

Lane & Frankham



AREA
REFERENCING
REPORT
LF6478

PROPERTY REF-263540
UNIT REF 100600
CRAWEY RAILWAY
STATION

Lane & Frankham Limited

London

3rd Floor, Baird House,
15-17 St Cross St,
London
EC1N 8UW
020 8309 2662

www.laneandfrankham.com
info@laneandfrankham.com

Registered Office: Irene House Five Arches Business Park Sidcup Kent DA14 5AE
Registered in England & Wales Company Registration Number: 08357709

AREA REFERENCING REPORT - JOB REF: 263540-100600

Contents

Report Issue Status _____

Survey Report _____

Photographs _____

Schedule _____

Reference Plans _____

Unit References

100600 _____

AREA REFERENCING REPORT - JOB REF: 263540-100600

Report Issue Status

| ISSUE | DATE ISSUED | STATUS | CHANGE |
|-------|-------------|----------|--------|
| A | March 2025 | ORIGINAL | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

AREA REFERENCING REPORT - JOB REF: 263540-100600

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.

Where sales pitches/mobile units fall outside of the measuring code the extents of the area has been measured, this will be identified on the drawings.

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 units 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.

AREA REFERENCING REPORT - JOB REF: 263540-100600

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:

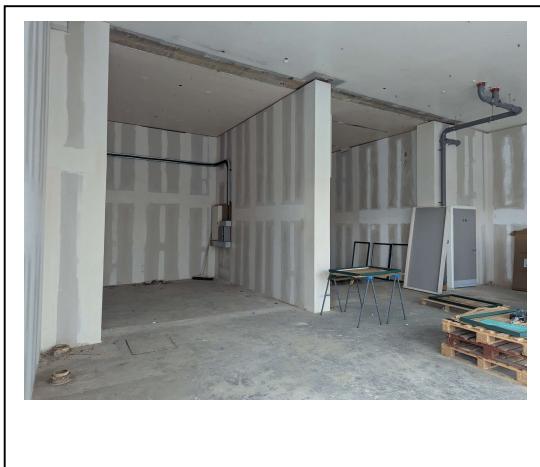
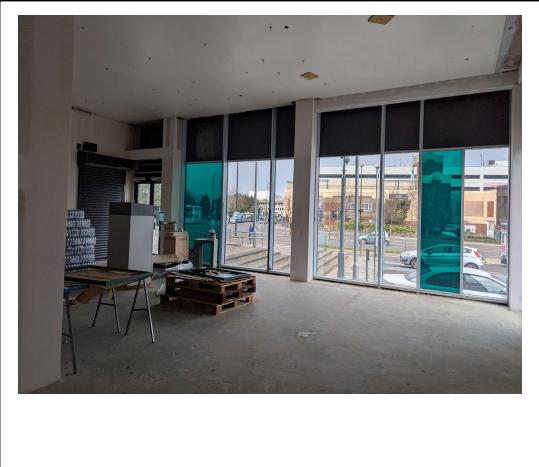
- Schedule of Internal Areas
- Internal Area Plans - showing the extent of the area measured, identifying specific areas of inclusion/exclusion and quoting area values in square metres and square feet.

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

AREA REFERENCING REPORT - JOB REF: 263540-100600

7. PHOTOGRAPHS



100600

SUMMARY OF AREAS

Crawley Railway Station, CRAWLEY

Property Reference 263540
Unit Reference 100600

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 100600 | | 112 1206 | | | | |
| OVERALL TOTAL | | | 112.0 | 1206 | | |

SITE OBSERVATIONS

UNIT 100600 Unit has electric and water supply
 Under Construction at time of survey

Lane & Frankham Limited

London
 3rd Floor, Baird House,
 15-17 St Cross St,
 London
 EC1N 8UW
 020 8309 2662

www.laneandfrankham.com
info@laneandfrankham.com

Registered Office: Irene House Five Arches Business Park Sidcup Kent DA14 5AE
 Registered in England & Wales Company Registration Number: 08357709

Part of the Frankham Consultancy Group

Headquarters
 Irene House
 Five Arches Business Park
 Maidstone Road, Sidcup
 Kent DA14 5AE
 0208 309 7777



Regulated by RICS

AREA PLAN

CRAWLEY RAILWAY STATION

CRAWLEY

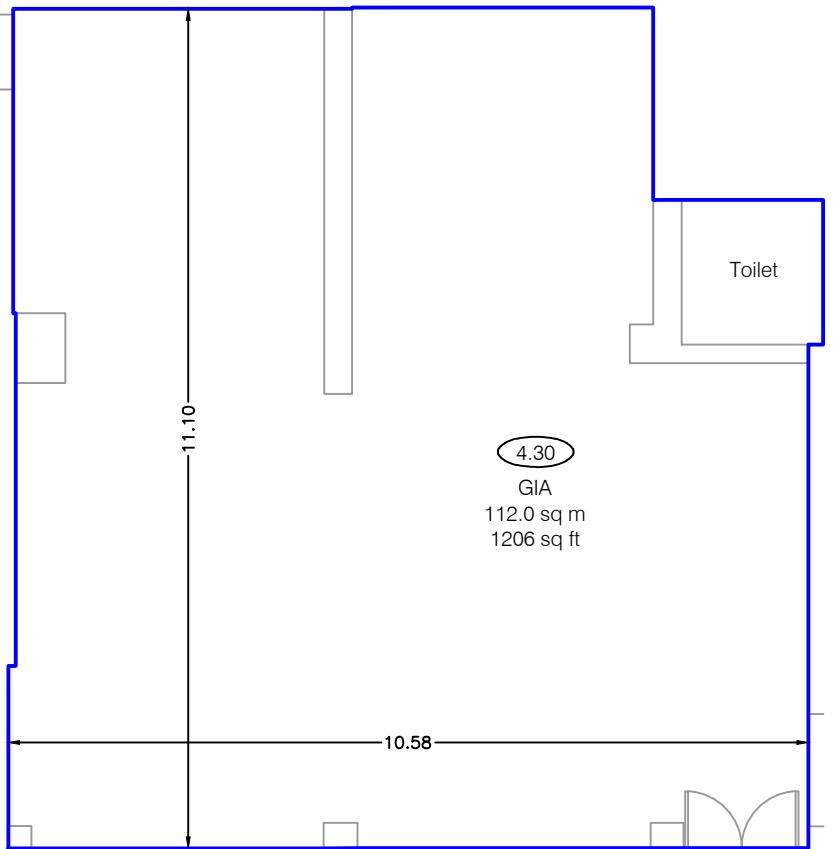
Property reference - 263540

Unit reference - 100600

Gross Internal Area

GIA 112.0 sq m 1206 sq ft

PLATFORM 1



CAR PARK

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.

LF6478-263540-100600

Issue A

March 2025

Scaled for presentation - 1:100 @ A3