

QUOTE

Pearl & Coutts
Third Floor
9 White Lion Street
London
N1 9PD

Date
12 Aug 2026

Expiry
11 Sep 2026

Quote Number
QU-3436

Reference
Enquiry: Adem Hassan,
Pearl & Coutts — 11 Aug
2026

VAT Number
198505077

Sterling Temple Ltd
Unit 131
128 Aldersgate Street
Barbican
London
EC1A 4AE
020 3951 2110
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Portland House, 164 New Cavendish Street, London W1W 6YT

Full building measured survey — 3D laser scan of the whole building and preparation of an Area Measurement report including illustrated floor plans and a schedule of areas.

Description	VAT	Amount GBP
Full building measured survey — Portland House, 164 New Cavendish Street, London W1W 6YT: 3D laser scan of the whole building and preparation of an Area Measurement report including illustrated floor plans and a schedule of areas.	20%	735.00
THE PROPERTY — Portland House, 164 New Cavendish Street, Fitzrovia, London W1W 6YT: mixed-use terraced building of four storeys (ground plus three upper floors), comprising a ground-floor retail unit (Tower Salon, trading hair & barber salon) with multi-let office suites above. Estimated area c. 280 m ² (c. 3,000 sq ft) over four floor plates, to be confirmed by measurement.		
SCOPE — Measurement of all floors and units within the building, including common parts, subject to access. Illustrated floor plans and a schedule of areas issued in PDF; areas reported in m ² with sq ft conversions.		
OPTIONAL EXTRAS (separately priced, plus VAT) — ITZA zoning of the ground-floor retail unit: £95. DWG/CAD file of the floor plans: £150. Land Registry compliant lease plans: £200. Reliance letter addressed to your client or funder: £250.		
AREAS & MEASUREMENT — Survey carried out in accordance with RICS guidelines (RICS Property Measurement / Code of Measuring Practice); NIA and GIA reported as applicable, with IPMS equivalents available. Measurement standard for reporting to be confirmed at instruction.		
EXTENT OF DEMISE — Demise boundaries between lettings will be taken from inspection on site; no lease plans or demise documents have been provided. Any basement, vaults or ancillary areas identified on site will be recorded and reported.		
ACCESS & OCCUPATION — The building is occupied and multi-let. Initial site attendance took place at 09:00 on Wednesday 12 August 2026, proceeding with the areas where access was confirmed (ground and third floors; first floor from 10:00). Any unit not accessed on the initial visit (second floor unconfirmed) will be measured on a single return visit, to be arranged with Pearl & Coutts.		

Description	VAT	Amount GBP
EXCLUSIONS — Topographical survey, drainage, structural investigation, M&E, asbestos and condition reporting. Concealed or inaccessible areas will be shown indicatively and noted on the drawings.		
PROGRAMME — Site work commenced 12 August 2026; the report will be issued within 5 working days of full access being achieved.		
INSTRUCTION & INVOICING — Please confirm acceptance of this quotation and the invoice addressee in writing by return. Invoicing on issue of the report; payment 14 days. This quotation is valid to 11 September 2026.		
	Subtotal	735.00
	TOTAL VAT 20%	147.00
	TOTAL GBP	882.00

Terms

Fees exclusive of VAT. Invoicing on issue of the report; payment 14 days. Quotation valid to 11 September 2026.