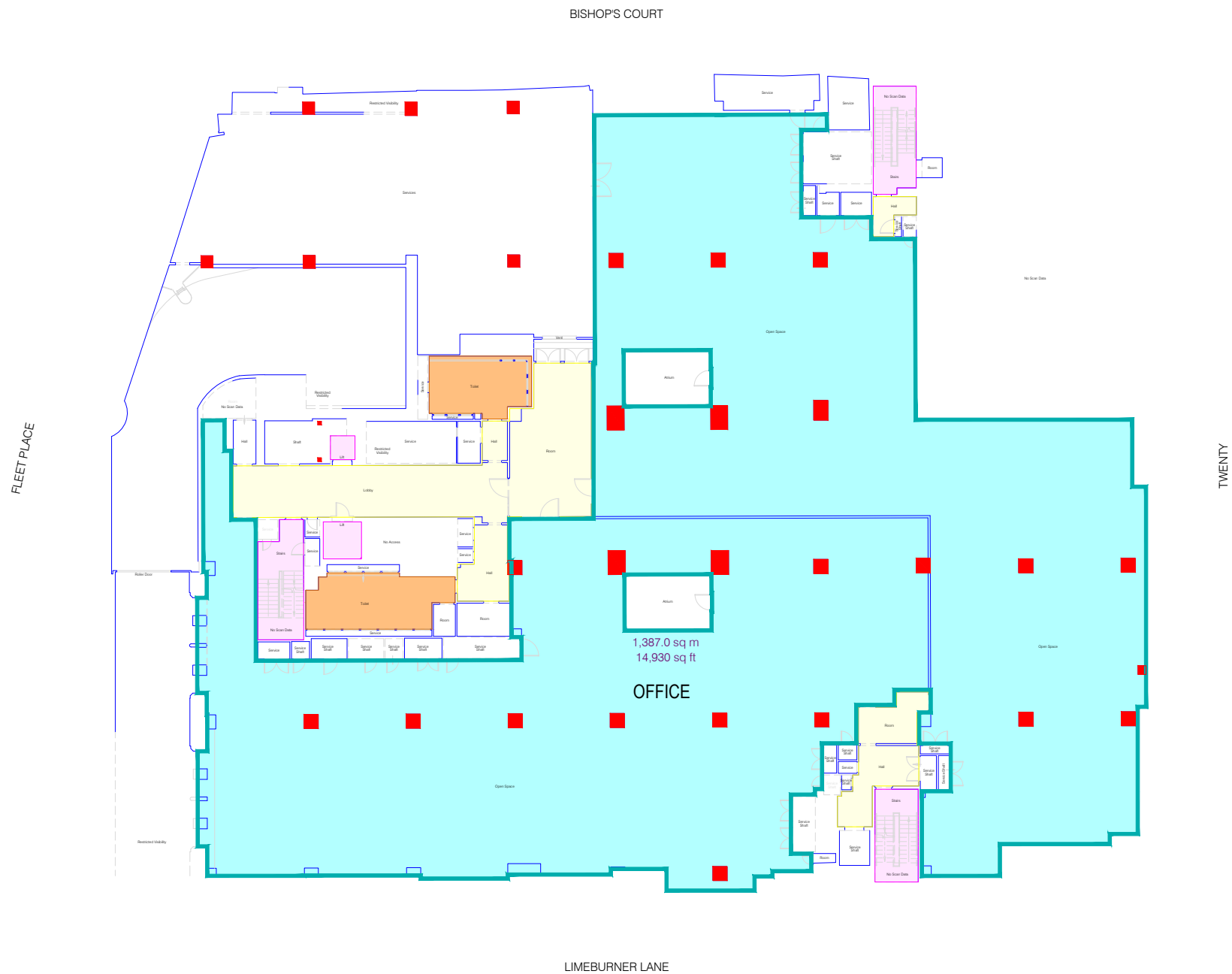
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Project :		20 Old Bailey	
Client :		Blackstone Property Management	
Description :		Lower Ground Floor IPMS-3 Plan	
Date :	April 2023	Issue :	E
Drawing Number :		MSL19055-APLG	
Scaled for presentation purposes			

Condition of Site:	Note/Notes	Revisions	
		No.	Date
		Description	
		A	18/08/2017
		B	21/08/2017
		C	01/09/2017
		D	27/10/2017
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	E	12/04/2023
		Amended	



IPMS-2 Area Plan

Component areas in IPMS-2:

	Vertical Penetrations (A):	53.6 sq m	577 sq ft
	Structural Elements (B):	21.5 sq m	231 sq ft
	Technical Services (C):	—	—
	Hygiene Area (D):	45.3 sq m	488 sq ft
	Circulation Area (E):	132.7 sq m	1,428 sq ft
	Amenities (E):	—	—
	Work Space (G):	1,387.0 sq m	14,930 sq ft
	External Area (H):	—	—



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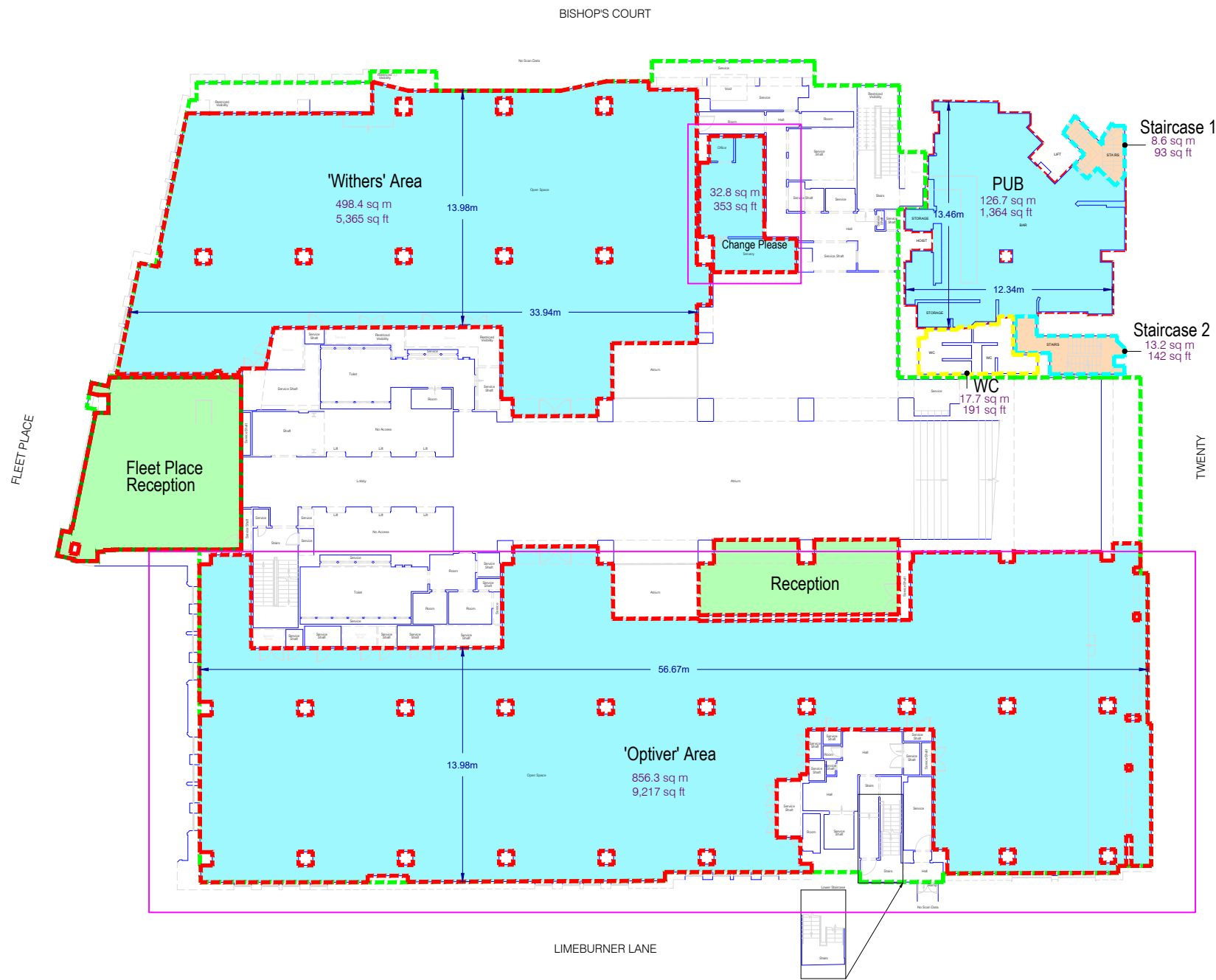


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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Lower Ground Floor IPMS-2 Plan		
Date :	April 2023	Issue :	E
Drawing Number :	MSL19055-APLG		
Scaled for presentation purposes			

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Condition of Site:	Note/Notes	Revisions	
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date
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		D	27/10/2017
		E	12/04/2023
		Description	
		First Issue	
		Thousand separator commas added	
		Areas added and amended	
		Areas added and amended	
		Amended	



NIA / GIA Plan

GIA Area:	2,562.7 sq m	27,585 sq ft
NIA Area 'Withers':	498.4 sq m	5,365 sq ft
NIA Area 'Optiver':	856.3 sq m	9,217 sq ft
NIA 'Change Please' Area:	32.8 sq m	353 sq ft
NIA Pub Area:	126.7 sq m	1,364 sq ft
NIA (Total):	1,514.2 sq m	16,299 sq ft
Fleet Place Reception:	97.2 sq m	1,046 sq ft
Reception:	51.0 sq m	549 sq ft
Excluded from NIA areas:		
Staircase 1 Area:	8.6 sq m	93 sq ft
Staircase 2 Area:	13.2 sq m	142 sq ft
WC Area:	17.7 sq m	191 sq ft



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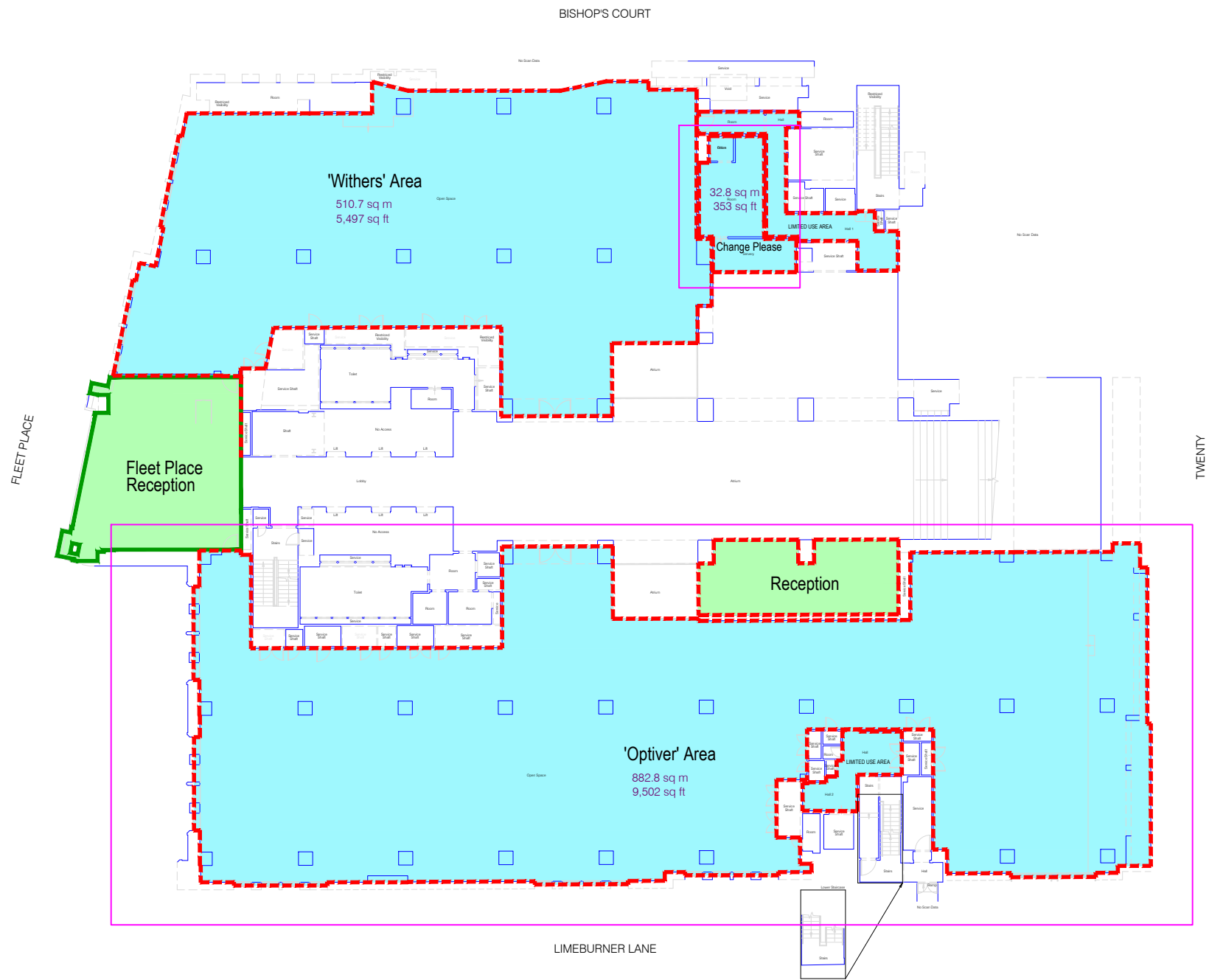
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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Ground Floor NIA / GIA Plan		
Date :	April 2023	Issue :	F
Drawing Number :	MSL23081-APG		
Scaled for presentation purposes			

Condition of Site:	Note/Notes	Revisions		
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date	Description
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		D	27/10/2017	Areas added and amended
		E	08/01/2018	Areas added and amended
		F	12/04/2023	Amended



IPMS-3 Area Plan

	IPMS-3 Area 'Withers':	510.7 sq m	5,497 sq ft
	IPMS-3 Area 'Optiver':	882.8 sq m	9,502 sq ft
	IPMS-3 Hall 1:	29.0 sq m	312 sq ft
	IPMS-3 Hall 2:	16.0 sq m	172 sq ft
	NIA 'Change Please' Area:	32.8 sq m	353 sq ft
Total IPMS-3 Area:		1,549.3 sq m	16,676 sq ft
	Fleet Place Reception:	97.2 sq m	1,046 sq ft
	Reception:	51.0 sq m	549 sq ft



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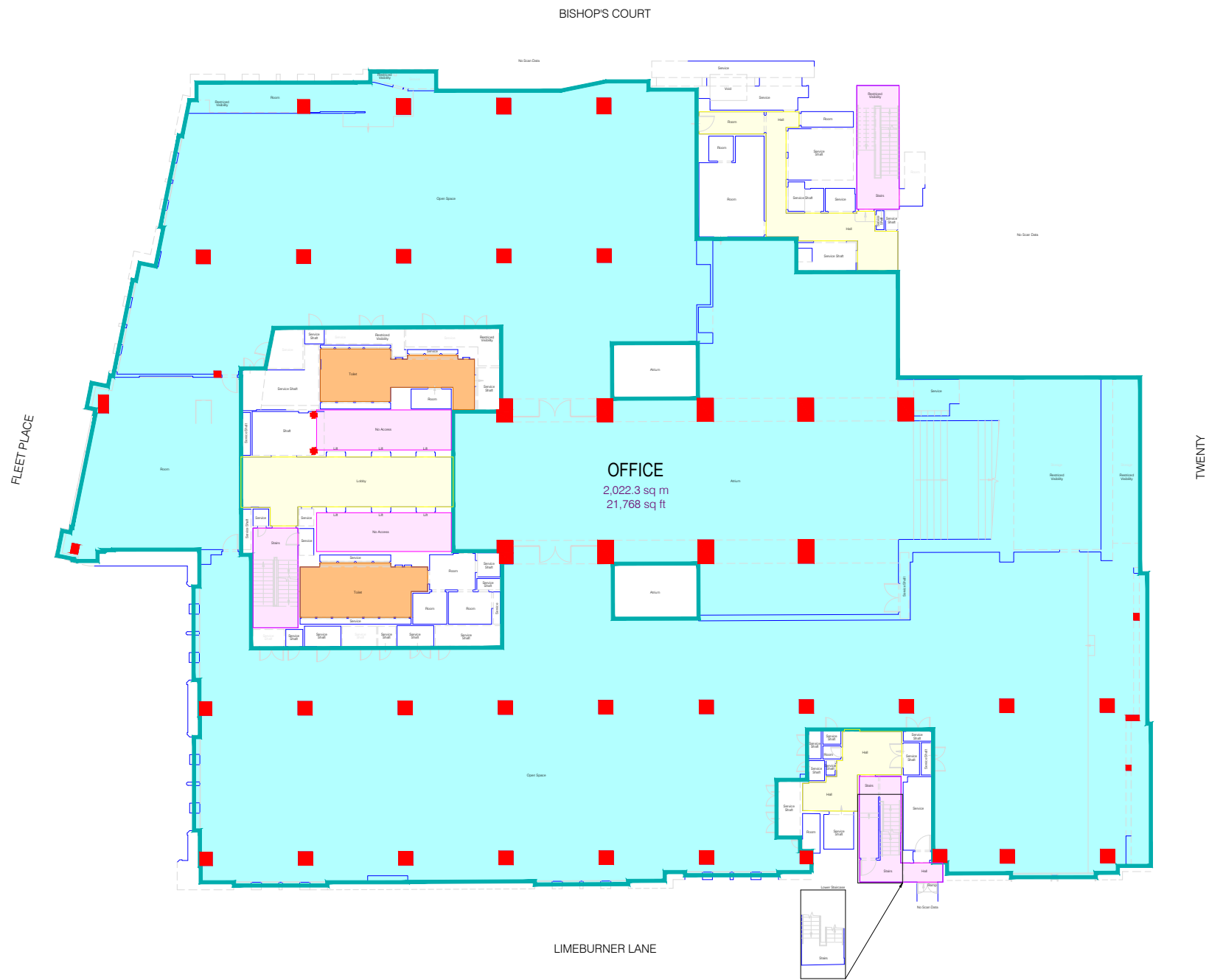


