

QUOTE

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

Date
18 Aug 2026

Expiry
17 Sep 2026

Quote Number
QU-3448

Reference
22/28 Eastcheap, London
EC3M 1EU

VAT Number
198505077

Sterling Temple Ltd
Unit 131
128 Aldersgate Street
Barbican
London
EC1A 4AE
020 3951 2110
enquiries@sterlingtemple.
com

Measured Building Survey — 22/28 Eastcheap, London EC3M 1EU

Full-building measured survey from basement bar to fifth floor (approx. 739 m² NIA / c. 950 m² GIA over eight levels), with CAD floor plans and NIA / IPMS 3, GIA and retail ITZA area reporting.

Description	VAT	Amount GBP
MEASURED BUILDING SURVEY — 22/28 EASTCHEAP, LONDON EC3M 1EU. Multi-let period building over eight levels: lower-ground/basement bar, ground-floor retail unit and five upper office floors. All areas reported in square metres (m ²) with imperial equivalents. Supplied floor areas (7,956 sq ft / 739.1 m ² total) are treated as indicative only and will be verified on site.		
Lower ground & basement — measured survey of the bar unit and ancillary areas (≈228.8 m ²)	20%	425.00
Ground floor — measured survey of the retail unit incl. ITZA zoning (≈64.3 m ²)	20%	195.00
Office floors — measured survey of the five office suites, First to Fifth (≈445.9 m ²)	20%	1,100.00
Common parts — entrance, cores, stairs and circulation	20%	175.00
Area measurement report — NIA / IPMS 3, GIA and retail ITZA schedule; CAD floor plans issued in DWG & PDF	20%	250.00
OPTION — Two cross-sections and Eastcheap street elevation: £850 + VAT if instructed.		
OPTION — Land Registry compliant lease plans: £80 + VAT per demise.		
PROGRAMME — Site visit within 5–7 working days of instruction; floor-by-floor access coordinated via Pearl & Coutts (bar surveyed before opening hours). Deliverables issued within 5 working days of the final site visit.		
ACCESS & BASIS — Survey conducted in accordance with RICS guidelines (RICS Property Measurement / IPMS). Occupied areas surveyed working around tenants' fittings; areas not accessible on the day will be flagged.		
EXCLUSIONS — Structural or condition reporting, M&E and drainage surveys, title matters.		

Description	VAT	Amount GBP
INSTRUCTION & INVOICING — To instruct, please reply confirming acceptance. Invoicing on delivery of final drawings; £5,000,000 Professional Indemnity cover held.		
	Subtotal	2,145.00
	TOTAL VAT 20%	429.00
	TOTAL GBP	2,574.00

Terms

Fees exclusive of VAT. Invoicing on delivery of final drawings; landlord entity billing per purchase order welcome. Sterling Temple Ltd carries £5,000,000 of Professional Indemnity cover. Surveys are carried out in accordance with RICS guidelines.