

## QUOTE

RIB  
23-24 Margaret Street  
LONDON  
London  
W1W 8LF  
GBR

**Date**  
12 Aug 2026

**Expiry**  
11 Sep 2026

**Quote Number**  
QU-3435

**Reference**  
48 Langham Street

**VAT Number**  
198505077

Sterling Temple Ltd  
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**48 Langham Street, London W1W 7AR**

Measured building survey — CAD floor plans and NIA area report, lower ground to third floors

| Description                                                                                                                                                                                                                                                        | VAT      | Amount GBP |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|
| Measured building survey — 3D laser scan of the building; CAD floor plans (lower ground to third floor) and net internal area report                                                                                                                               | 20%      | 785.00     |
| Property — 48 Langham Street, London W1W 7AR: characterful corner building at the junction with Middleton Place, Fitzrovia; five levels (lower ground to third); single occupier; two entrances and outside spaces at lower ground and second floor terrace level. |          |            |
| Scope — full internal measured survey of all five floors; floor plans drawn for each level and net internal areas reported floor by floor, reconciled against your reference schedule (LG 557 / G 512 / 1st 517 / 2nd 442 / 3rd 442 sq ft — 2,470 sq ft total).    |          |            |
| Areas and measurement — areas measured and computed in accordance with RICS Property and reported as NIA in m <sup>2</sup> and sq ft.                                                                                                                              |          |            |
| Optional extras (each plus VAT, on instruction) — DWG/CAD file release £70; HM Land Registry compliant lease plans (up to five floors) £185; reliance letter £165.                                                                                                 |          |            |
| Access and occupation — the fee assumes access to all five floors on a single mobilisation arranged with the occupier; early morning or out-of-hours attendance can be accommodated by arrangement.                                                                |          |            |
| Exclusions — concealed, locked or inaccessible areas and voids are excluded; external areas and the second floor terrace are recorded for identification only and excluded from NIA.                                                                               |          |            |
| Programme — site attendance within two to three working days of instruction; plans and area report issued within five working days of the site visit.                                                                                                              |          |            |
| Instruction and invoicing — please confirm instruction and the invoice addressee by return; fees invoiced on delivery of the report.                                                                                                                               |          |            |
|                                                                                                                                                                                                                                                                    | Subtotal | 785.00     |

|                  |               |
|------------------|---------------|
| TOTAL VAT 20%    | 157.00        |
| <b>TOTAL GBP</b> | <b>942.00</b> |