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Project :		20 Old Bailey	
Client :		Blackstone Property Management	
Description :		Ground Floor IPMS-3 Plan	
Date :	April 2023	Issue :	E
Drawing Number :	MSL19055-APG		
Scaled for presentation purposes			

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Condition of Site:	Note/Notes	Revisions	
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		D	27/10/2017
		E	12/04/2023
		Description	
First Issue			
Thousand separator commas added			
Areas added and amended			
Areas added and amended			
Amended			



IPMS-2 Area Plan

Component areas in IPMS-2:

	Vertical Penetrations (A):	91.3 sq m	983 sq ft
	Structural Elements (B):	33.0 sq m	355 sq ft
	Technical Services (C):	—	—
	Hygiene Area (D):	46.6 sq m	502 sq ft
	Circulation Area (E):	84.8 sq m	913 sq ft
	Amenities (E):	—	—
	Work Space (G):	2,022.3 sq m	21,768 sq ft
	External Area (H):	—	—



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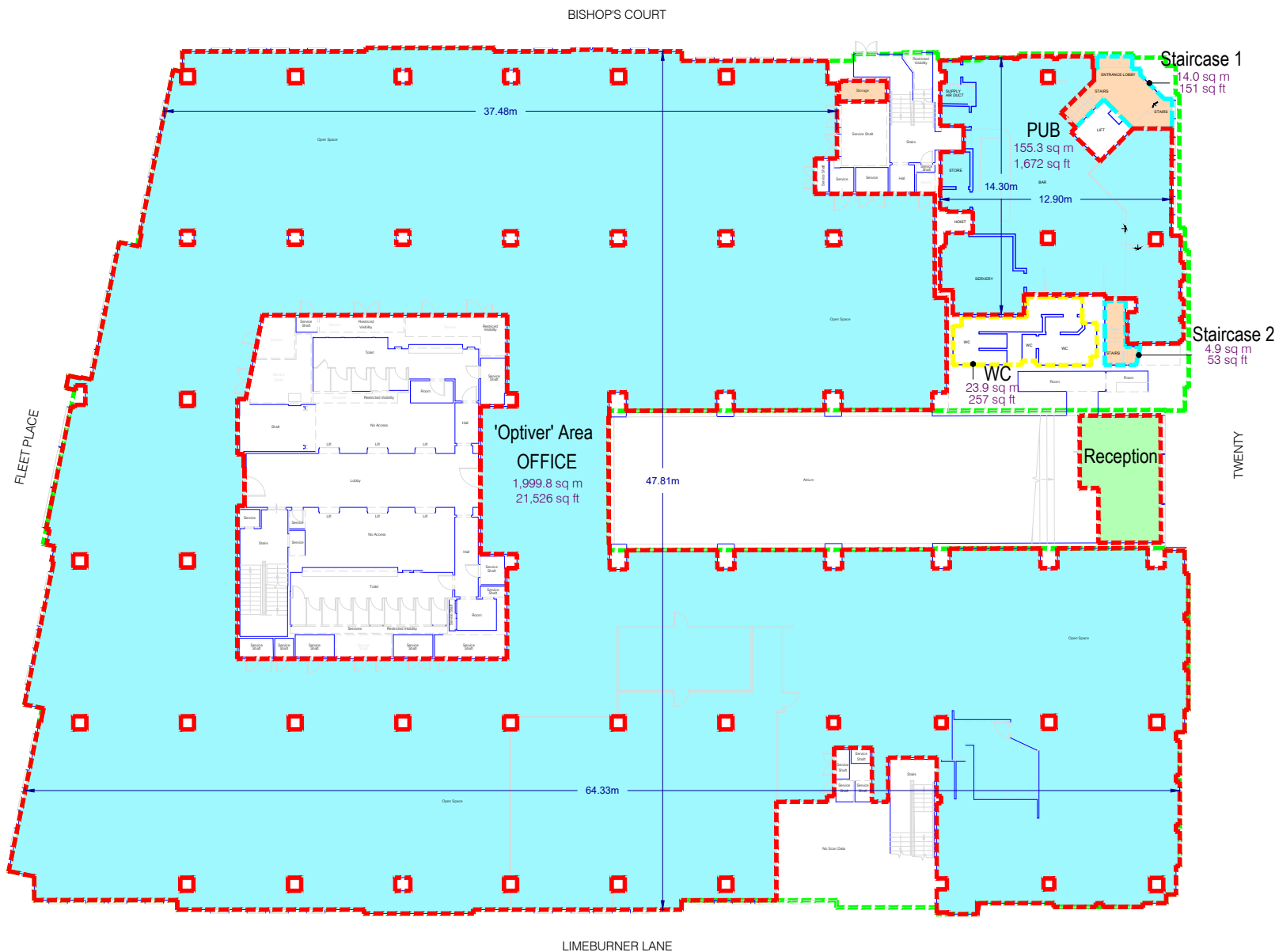


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Project :		20 Old Bailey		
Client :		Blackstone Property Management		
Description :		Ground Floor IPMS-2 Plan		
Date :		April 2023	Issue :	E
Drawing Number :		MSL19055-APG		
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		D	27/10/2017
		E	12/04/2023
		Description	
		First Issue	
		Thousand separator commas added	
		Areas added and amended	
		Areas added and amended	
		Amended	



NIA / GIA Plan

GIA Area:	2,679.2 sq m	28,839 sq ft
NIA Storage Area:	3.0 sq m	32 sq ft
NIA Office Area:	1,999.8 sq m	21,526 sq ft
NIA Pub Area:	155.3 sq m	1,672 sq ft
NIA (Total):	2,158.1 sq m	23,230 sq ft
Reception Area:	28.8 sq m	310 sq ft
Excluded from NIA areas:		
Staircase 1 Area:	14.0 sq m	151 sq ft
Staircase 2 Area:	4.9 sq m	53 sq ft
WC Area:	23.9 sq m	257 sq ft



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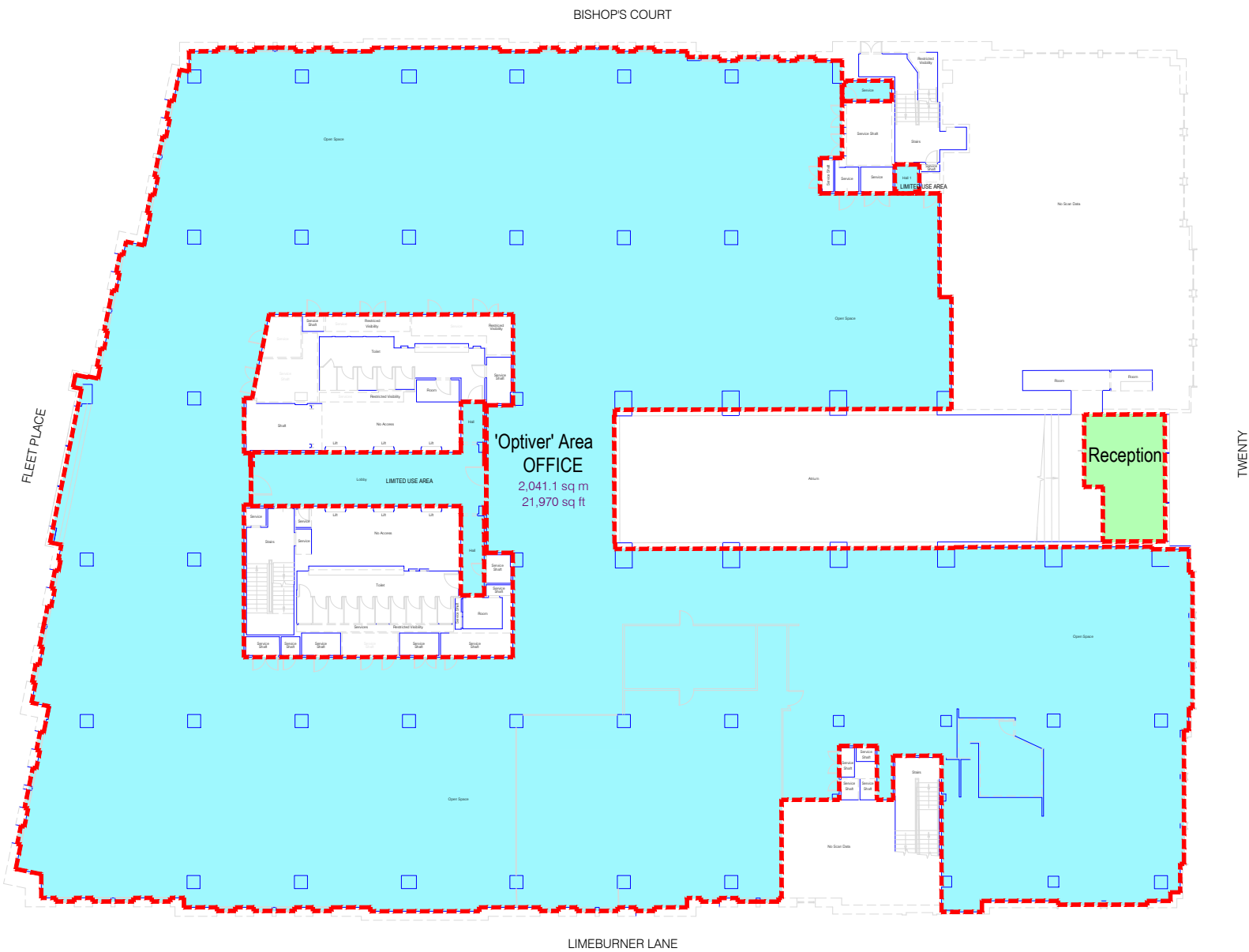
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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	First Floor NIA / GIA Plan		
Date :	April 2023	Issue :	F
Drawing Number :	MSL23081-AP1		
Scaled for presentation purposes			

Condition of Site:	Note/Notes	Revisions		
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date	Description
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		C	01/09/2017	Areas added and amended
		D	27/10/2017	Areas added and amended
		E	08/01/2018	Areas added and amended
		F	12/04/2023	Amended



IPMS-3 Area Plan

	IPMS-3 Area:	2,041.1 sq m	21,970 sq ft
	IPMS-3 Storage:	3.1 sq m	33 sq ft
	IPMS-3 Hall 1:	2.2 sq m	24 sq ft
	IPMS-3 Lobby:	49.5 sq m	533 sq ft
Total IPMS-3 Area:		2,095.9 sq m	22,560 sq ft
	Reception Area:	28 sq m	310 sq ft



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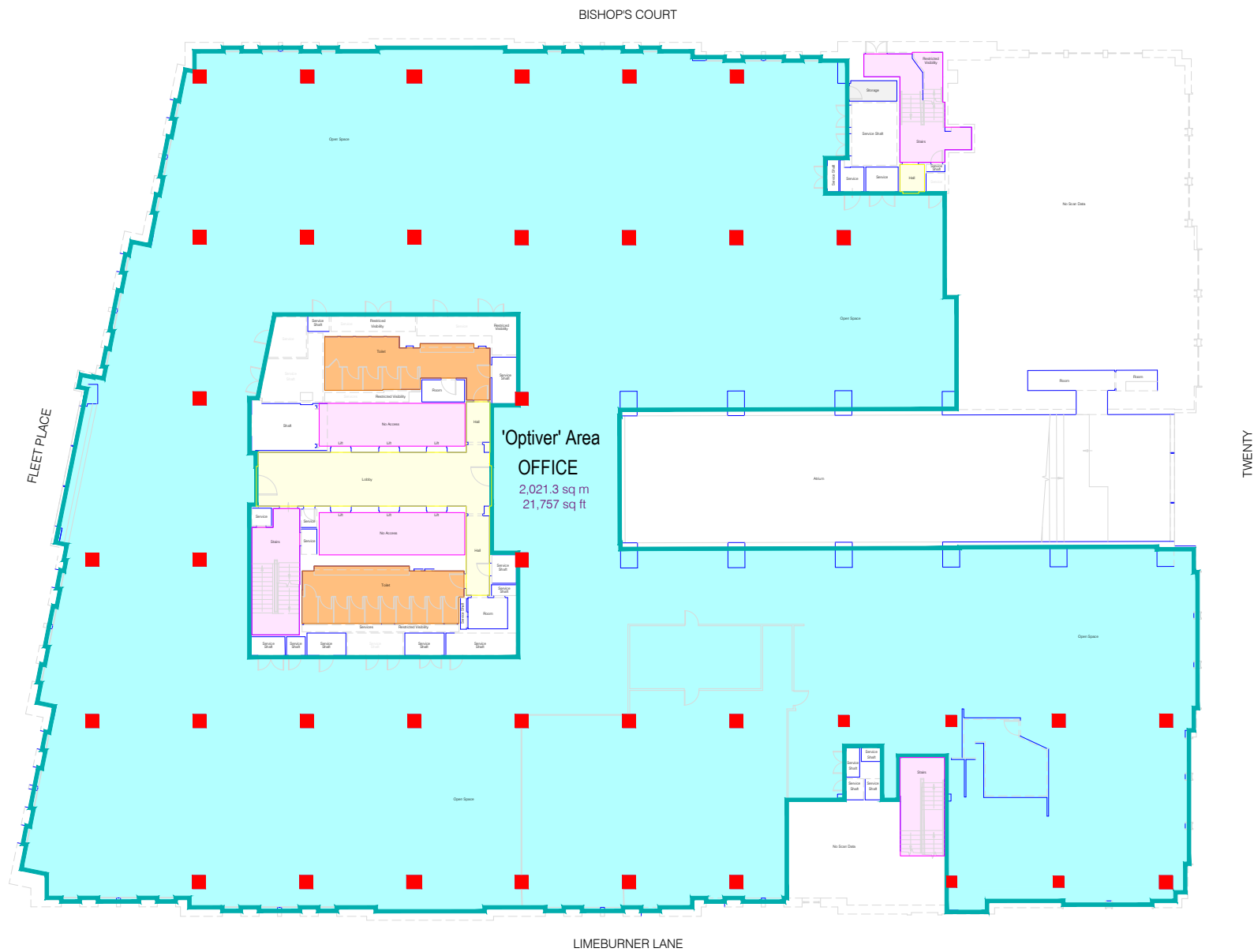
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Project :		20 Old Bailey	
Client :		Blackstone Property Management	
Description :		First Floor IPMS-3 Plan	
Date :	April 2023	Issue :	E
Drawing Number :		MSL19055-AP1	
Scaled for presentation purposes			

Condition of Site:	Note/Notes	Revisions	
		No.	Date
		Description	
		A	18/08/2017
		B	21/08/2017
		C	01/09/2017
		D	27/10/2017
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	E	12/04/2023
		Amended	



IPMS-2 Area Plan

Component areas in IPMS-2:

	Vertical Penetrations (A):	89.4 sq m	962 sq ft
	Structural Elements (B):	20.0 sq m	215 sq ft
	Technical Services (C):	—	—
	Hygiene Area (D):	51.6 sq m	555 sq ft
	Circulation Area (E):	51.7 sq m	556 sq ft
	Amenities (E):	—	—
	Work Space (G):	2,021.3 sq m	21,757 sq ft
	External Area (H):	—	—



