



Lane & Frankham



AREA

PROPERTY REF-145865

REFERENCING

UNIT REF-100100

REPORT

BIGGLESWADE

LF6478

RAILWAY STATION

Lane & Frankham Limited

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Registered in England & Wales Company Registration Number: 08357709

AREA REFERENCING REPORT - JOB REF: -145865-100100

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100100 _____

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Report Issue Status

ISSUE	DATE ISSUED	STATUS	CHANGE
A	March 2025	ORIGINAL	

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Survey Report

1. INTRODUCTION

This Gross Internal Area survey was undertaken by Lane & Frankham in March 2025, in accordance with the guidelines as described in the Sixth Edition (September 2007) of the Code of Measuring Practice, published by the Royal Institution of Chartered Surveyors.

The measurement was undertaken by Lane & Frankham's representative at the date of survey, under site conditions at that time and in line Lane & Frankham's standard conditions of contract.

2. SCOPE OF WORKS

Internal area measurements were required for the unit stated.

The areas measured were as found on site, in accordance with the Measuring Code. Lease plans, with demise areas outlined, were unavailable.

3. SITE SURVEY

Measurements were taken to the internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas. Where these were not accessible, professional estimations may have been made based upon the location of these walls on adjacent floors and/or on information contained on supplied drawings.

Dimensions, using a steel tape and "Leica Disto" laser device, 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 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.

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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 future space management or architectural refurbishment purposes.

5. REPORT PRODUCTION

This report includes copies of:

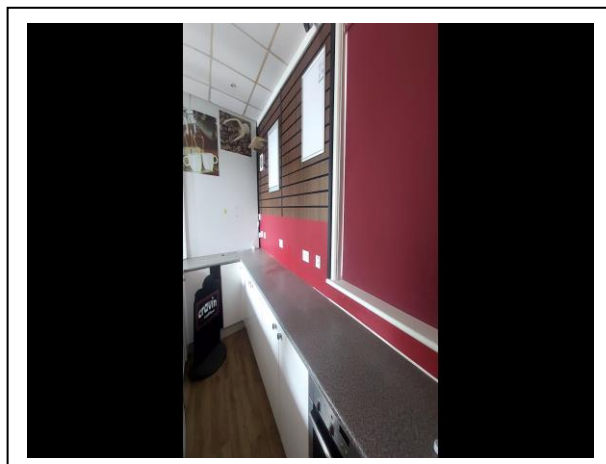
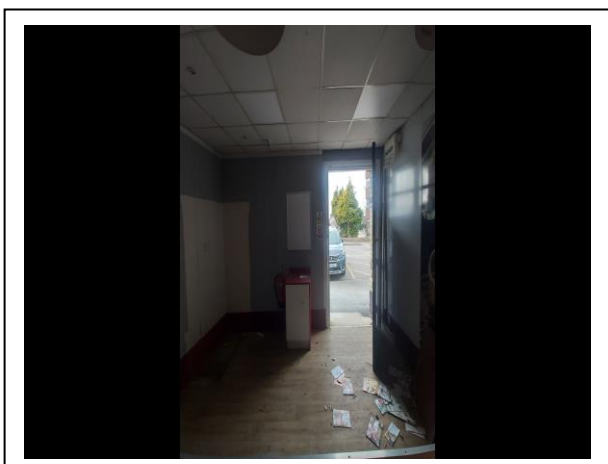
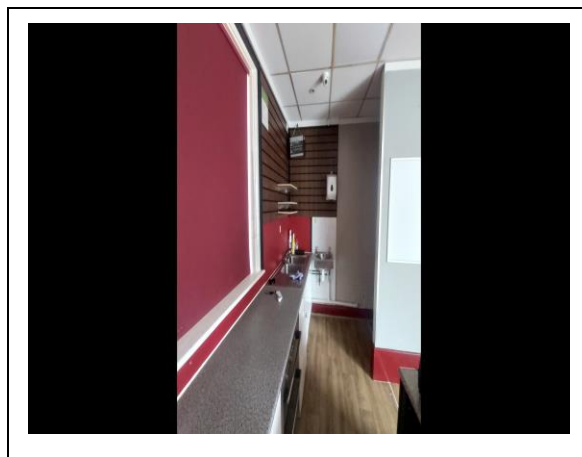
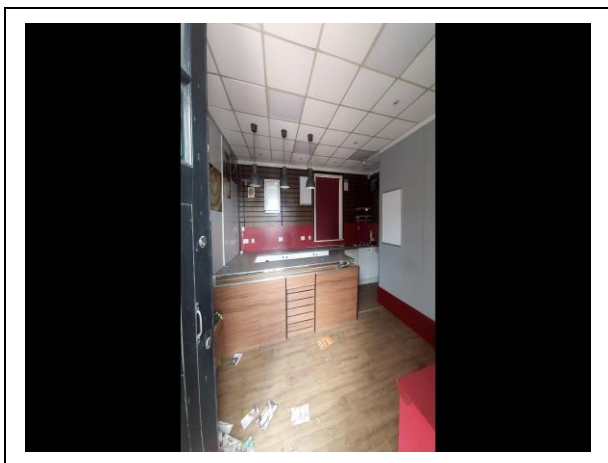
- Schedule of Internal Areas
- Internal Area Plans - showing the extent of the area measured, identifying specific areas of inclusion/exclusion and quoting area values in square metres and square feet.