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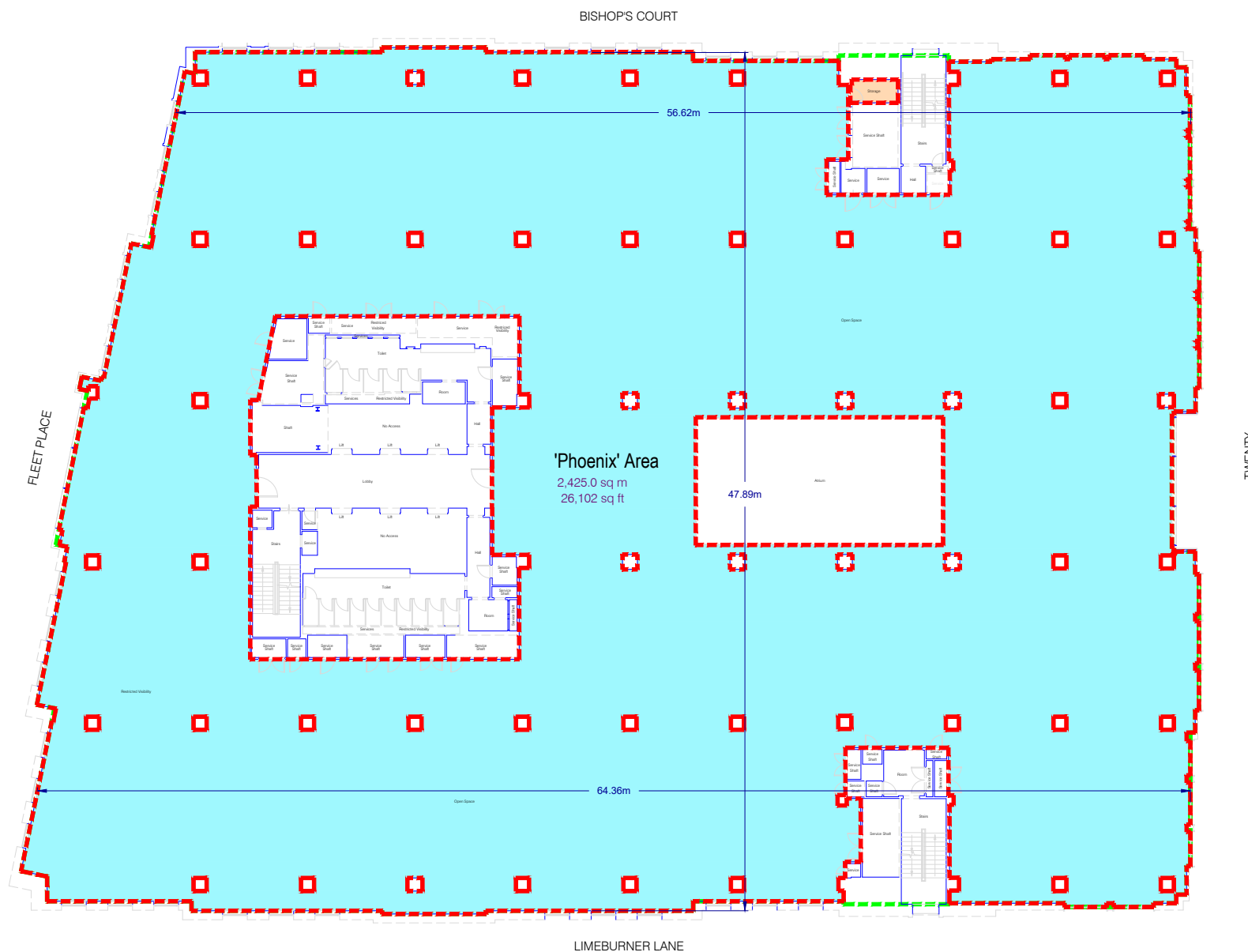
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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	First Floor IPMS-2 Plan		
Date :	April 2023	Issue :	E
Drawing Number :	MSL19055-AP1		
Scaled for presentation purposes			

Condition of Site:	Note/Notes	Revisions		
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date	Description
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		C	01/09/2017	Areas added and amended
		D	27/10/2017	Areas added and amended
		E	12/04/2023	Amended



NIA / GIA Plan

	GIA Area:	2,822.6 sq m	30,382 sq ft
	NIA Storage Area:	3.4 sq m	37 sq ft
	NIA 'Phoenix':	2,425.0 sq m	26,102 sq ft
	NIA (Total):	2,428.4 sq m	26,139 sq ft



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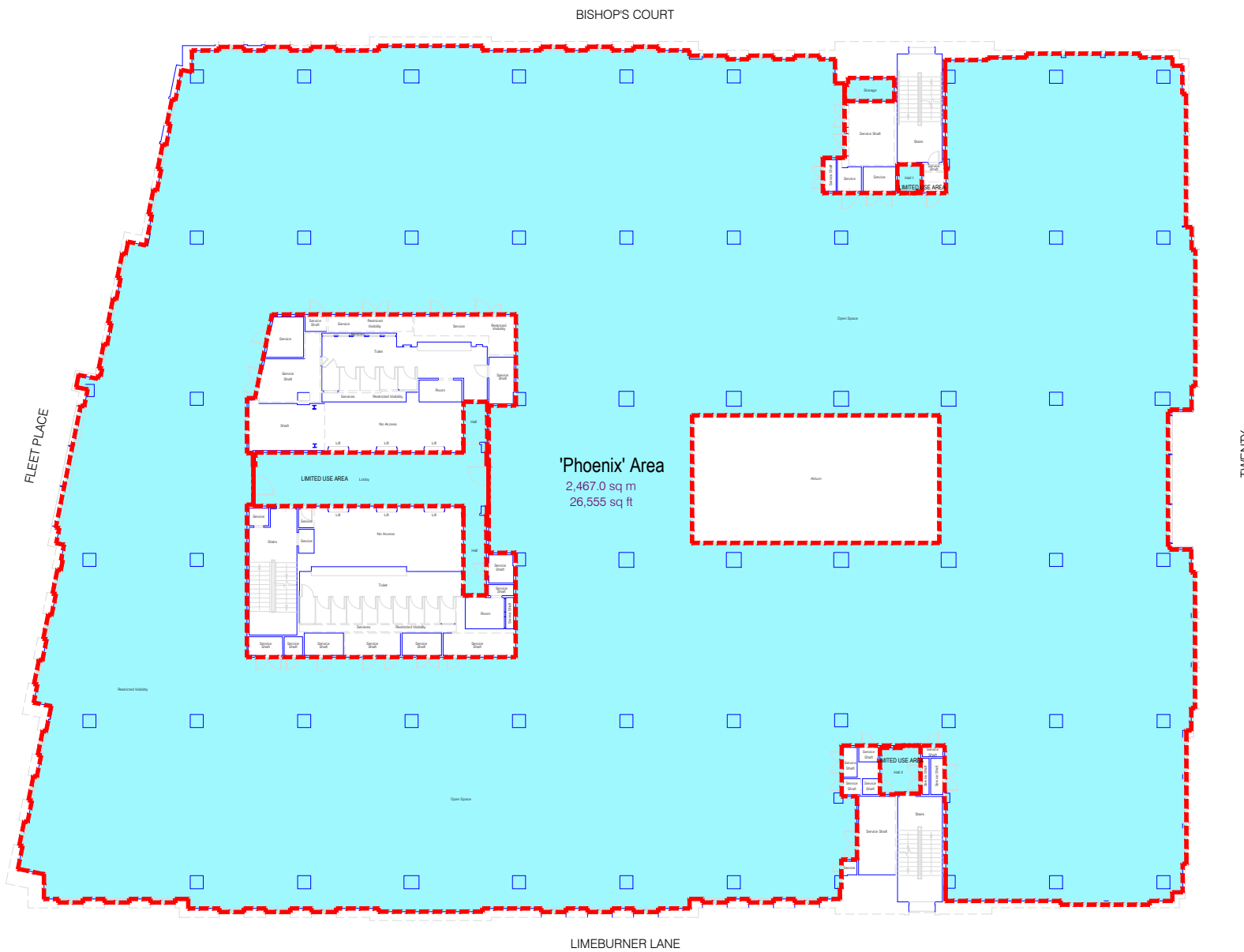
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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Second Floor NIA / GIA Plan		
Date :	April 2023	Issue :	E
Drawing Number :	MSL19055-AP2		
Scaled for presentation purposes			

Condition of Site:	Note/Notes	Revisions		
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date	Description
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		D	27/10/2017	Areas added and amended
		E	12/04/2023	Amended



IPMS-3 Area Plan

	IPMS-3 'Phoenix' Area:	2,467.0 sq m	26,555 sq ft
	IPMS-3 Storage:	3.5 sq m	38 sq ft
	IPMS-3 Hall 1:	2.1 sq m	23 sq ft
	IPMS-3 Hall 2:	6.0 sq m	65 sq ft
	IPMS-3 Lobby:	49.3 sq m	531 sq ft
Total IPMS-3 Area:		2,527.9 sq m	27,212 sq ft



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Project :		20 Old Bailey	
Client :		Blackstone Property Management	
Description :		Second Floor IPMS-3 Plan	
Date :	April 2023	Issue :	E
Drawing Number :		MSL19055-AP2	
Scaled for presentation purposes			

Condition of Site:	Note/Notes	Revisions		
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date	Description
		A	18/08/2017	First Issue
		B	21/08/2017	Thousand separator commas added
		C	01/09/2017	Areas added and amended
		D	27/10/2017	Areas added and amended
		E	12/04/2023	Amended

IPMS-2 Area Plan

Component areas in IPMS-2:

Vertical Penetrations (A):	87.6 sq m	943 sq ft
Structural Elements (B):	32.2 sq m	347 sq ft
Technical Services (C):	_____	_____
Hygiene Area (D):	51.8 sq m	558 sq ft
Circulation Area (E):	57.4 sq m	618 sq ft
Amenities (E):	_____	_____
Work Space (G):	2,436.0 sq m	26,221 sq ft
External Area (H):	_____	_____



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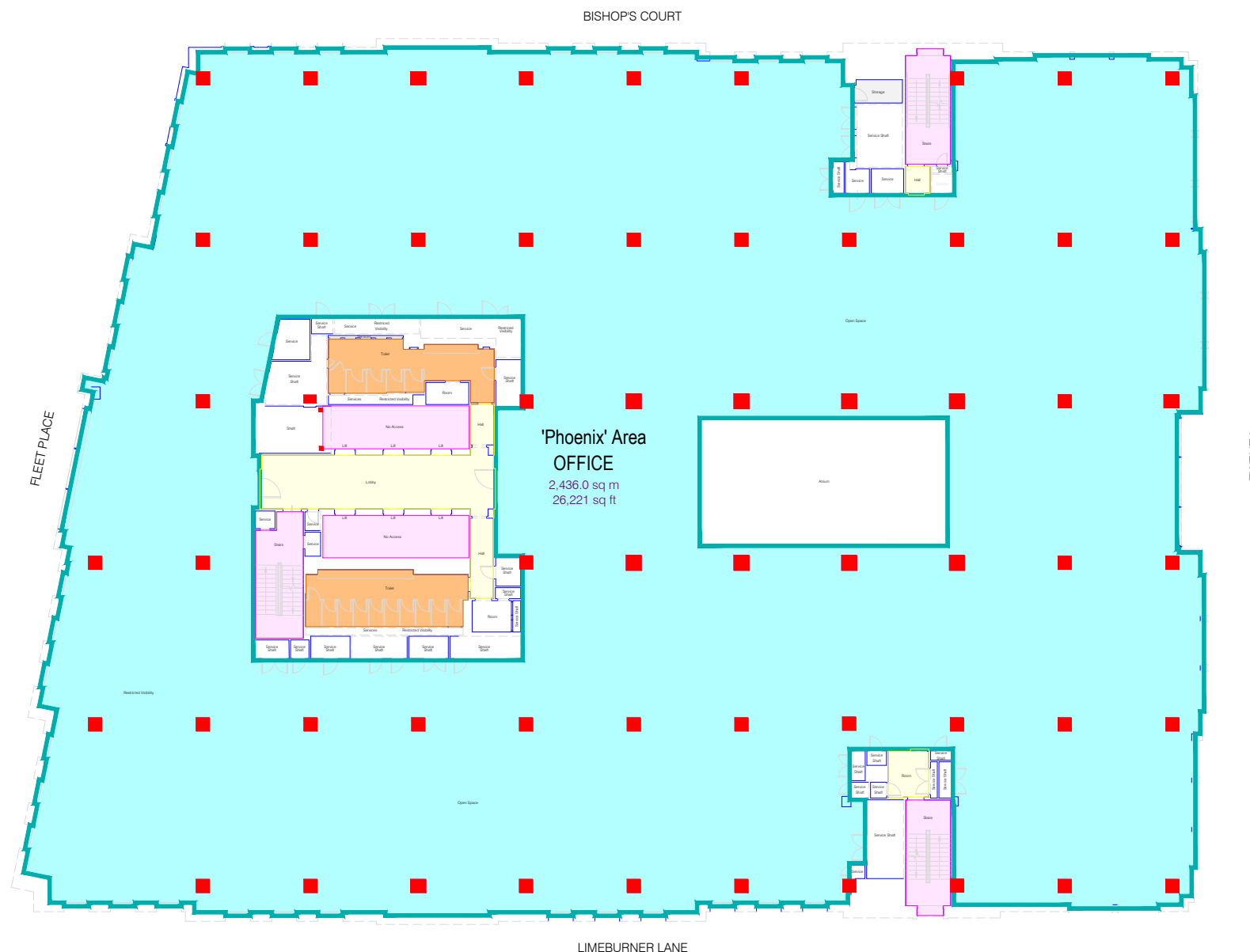
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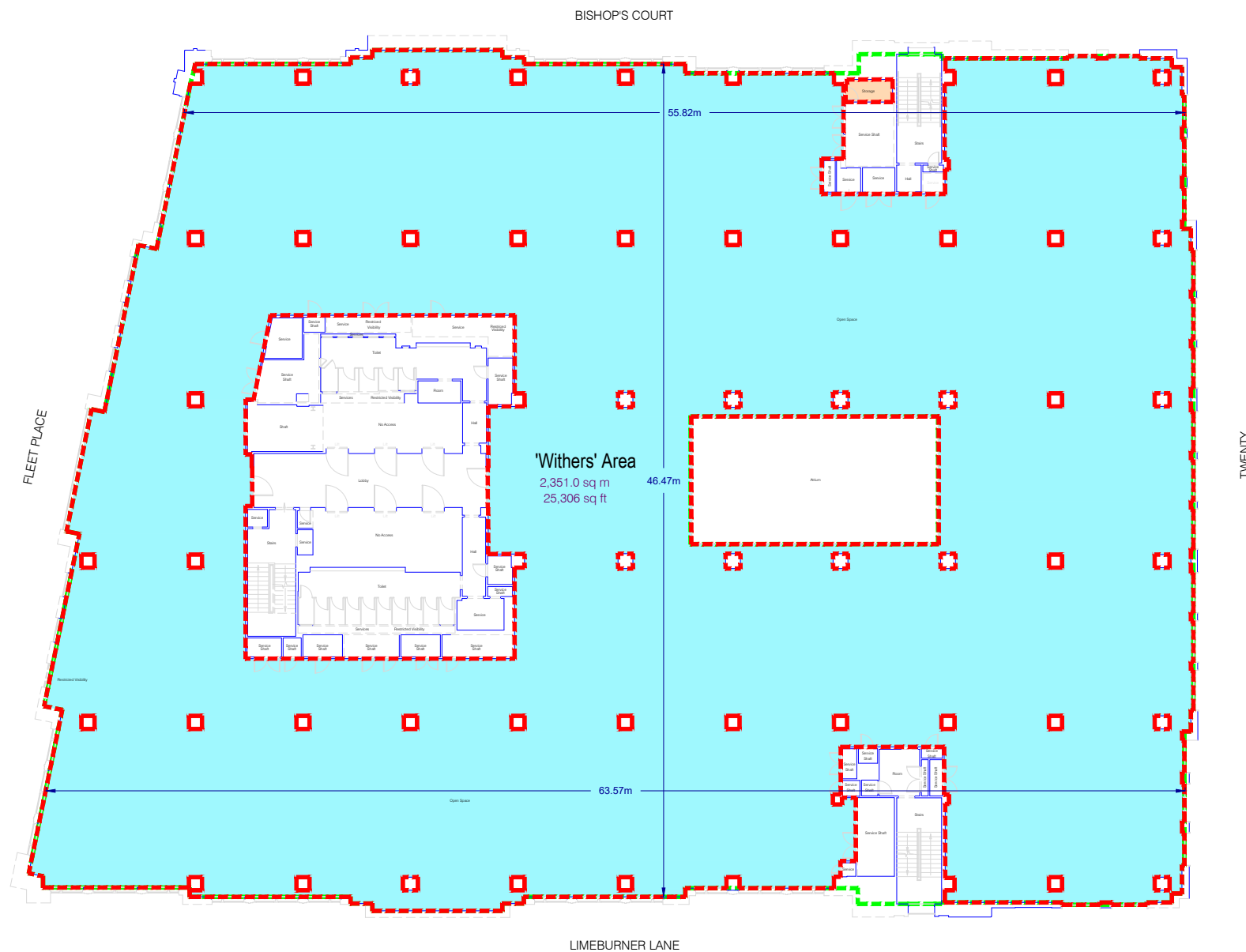
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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Second Floor IPMS-2 Plan		
Date :	April 2023	Issue :	E
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		C	01/09/2017	Areas added and amended
		D	27/10/2017	Areas added and amended
		E	12/04/2023	Amended



NIA / GIA Plan

	GIA Area:	2,747.1 sq m	29,570 sq ft
	NIA Storage Area:	3.3 sq m	36 sq ft
	NIA 'Withers' Area:	2,351.0 sq m	25,306 sq ft
	NIA (Total):	2,354.3 sq m	25,342 sq ft



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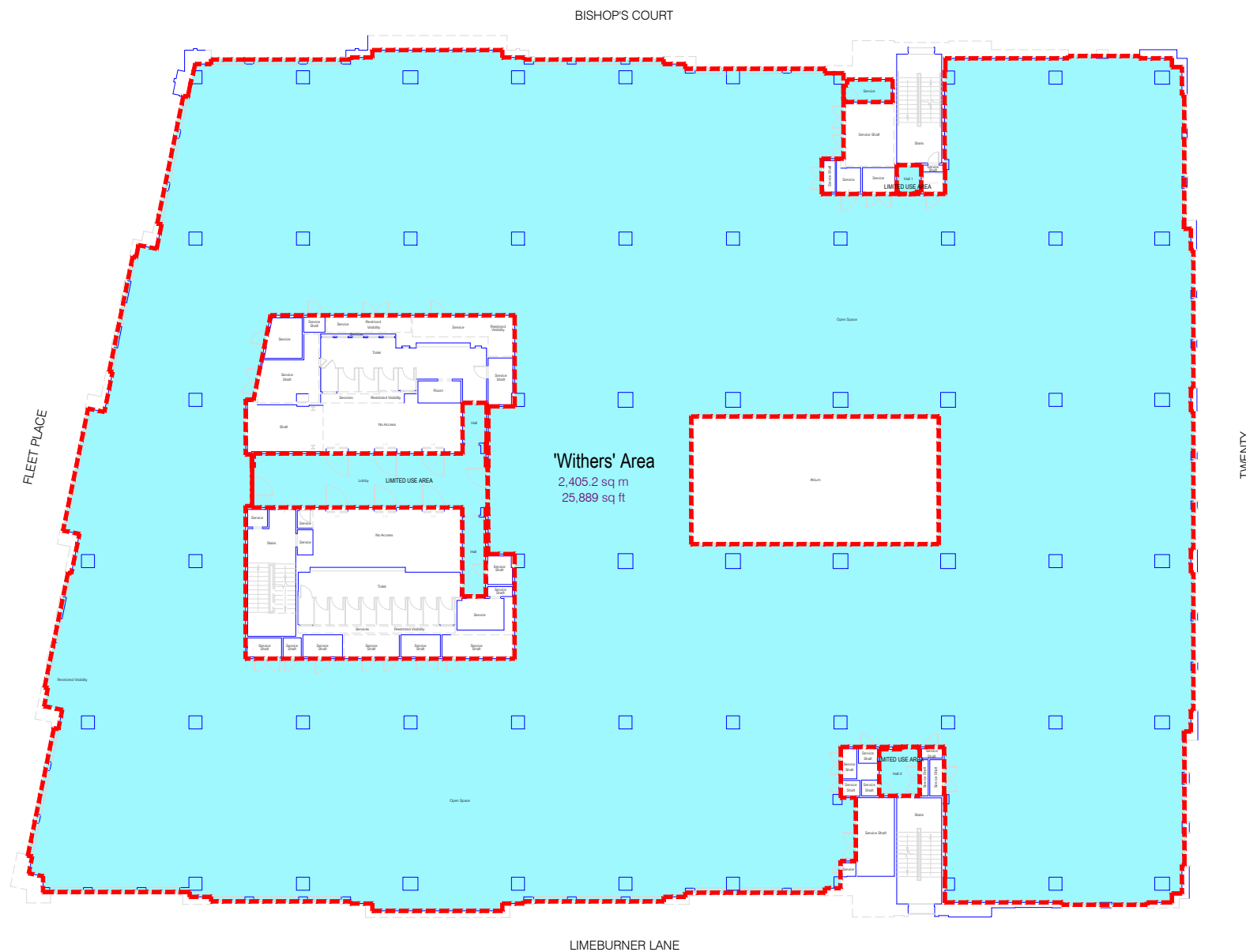


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Project :		20 Old Bailey	
Client :		Blackstone Property Management	
Description :		Third Floor NIA / GIA Plan	
Date :		April 2023	Issue : E
Drawing Number :		MSL19055-AP3	
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Condition of Site:	Note/Notes	Revisions	
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date
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		C	01/09/2017
		D	27/10/2017
		E	12/04/2023
		Description	
		First Issue	
		Thousand separator commas added	
		Areas added and amended	
		Areas added and amended	
		Amended	



IPMS-3 Area Plan

IPMS-3 'Withers' Area: 2,405.2 sq m 25,889 sq ft

IPMS-3 Storage: 3.4 sq m 37 sq ft

IPMS-3 Hall 1: 2.1 sq m 23 sq ft

IPMS-3 Hall 2: 6.0 sq m 65 sq ft

IPMS-3 Lobby: 49.6 sq m 534 sq ft

Total IPMS-3 Area: 2,466.3 sq m 26,548 sq ft



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Project : 20 Old Bailey	
Client : Blackstone Property Management	
Description : Third Floor IPMS-3 Plan	
Date : April 2023	Issue : E
Drawing Number : MSL19055-AP3	
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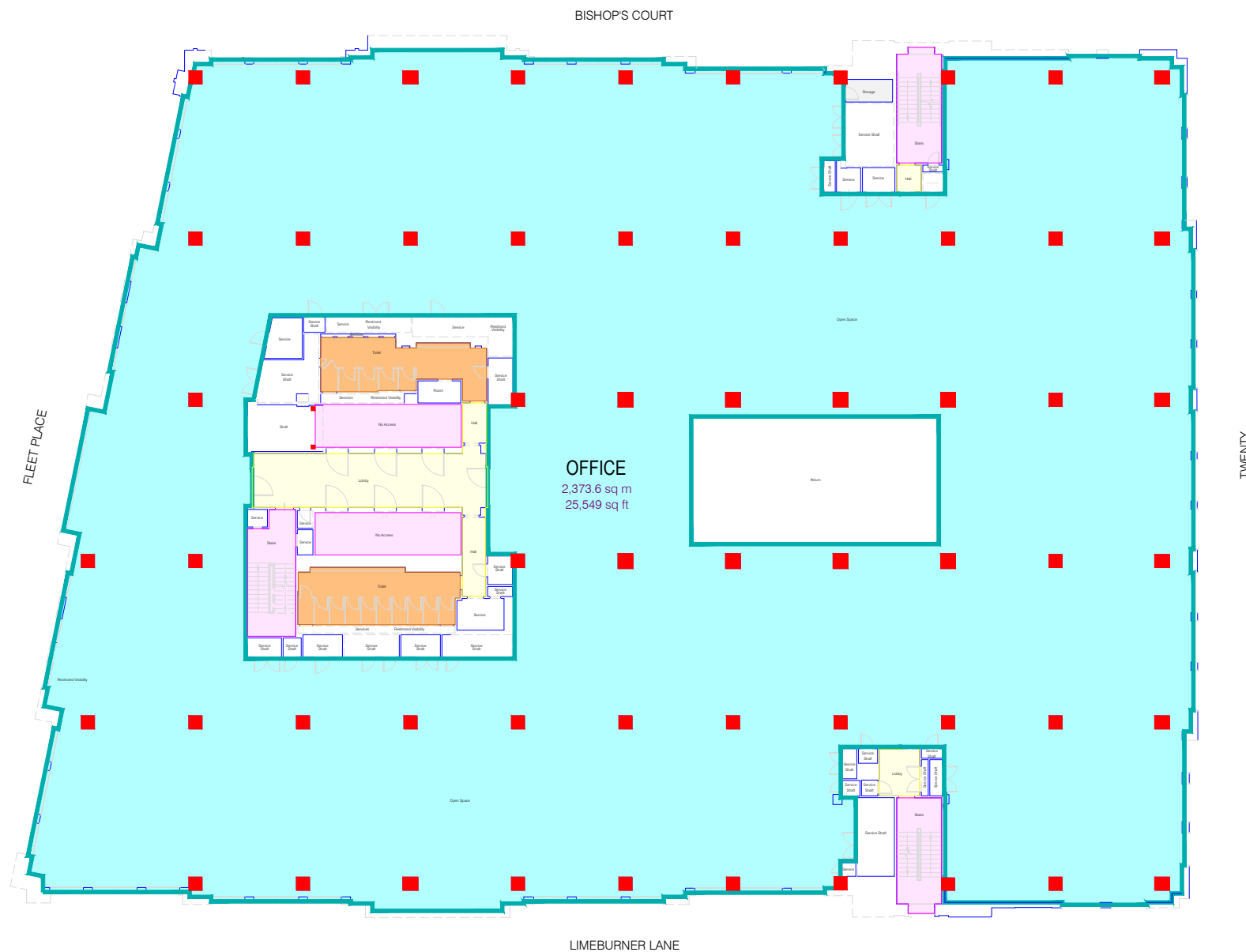
Condition of Site:	Note/Notes	Revisions	
		No.	Date
		Description	
		A	18/08/2017
		B	21/08/2017
		C	01/09/2017
		D	27/10/2017
		E	12/04/2023

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

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The drawing is archived in AutoCAD DWG digital format.
This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.

Revisions

No.	Date	Description
A	18/08/2017	First Issue
B	21/08/2017	Thousand separator commas added
C	01/09/2017	Areas added and amended
D	27/10/2017	Areas added and amended
E	12/04/2023	Amended



IPMS-2 Area Plan

Component areas in IPMS-2:

	Vertical Penetrations (A):	87.8 sq m	945 sq ft
	Structural Elements (B):	32.8 sq m	353 sq ft
	Technical Services (C):	—	—
	Hygiene Area (D):	52.1 sq m	561 sq ft
	Circulation Area (E):	57.8 sq m	622 sq ft
	Amenities (E):	—	—
	Work Space (G):	2,373.6 sq m	25,549 sq ft
	External Area (H):	—	—



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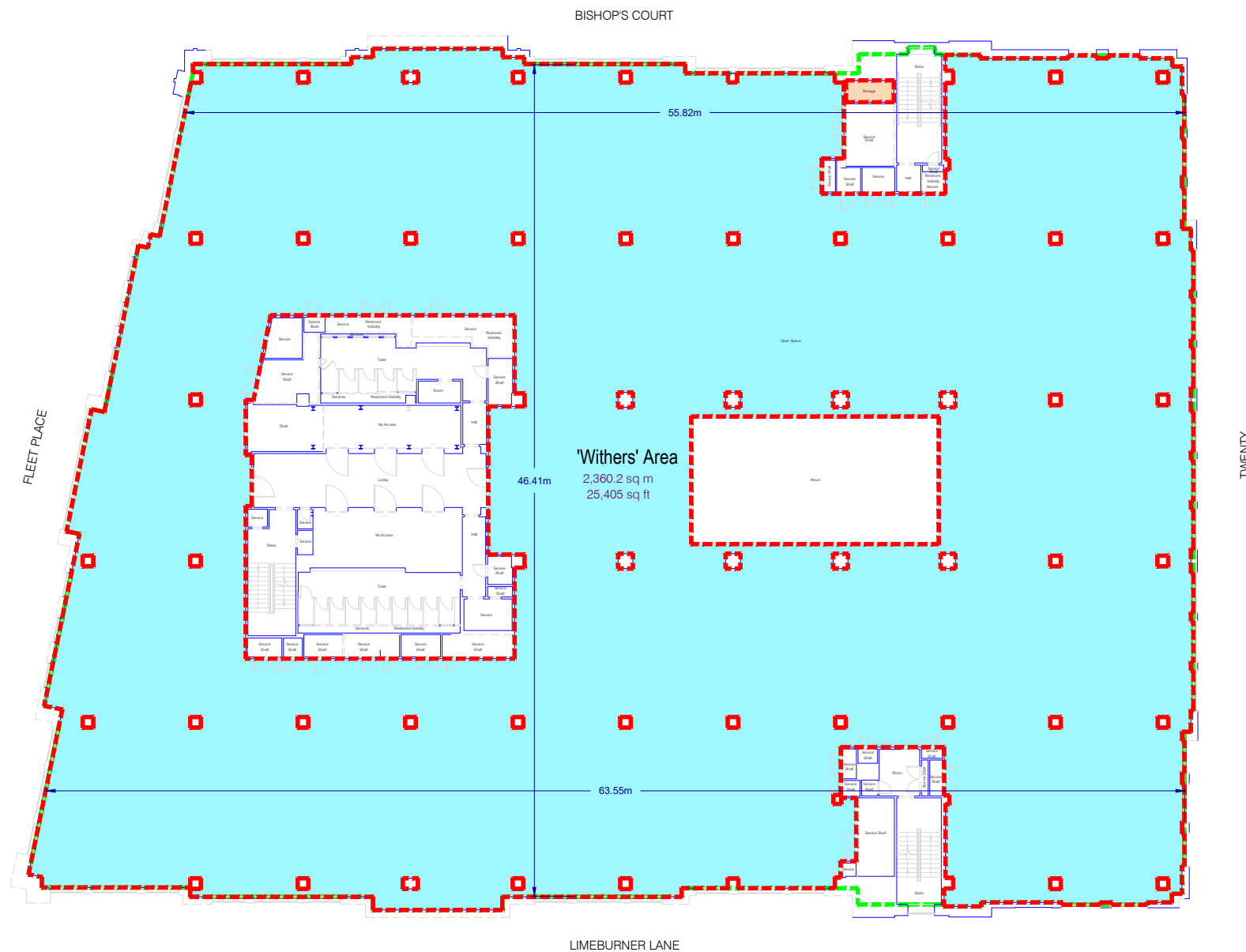


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	Project :		20 Old Bailey
	Client :		Blackstone Property Management
	Description :		Third Floor IPMS-2 Plan
	Date :	April 2023	Issue : E
	Drawing Number :		MSL19055-AP3
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Condition of Site:	Note/Notes	Revisions	
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		C	01/09/2017
		D	27/10/2017
		E	12/04/2023
		Description	
First Issue			
Thousand separator commas added			
Areas added and amended			
Areas added and amended			
Amended			



NIA / GIA Plan

	GIA Area:	2,748.3 sq m	29,582 sq ft
	NIA Storage Area:	3.3 sq m	36 sq ft
	NIA 'Withers' Area:	2,360.2 sq m	25,405 sq ft
	NIA (Total):	2,363.5 sq m	25,441 sq ft



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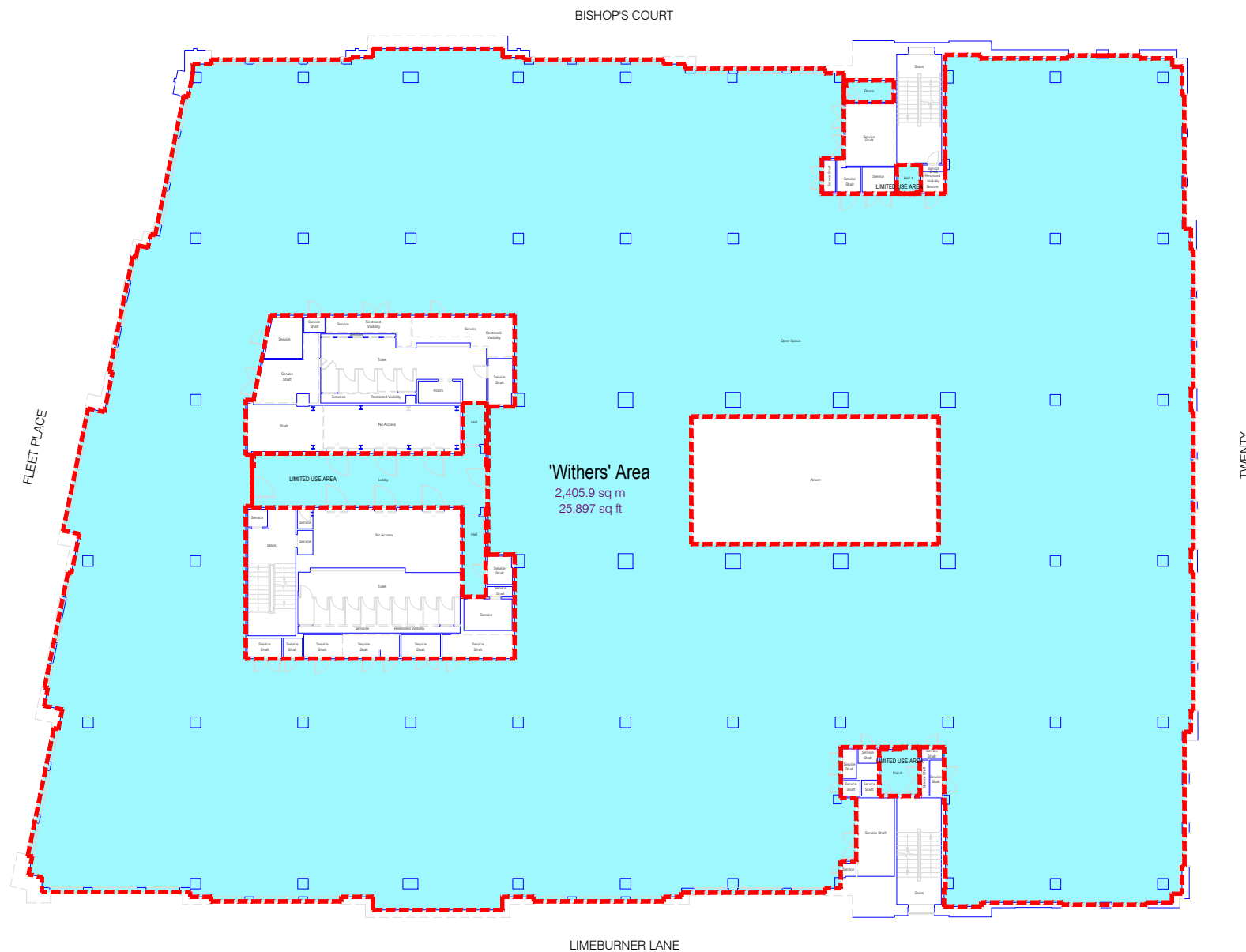