6. QUALITY CONTROL

All figures and drawings are checked as part of the Lane & Frankham standard works procedures and in accordance with the Frankham Group Company (FCG) accreditation to BS EN ISO 9001:2000

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7. PHOTOGRAPHS



100100

SUMMARY OF AREAS

Biggleswade Railway Station, BEDFORDSHIRE

Property Reference 145865

Unit Reference 100100

GROSS INTERNAL AREAS (GIA)

UNIT GIA	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
			sq m	sq ft	sq m	sq ft
UNIT 100100	24.9	268				
OVERALL TOTAL			24.9	268		

SITE OBSERVATIONS

UNIT 100100 Unit has electric and water supply

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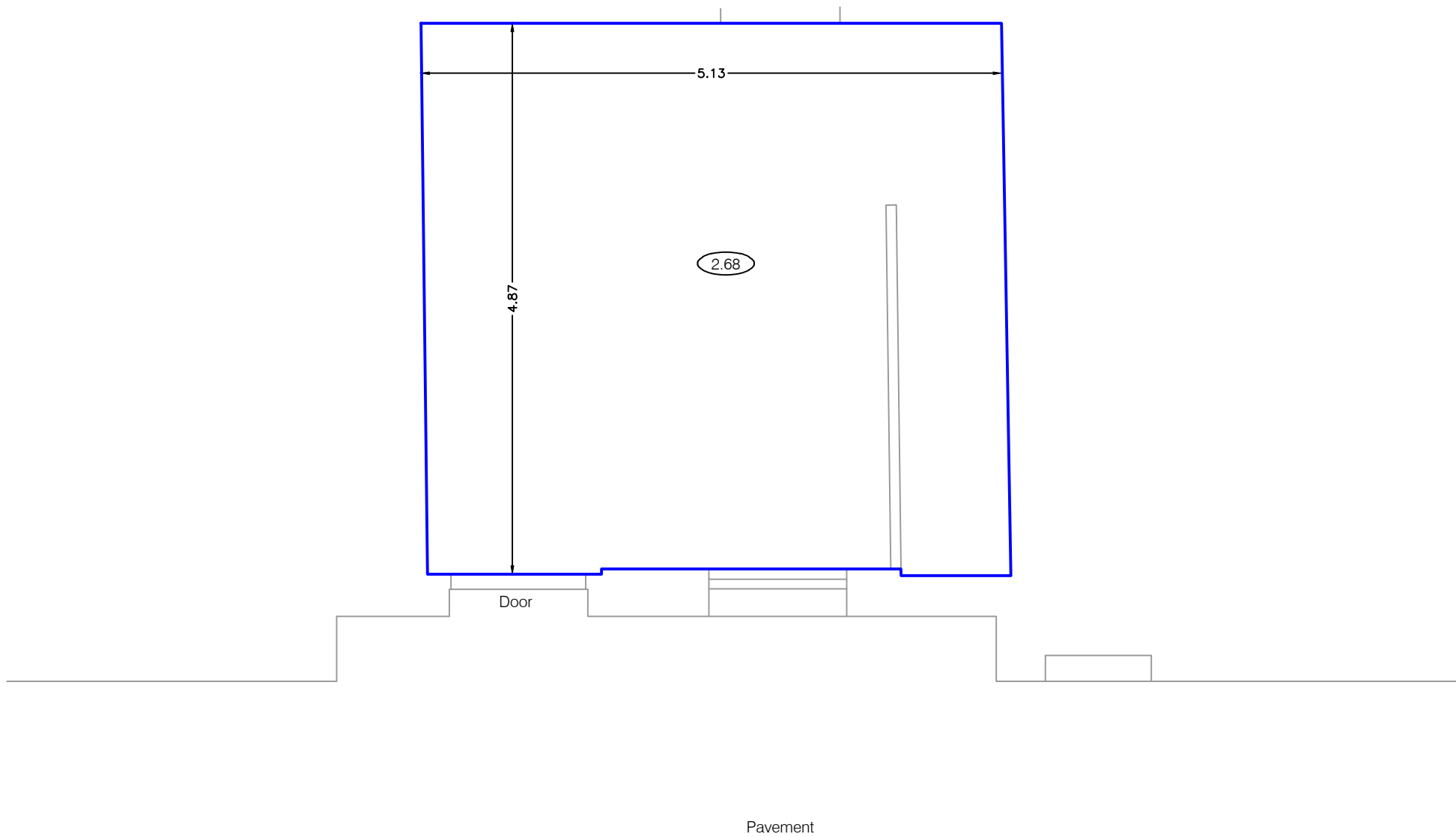
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Regulated by RICS

<div></div>	GIA	24.9 sq m	268 sq ft
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Notes:

(X.XX)- Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No.

LF6478-145865-100100

Issue A

March 2025

Scaled for presentation - 1:100 @ A3