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Project :		20 Old Bailey	
Client :		Blackstone Property Management	
Description :		Fourth Floor NIA / GIA Plan	
Date :		April 2023	Issue : E
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		C	01/09/2017
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		E	12/04/2023
		Description	
			First Issue
			Thousand separator commas added
			Areas added and amended
			Areas added and amended
			Amended



IPMS-3 Area Plan

IPMS-3 'Withers' Area: 2,405.9 sq m 25,897 sq ft

IPMS-3 Storage: 3.3 sq m 36 sq ft

IPMS-3 Hall 1: 2.1 sq m 23 sq ft

IPMS-3 Hall 2: 6.0 sq m 65 sq ft

IPMS-3 Lobby: 49.7 sq m 535 sq ft

Total IPMS-3 Area: 2,467.0 sq m 26,556 sq ft



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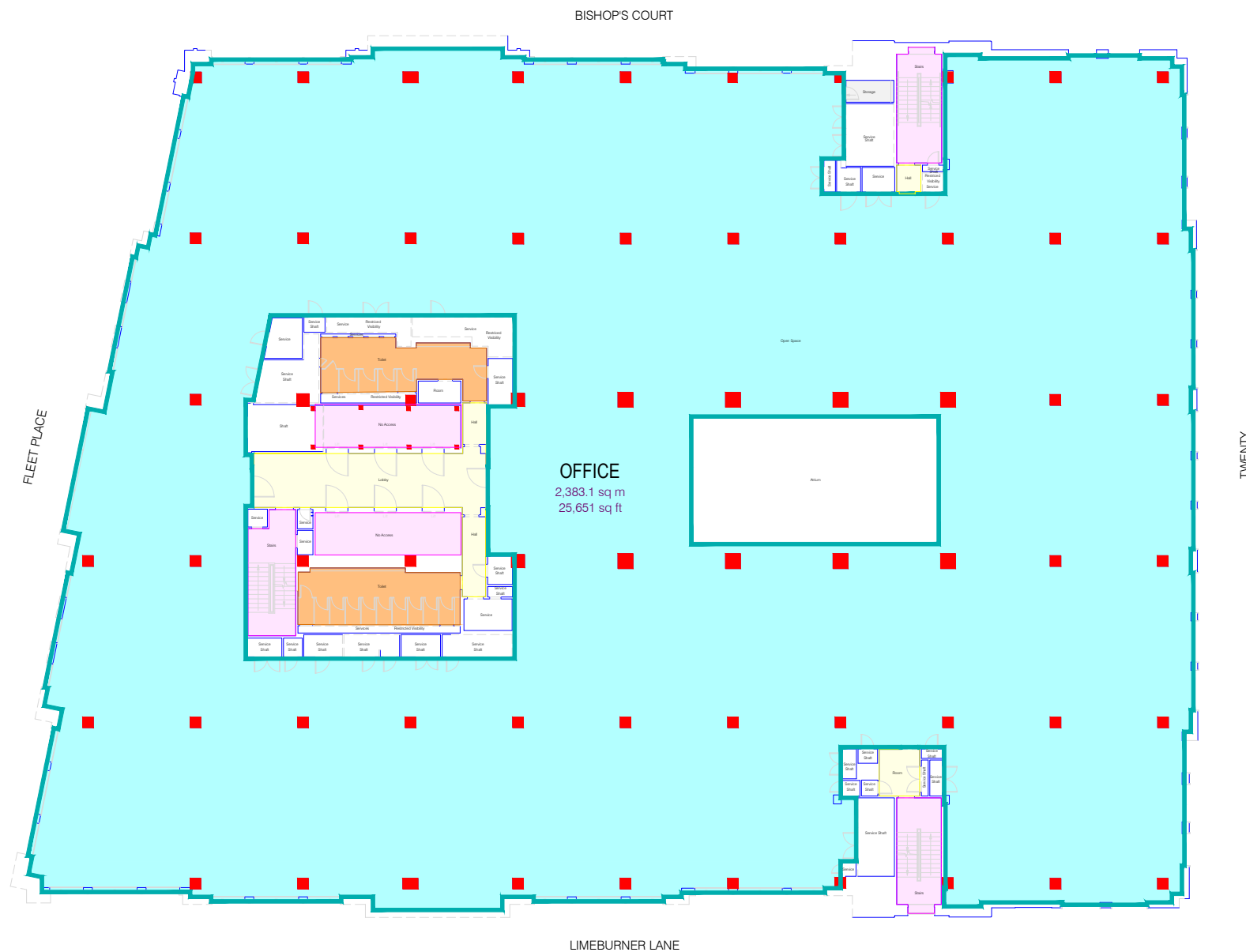


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Project : 20 Old Bailey	
Client : Blackstone Property Management	
Description : Fourth Floor IPMS-3 Plan	
Date : April 2023	Issue : E
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Condition of Site:	Note/Notes	Revisions	
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		B	21/08/2017
		C	01/09/2017
		D	27/10/2017
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	E	12/04/2023
		Amended	



IPMS-2 Area Plan

Component areas in IPMS-2:

	Vertical Penetrations (A):	87.3 sq m	940 sq ft
	Structural Elements (B):	25.2 sq m	271 sq ft
	Technical Services (C):	—	—
	Hygiene Area (D):	52.5 sq m	565 sq ft
	Circulation Area (E):	57.8 sq m	622 sq ft
	Amenities (E):	—	—
	Work Space (G):	2,383.1 sq m	25,651 sq ft
	External Area (H):	—	—



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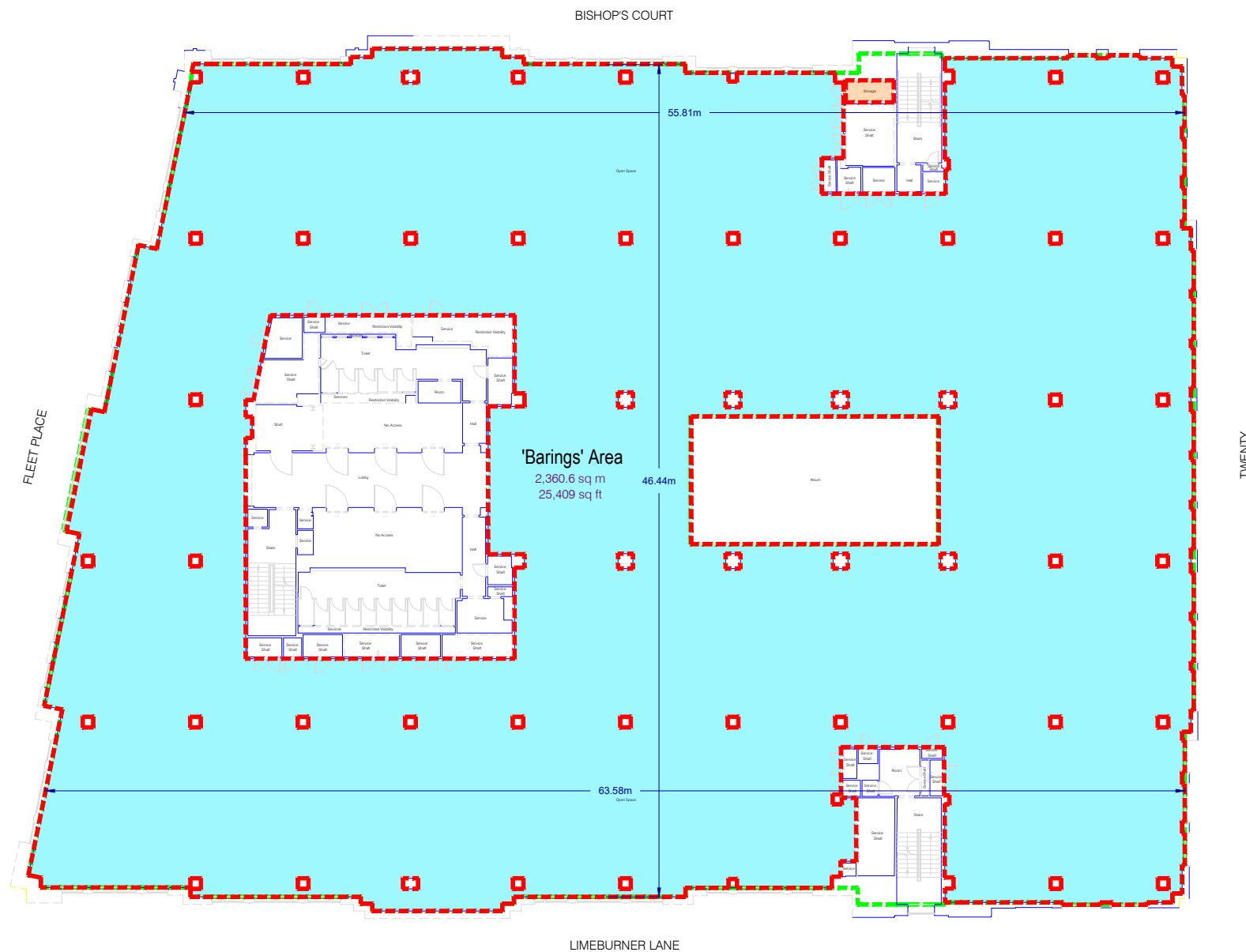


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Project :		20 Old Bailey	
Client :		Blackstone Property Management	
Description :		Fourth Floor IPMS-2 Plan	
Date :	April 2023	Issue :	E
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Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date
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		C	01/09/2017
		D	27/10/2017
		E	12/04/2023
		Description	
First Issue			
Thousand separator commas added			
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NIA / GIA Plan

	GIA Area:	2,750.2 sq m	29,603 sq ft
	NIA Storage Area:	3.3 sq m	36 sq ft
	NIA 'Barings' Area:	2,360.6 sq m	25,409 sq ft
	NIA (Total):	2,363.9 sq m	25,445 sq ft



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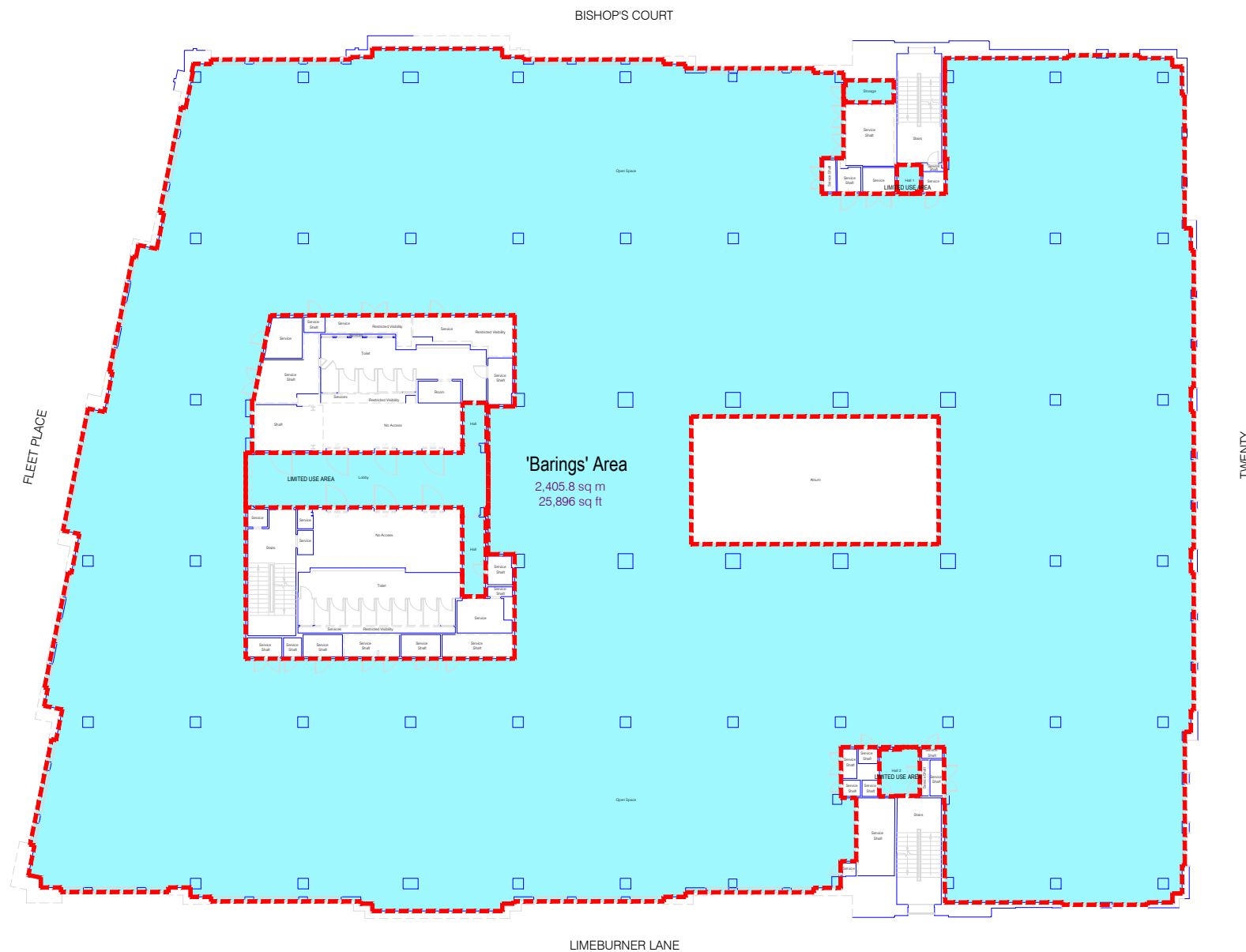


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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Fifth Floor NIA / GIA Plan		
Date :	April 2023	Issue :	E
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		C	01/09/2017
		D	27/10/2017
		E	12/04/2023
		Description	
		First Issue	
		Thousand separator commas added	
		Areas added and amended	
		Areas added and amended	
		Amended	



IPMS-3 Area Plan

IPMS-3 'Barings' Area: 2,405.8 sq m 25,896 sq ft

IPMS-3 Storage: 3.4 sq m 37 sq ft

IPMS-3 Hall 1: 2.1 sq m 23 sq ft

IPMS-3 Hall 2: 6.0 sq m 65 sq ft

IPMS-3 Lobby: 51.5 sq m 554 sq ft

Total IPMS-3 Area: 2,468.8 sq m 26,575 sq ft



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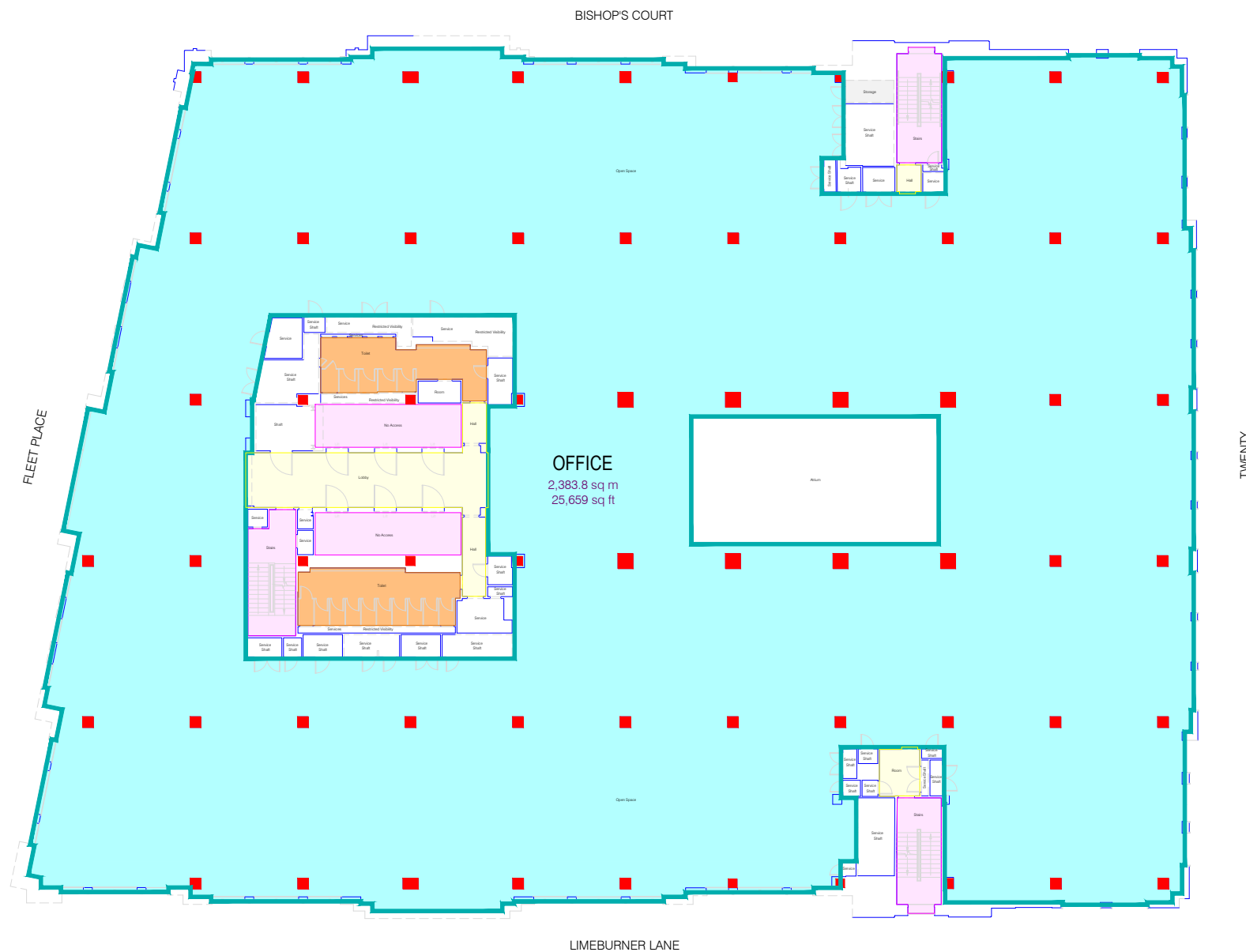


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Project : 20 Old Bailey	
Client : Blackstone Property Management	
Description : Fifth Floor IPMS-3 Plan	
Date : April 2023	Issue : E
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		C	27/10/2017
		E	12/04/2023
		Description	
First Issue			
Thousand separator commas added			
Areas added and amended			
Areas added and amended			
Amended			



IPMS-2 Area Plan

Component areas in IPMS-2:

	Vertical Penetrations (A):	87.5 sq m	942 sq ft
	Structural Elements (B):	23.5 sq m	253 sq ft
	Technical Services (C):	—	—
	Hygiene Area (D):	52.1 sq m	561 sq ft
	Circulation Area (E):	59.6 sq m	642 sq ft
	Amenities (E):	—	—
	Work Space (G):	2,383.8 sq m	25,659 sq ft
	External Area (H):	—	—



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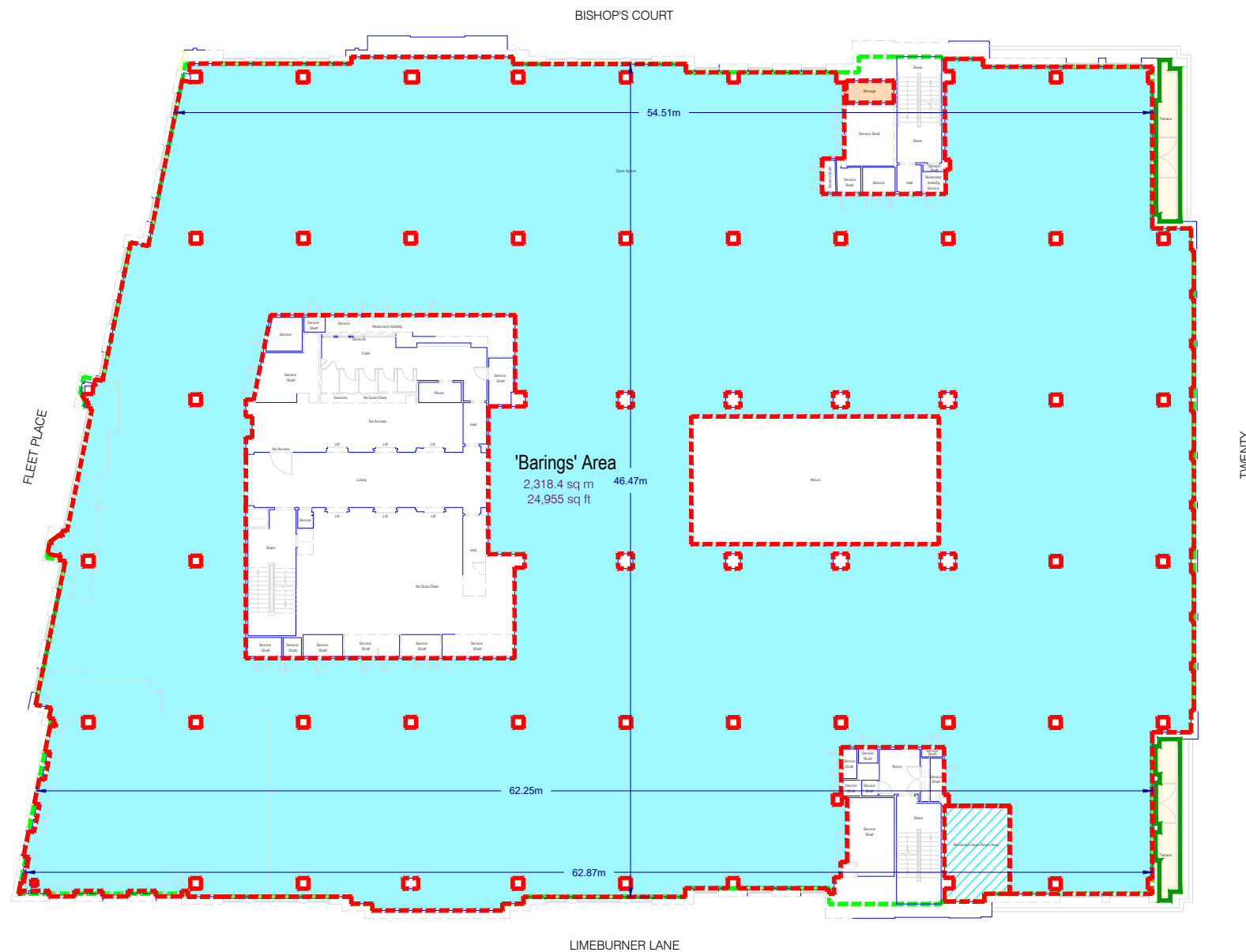


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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Fifth Floor IPMS-2 Plan		
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		E	12/04/2023
		Description	
		First Issue	
		Thousand separator commas added	
		Areas added and amended	
		Areas added and amended	
		Amended	



NIA / GIA Plan

GIA Area: 2,728.5 sq m 29,369 sq ft

NIA Storage Area: 3.3 sq m 36 sq ft

NIA 'Barings' Area: 2,318.4 sq m 24,955 sq ft

NIA (Total): 2,321.7 sq m 24,991 sq ft

Area excluded from NIA:

Terrace Area (Total): 22.6 sq m 243 sq ft



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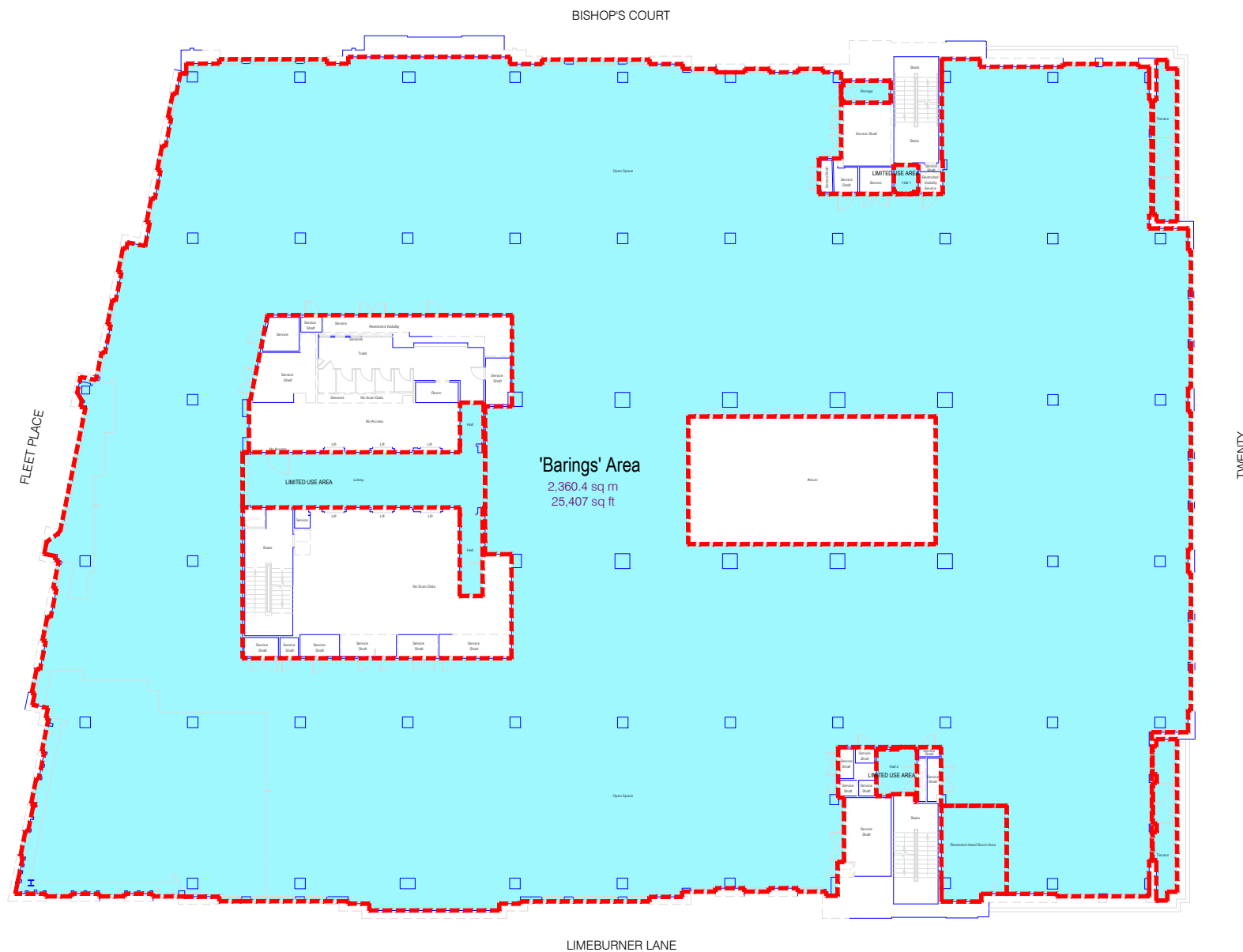
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Project : 20 Old Bailey	
Client : Blackstone Property Management	
Description : Sixth Floor NIA / GIA Plan	
Date : April 2023	Issue : E
Drawing Number : MSL19055-AP6	
Scaled for presentation purposes	

Condition of Site:	Note/Notes	Revisions	
		No.	Date
		Description	
		A	18/08/2017
		B	21/08/2017
		C	01/09/2017
		D	27/10/2017
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	E	12/04/2023
		Amended	



IPMS-3 Area Plan

	IPMS-3 'Barings' Area:	2,360.4 sq m	25,407 sq ft
	IPMS-3 Storage:	3.3 sq m	37 sq ft
	IPMS-3 Hall 1:	2.2 sq m	23 sq ft
	IPMS-3 Hall 2:	5.9 sq m	65 sq ft
	IPMS-3 Lobby:	51.6 sq m	554 sq ft
	IPMS-3 RHR:	18.9 sq m	203 sq ft
Total IPMS-3 Area:		2,442.3 sq m	26,289 sq ft



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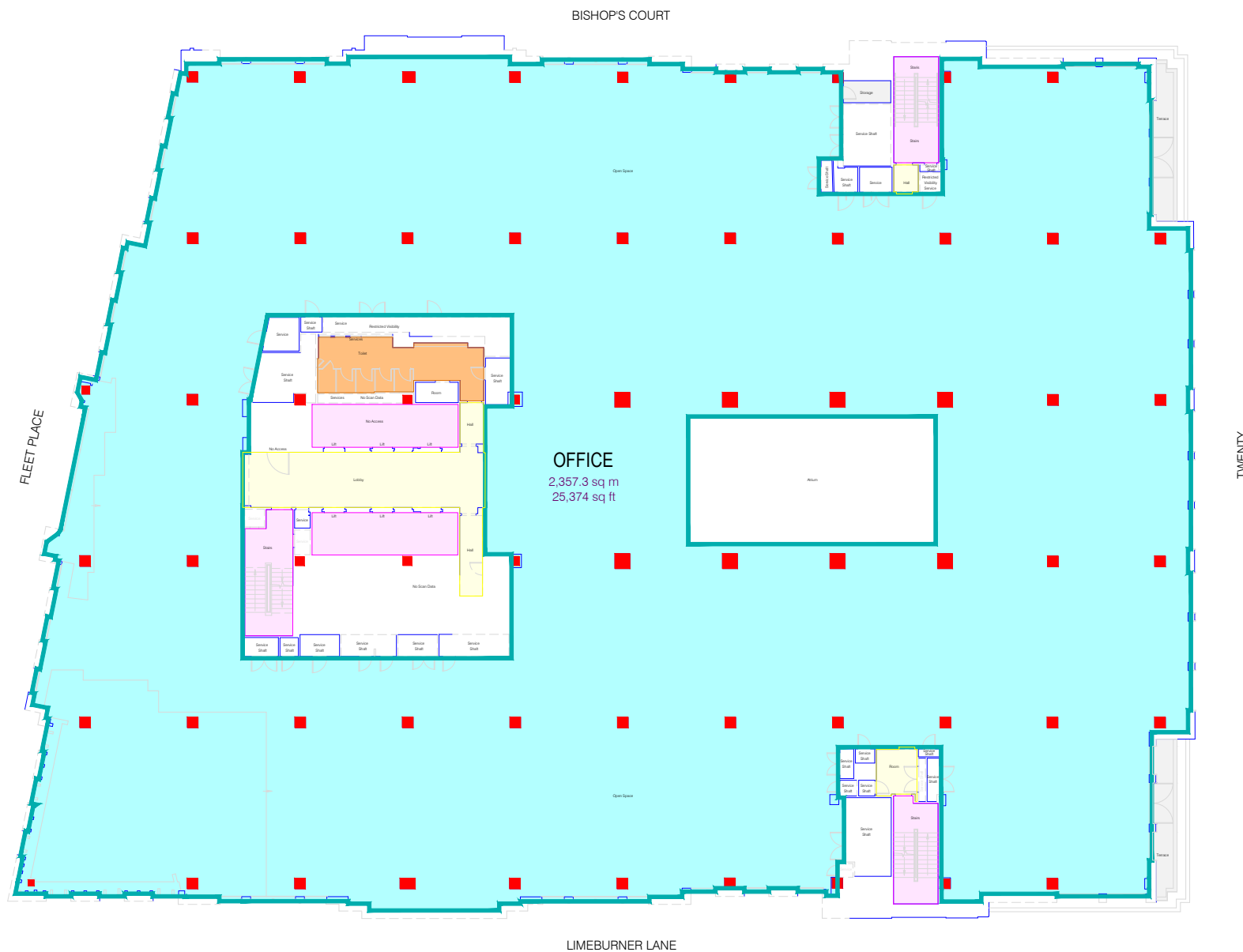


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Project :	20 Old Bailey
Client :	Blackstone Property Management
Description :	Sixth Floor IPMS-3 Plan
Date : April 2023	Issue : E
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Condition of Site:	Note/Notes	Revisions	
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date
		A	18/08/2017
		B	21/08/2017
		C	01/09/2017
		D	27/10/2017
		E	12/04/2023
		Description	
First Issue			
Thousand separator commas added			
Areas added and amended			
Areas added and amended			
Amended			



IPMS-2 Area Plan

Component areas in IPMS-2:

	Vertical Penetrations (A):	85.5 sq m	920 sq ft
	Structural Elements (B):	23.4 sq m	252 sq ft
	Technical Services (C):	—	—
	Hygiene Area (D):	25.2 sq m	271 sq ft
	Circulation Area (E):	59.6 sq m	642 sq ft
	Amenities (E):	—	—
	Work Space (G):	2,357.3 sq m	25,374 sq ft
	External Area (H):	22.6 sq m	243 sq ft



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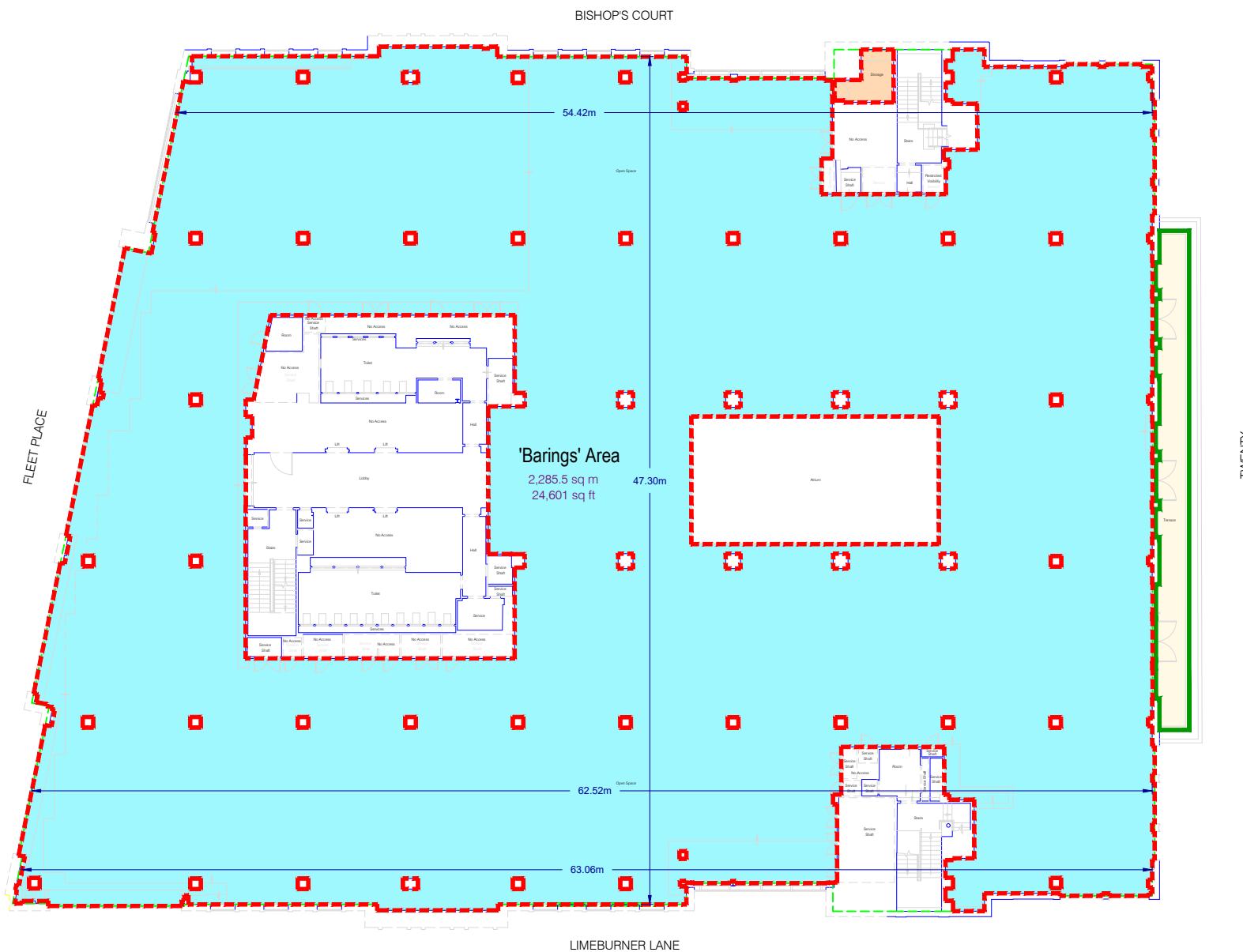


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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Sixth Floor IPMS-2 Plan		
Date :	April 2023	Issue :	E
Drawing Number :	MSL19055-AP6		
Scaled for presentation purposes			

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Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	No.	Date
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		C	01/09/2017
		D	27/10/2017
		E	12/04/2023
		Description	
		First Issue	
		Thousand separator commas added	
		Areas added and amended	
		Areas added and amended	
		Amended	



NIA / GIA Plan

GIA Area: 2,698.6 sq m 29,047 sq ft

NIA Storage Area: 7.1 sq m 76 sq ft

NIA 'Barings' Area: 2,285.5 sq m 24,601 sq ft

NIA (Total): 2,292.6 sq m 24,677 sq ft

Area excluded from NIA:

Terrace Area (Total): 49.5 sq m 533 sq ft



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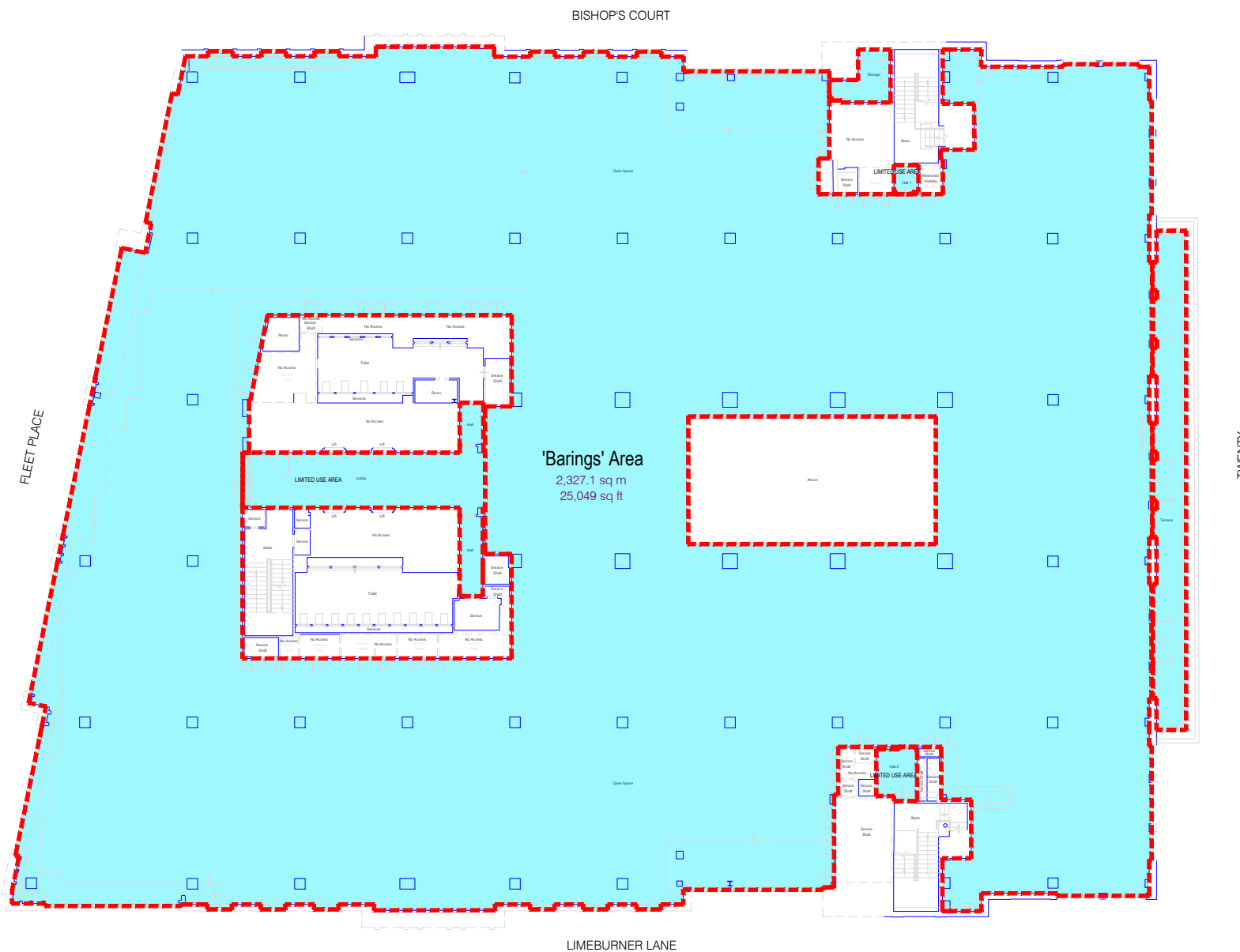
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Project : 20 Old Bailey	
Client : Blackstone Property Management	
Description : Seventh Floor NIA / GIA Plan	
Date : April 2023	Issue : E
Drawing Number : MSL19055-AP7	
Scaled for presentation purposes	

Condition of Site:	Note/Notes	Revisions	
		No.	Date
		Description	
		A	18/08/2017
		B	21/08/2017
		C	01/09/2017
Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	This report complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement – Property Measurement, 2nd edition, January 2018 and the Code of Measuring Practice 6th edition, May 2015. The drawing indicates the extent of the quoted areas and is produced to an accuracy suitable for standard presentation scale. The drawing has been scaled for graphical representation purposes and is diagrammatic. The drawing is archived in AutoCAD DWG digital format. <u>This drawing must be read in conjunction with the Final Area Measurement Report and it must not be used for any other purpose.</u>	D	27/10/2017
		E	12/04/2023
		Amended	
		Amended	



IPMS-3 Area Plan

	IPMS-3 'Barings' Area:	2,327.1 sq m	25,049 sq ft
	IPMS-3 Storage:	7.2 sq m	78 sq ft
	IPMS-3 Hall 1:	2.2 sq m	24 sq ft
	IPMS-3 Hall 2:	6.4 sq m	69 sq ft
	IPMS-3 Lobby:	51.6 sq m	555 sq ft
	IPMS-3 Terrace:	49.5 sq m	533 sq ft
Total IPMS-3 Area:		2,444.0 sq m	26,308 sq ft



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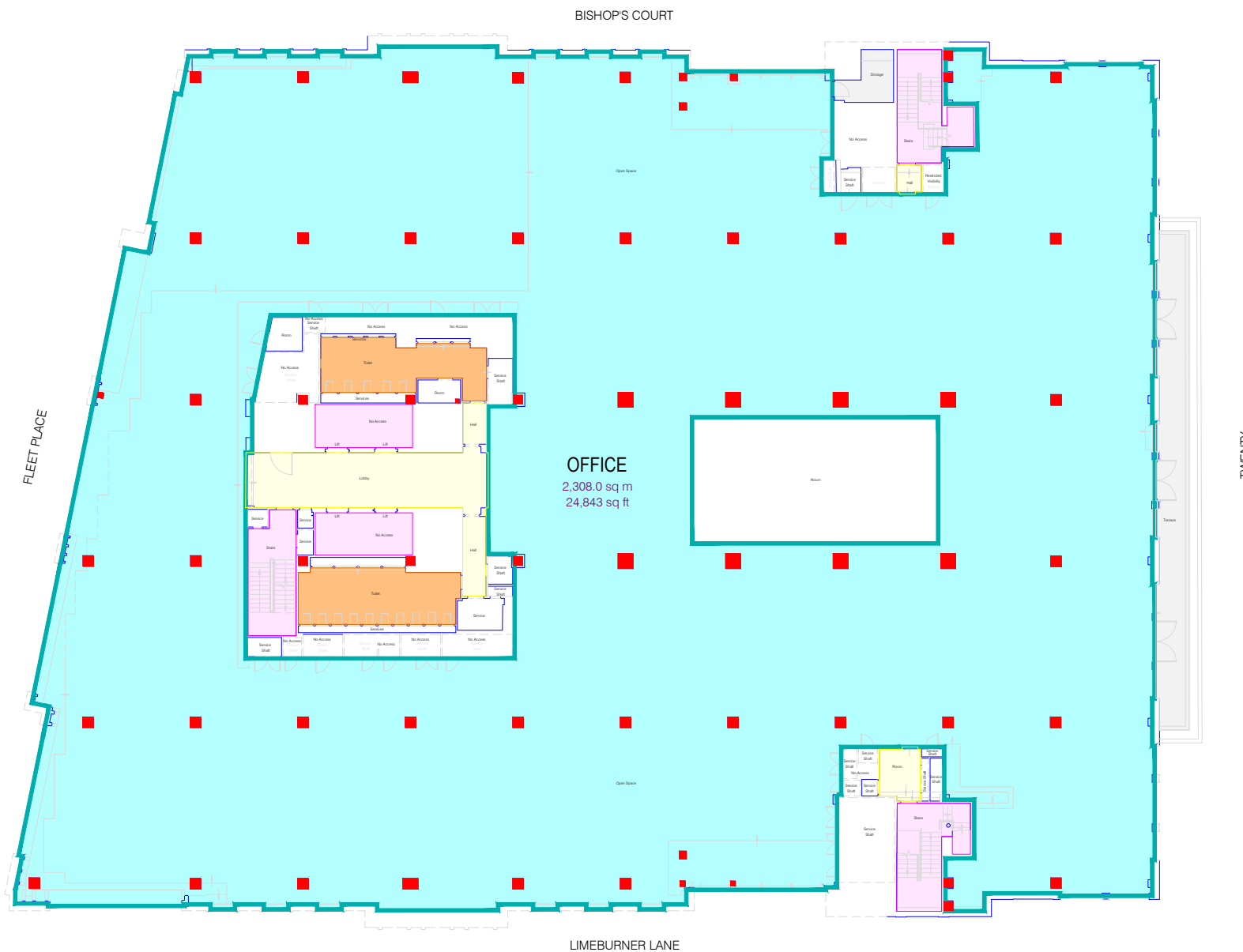


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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Seventh Floor IPMS-3 Plan		
Date :	April 2023	Issue :	E
Drawing Number :	MSL19055-AP7		
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		C	01/09/2017	Areas added and amended
		D	27/10/2017	Areas added and amended
		E	12/04/2023	Amended



IPMS-2 Area Plan

Component areas in IPMS-2:

	Vertical Penetrations (A):	81.9 sq m	882 sq ft
	Structural Elements (B):	22.2 sq m	239 sq ft
	Technical Services (C):	—	—
	Hygiene Area (D):	51.9 sq m	559 sq ft
	Circulation Area (E):	60.2 sq m	648 sq ft
	Amenities (E):	—	—
	Work Space (G):	2,308.0 sq m	24,843 sq ft
	External Area (H):	49.5 sq m	533 sq ft



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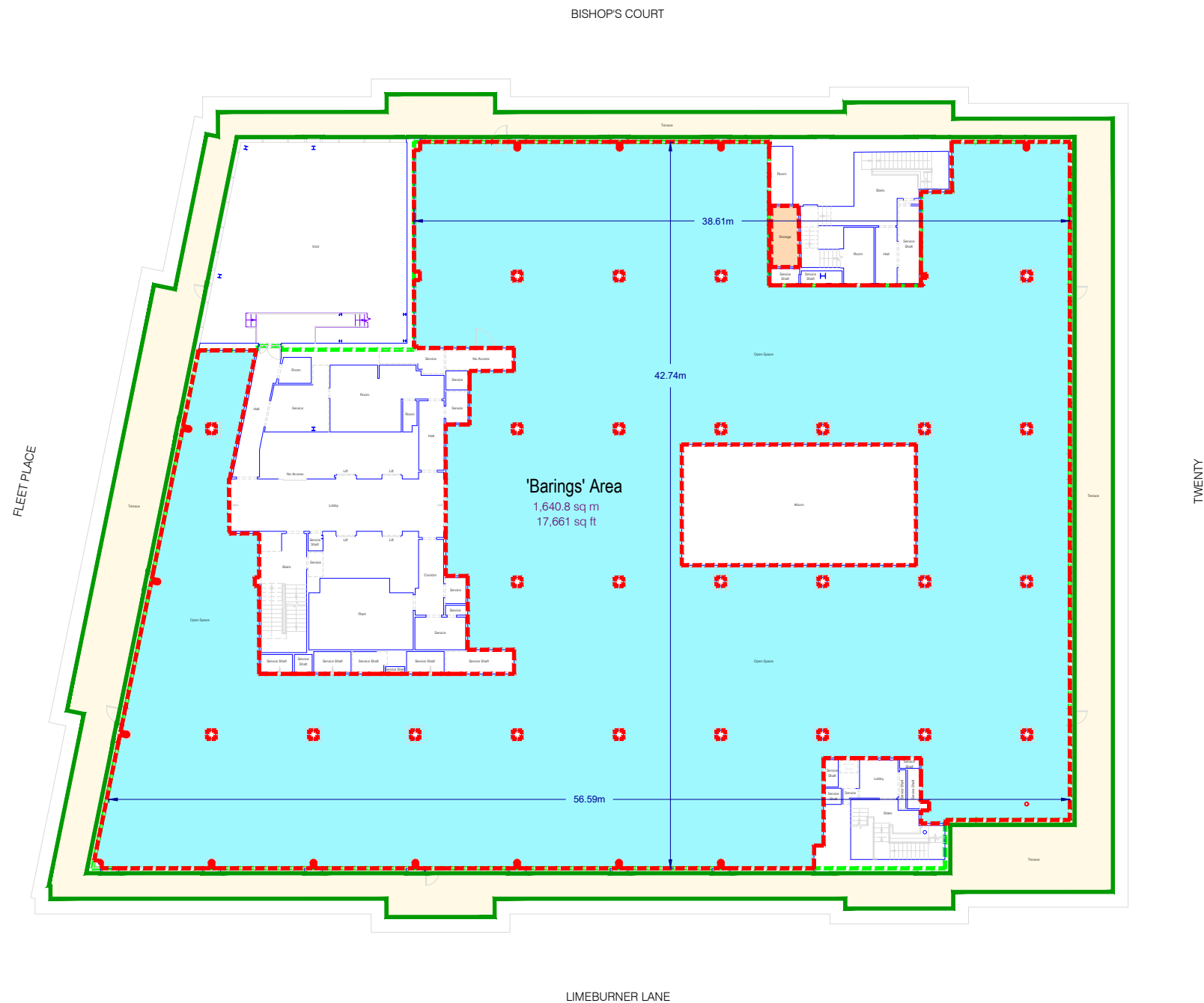


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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Seventh Floor IPMS-2 Plan		
Date :	April 2023	Issue :	E
Drawing Number :	MSL19055-AP7		
Scaled for presentation purposes			

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		E	12/04/2023
		Description	
First Issue			
Thousand separator commas added			
Areas added and amended			
Areas added and amended			
Amended			



NIA / GIA Plan

GIA Area: 1,935.6 sq m 20,835 sq ft

NIA 'Barings' Area: 1,640.8 sq m 17,661 sq ft

Storage Area: 5.9 sq m 64 sq ft

NIA (Total): 1,646.7 sq m 17,725 sq ft

Area excluded from NIA:

Terrace Area (Total): 416.4 sq m 4,482 sq ft



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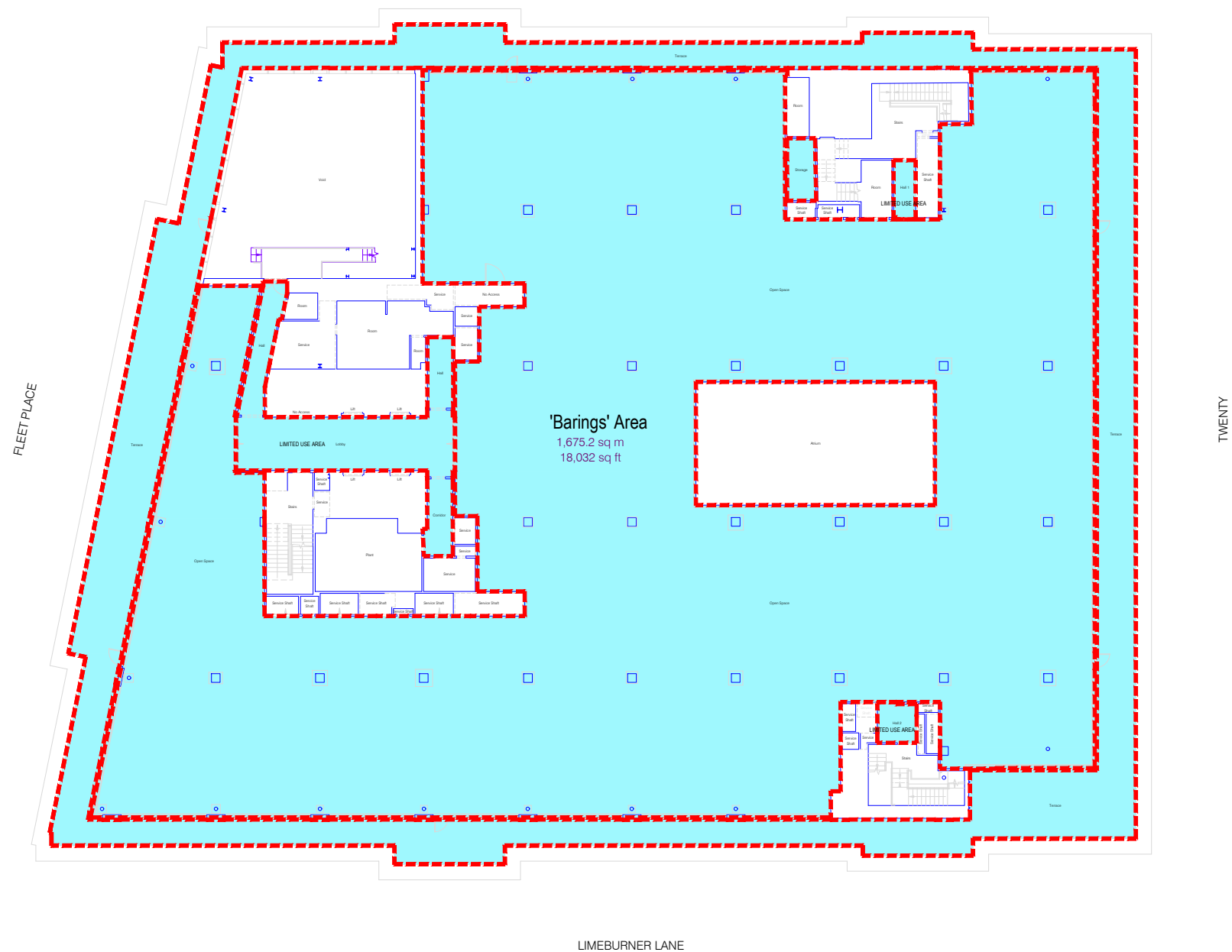


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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Eighth Floor NIA / GIA Plan		
Date :	April 2023	Issue :	E
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		D	27/10/2017	Areas added and amended
		E	12/04/2023	Amended



IPMS-3 Area Plan

	IPMS-3 'Barings' Area:	1,675.2 sq m	18,032 sq ft
	IPMS-3 Storage:	5.9 sq m	64 sq ft
	IPMS-3 Hall 1:	4.3 sq m	46 sq ft
	IPMS-3 Hall 2:	5.2 sq m	56 sq ft
	IPMS-3 Lobby:	64.1 sq m	690 sq ft
	IPMS-3 Terrace:	415.4 sq m	4,471 sq ft
Total IPMS-3 Area:		2,170.1 sq m	23,359 sq ft



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Client :	Blackstone Property Management		
Description :	Eighth Floor IPMS-3 Plan		
Date :	April 2023	Issue :	E
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		D	27/10/2017	Areas added and amended
		E	12/04/2023	Amended



IPMS-2 Area Plan

Component areas in IPMS-2:

	Vertical Penetrations (A):	85.9 sq m	925 sq ft
	Structural Elements (B):	7.2 sq m	78 sq ft
	Technical Services (C):	—	—
	Hygiene Area (D):	—	—
	Circulation Area (E):	73.6 sq m	792 sq ft
	Amenities (E):	—	—
	Work Space (G):	1,668.0 sq m	17,954 sq ft
	External Area (H):	415.4 sq m	4,471 sq ft



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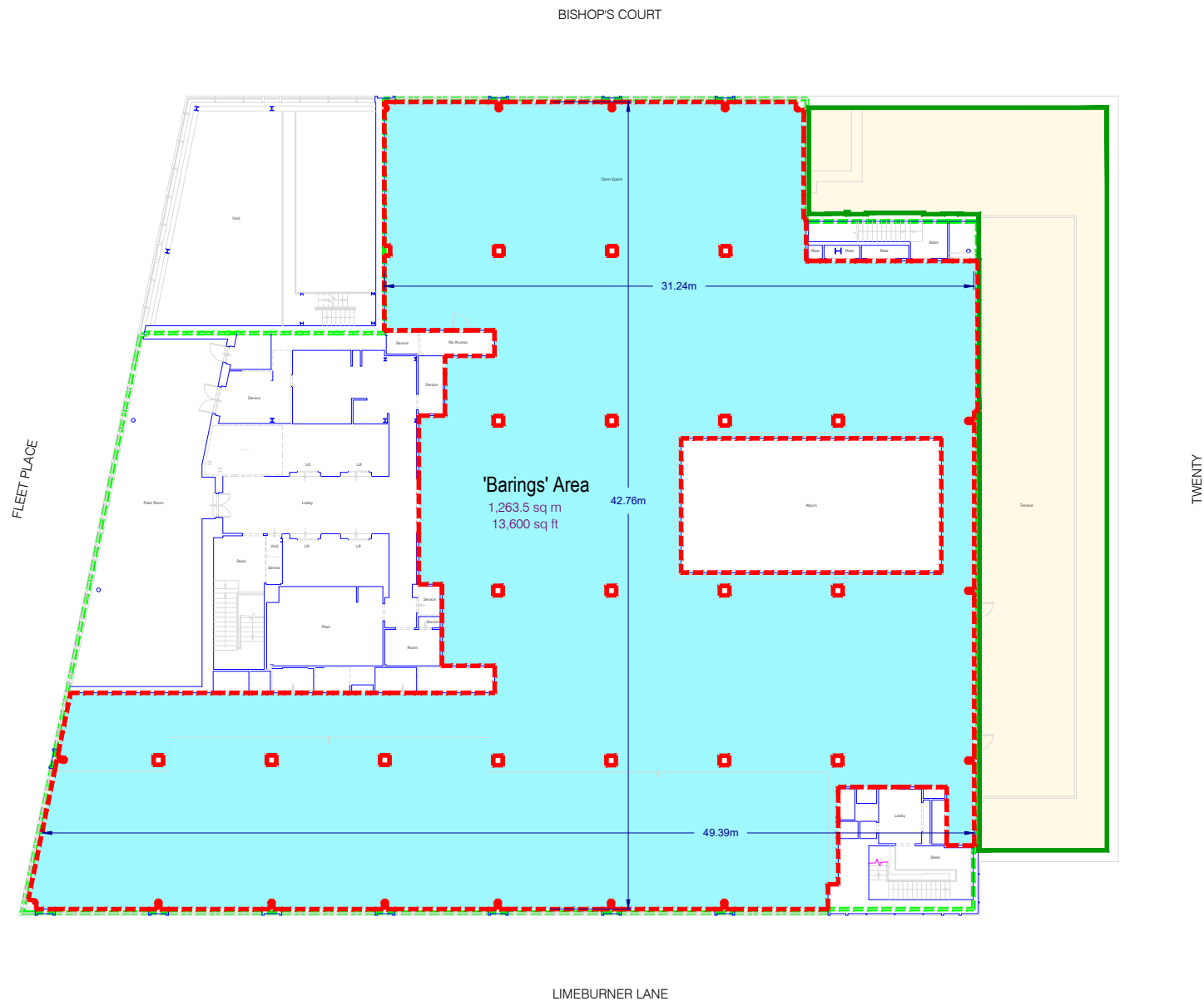
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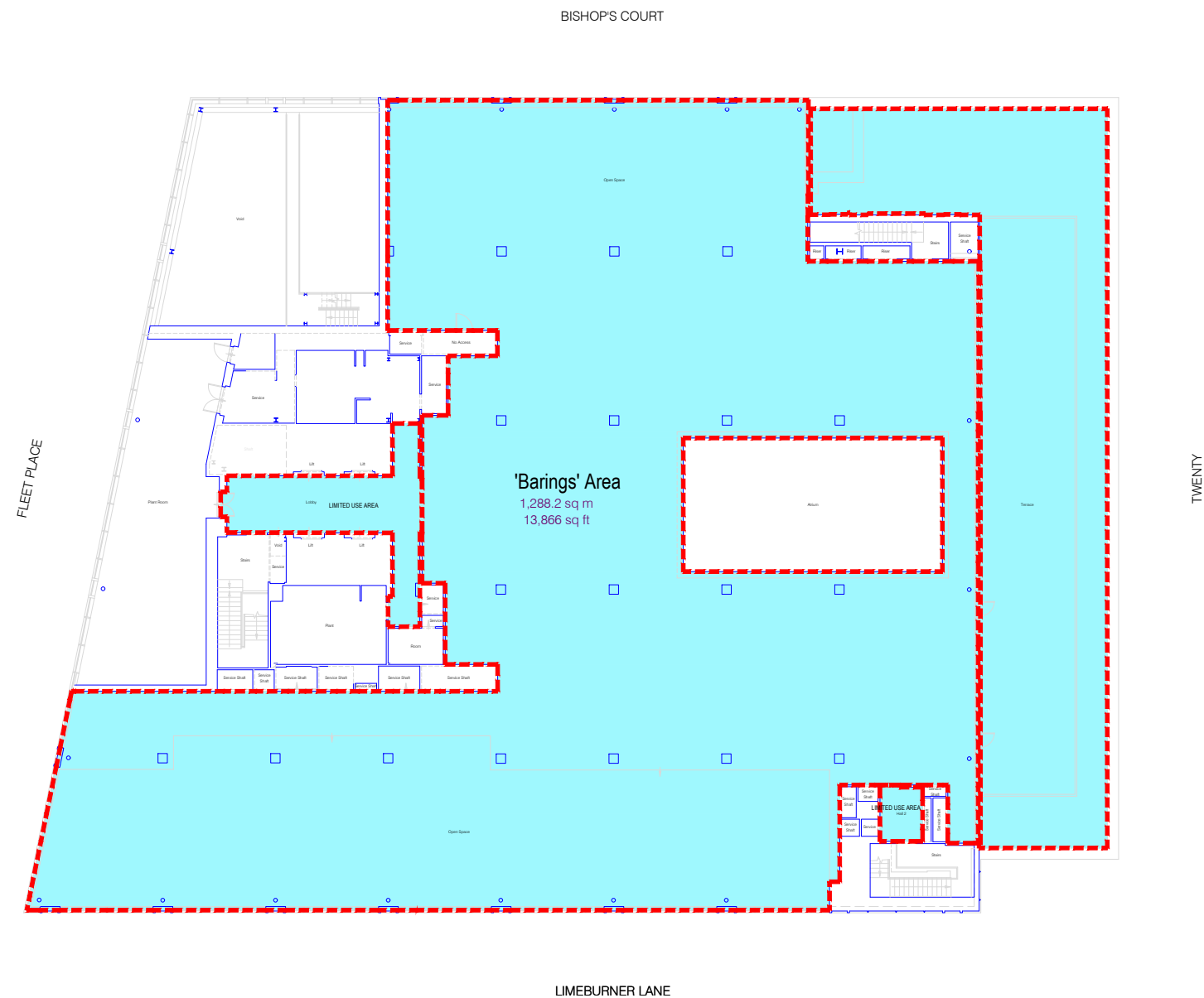


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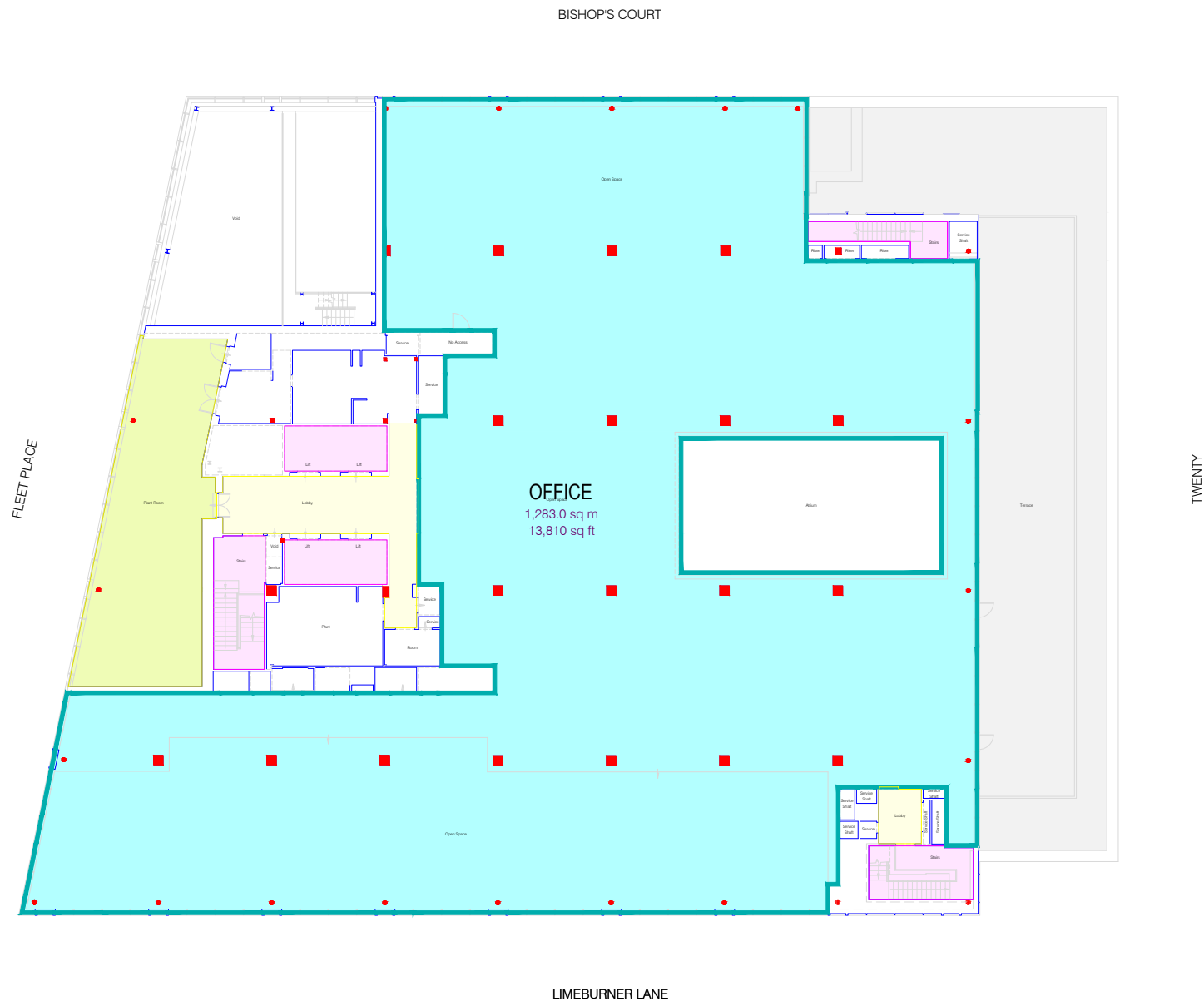
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Project :	20 Old Bailey		
Client :	Blackstone Property Management		
Description :	Eighth Floor IPMS-2 Plan		
Date :	April 2023	Issue :	E
Drawing Number :	MSL19055-AP8		
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		D	27/10/2017	Areas added and amended
		E	12/04/2023	Amended



IPMS-2 Area Plan

Component areas in IPMS-2:

	Vertical Penetrations (A):	70.2 sq m	756 sq ft
	Structural Elements (B):	6.1 sq m	66 sq ft
	Technical Services (C):	—	—
	Hygiene Area (D):	—	—
	Circulation Area (E):	50.3 sq m	541 sq ft
	Amenities (E):	—	—
	Work Space (G):	1,283.0 sq m	13,810 sq ft
	External Area (H):	316.7 sq m	3,409 sq ft



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Project :		20 Old Bailey	
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Description :		Ninth Floor IPMS-2 Plan	
Date :	April 2023	Issue :	E
Drawing Number :		MSL19055-AP9	
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		D	27/10/2017	Areas added and amended
		E	12/04/2023	Amended