



DIGITAL SURVEYORS

# Area Measurement Report

## NIA/GIA

### Address

Vinnetrow Business Park, Vinnetrow Rd, Chichester PO20 1QH

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# Modelling Architecture

## About Us

Modelling Architecture Ltd is a professional surveying firm and laser scanning specialist, offering a comprehensive range of precision measurement services. Our property measurement team brings extensive experience and a reputation for accuracy, employing the latest technology and surveying methods.

## Our Main Services:

- Area Measurement Reports (NIA/GIA/IMPS)
- Land Registry Compliant Lease Plans
- 2D Measured Building Surveys
- 3D BIM-Ready/Revit Models
- Rights to Light Surveys
- 2D and 3D Topographical surveys
- Architectural Visualisation
- 360° Panoramas and Orthophotos

## Key Dates

PROGRESS	DATE	STATUS
Measurement Instruction	20-05-2022	APPROVED
Inspection	27-05-2022	APPROVED
Draft Report Sent	09-06-2022	APPROVED
Final Report Sent	<b>10-06-2022</b>	APPROVED



## Content

1. Introduction
2. Description of Work
3. Survey Methods
4. Area Calculations
5. Quality Control
6. Summary of Areas
7. Floorplans



## 1. Introduction

This measurement survey was undertaken by Modelling Architecture Ltd in accordance with the RICS Code of Measuring Practice, 6th Edition, May 2015.

## 2. Description Of Work

The client requested a Net Internal Area (NIA) and/or Gross Internal Area (GIA) Measurement Report for the property located at **Vinnetrow Business Park, Vinnetrow Rd, Chichester PO20 1QH**, covering the ground and first floors.

**Purpose of Measurement Report:** Not stated

**Reason for Not Using IMPS:** Not requested

## 3. Survey Methods

At Modelling Architecture, we are committed to providing the highest level of accuracy for every project, which is why we employ 3D laser scanners as a standard practice across all our surveys. While this may exceed typical industry standards, our dedication to precision and quality sets us apart as a trusted provider of area measurement reports.

Our 3D laser scanners capture highly detailed point cloud data for each space, forming the foundation of precise floorplan drawings and measurements. Linear measurements are recorded to the internal faces of perimeter walls, as well as to walls enclosing toilets, stairs, and other excluded areas. In cases where certain areas are inaccessible, we supplement with professional estimations and verified drawings. Tenant fit-outs and internal partitioning that do not impact area calculations are excluded unless requested prior to inspection. The external wall line is included for illustrative purposes only and is not surveyed.

By integrating the latest technology and advanced surveying methods into every project, we ensure that our reports are accurate, reliable, and meet the highest industry expectations.

## 4. Area Calculation

Site survey work and accuracy levels are determined by the methods employed, the nature of site access, and the time allocated. All dimensions and site observations were cross-verified using in-house technology, with any discrepancies beyond tolerance verified on-site.

**Unit of Measurement:** Metric (1 sq m = 10.7639 sq ft).

## 5. Quality Control

Quality control is fundamental to our work at Modelling Architecture. We follow rigorous standards and a multi-layered review process to ensure the accuracy and reliability of all measurements, drawings, and plans.

Each report undergoes detailed checks, with site measurements validated against in-house tolerances using advanced software. Any discrepancies beyond these limits prompt further on-site verification, ensuring high precision for our clients. Drawings are reviewed layer-by-layer, from point cloud data to final floorplans, to maintain consistency and accuracy throughout.

Our team also ensures that all reports meet formatting and presentation standards for clear, professional, and user-friendly results, supporting our clients in making informed decisions.



DIGITAL SURVEYORS

# Summary Of Areas

## NIA

Project Vinnetrow Business Park, Vinnetrow Rd, Runcton, Chichester PO20 1QH  
 Title Summary of Areas - Net Internal Area  
 Date Jun-22



Floor	Use	Area		Exclusions	Area	
		sq m	sq ft		sq m	sq ft
UNIT 1	Office	235.23	2,532			
UNIT 2A	Office	113.55	1,222			
UNIT 2B	Office	90.95	979			
UNIT 3 & 4	Office	306.79	3,302			
UNIT 5	Office	187.28	2,016			
UNIT 6	School	103.58	1,115			
UNIT 7	School	181.81	1,957			
UNIT 2	Office	268.77	2,893			
UNIT 3A & B	Office	163.23	1,757			
UNIT 3C	Office	93.20	1,003			
UNIT 3D	Office	44.90	483			
UNIT 3E	Office	44.98	484			
UNIT 4 NORTH	Office	90.66	976			
UNIT 4 SOUTH	Office	77.21	831			
UNIT 5	Ground	200.09	2,154			
	First	184.69	1,988			
	<b>Total</b>	<b>384.78</b>	<b>4,142</b>			
UNIT 8	Ground	414.98	4,467			
	Mezz	36.65	394			
	<b>Total</b>	<b>451.63</b>	<b>4,861</b>			
UNIT 9 NORTH	Office	54.67	588			
UNIT 9 SOUTH	Office	57.05	614			
<b>Overall Total</b>		<b>2,950.27</b>	<b>31,755</b>			

Property Condition	Occupied
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This information complies with the RICS professional statement & RICS property measurement 6th Edition, May 2015. The measured survey was carried in accordance with the RICS Surveys of Land Buildings and Utility Services, at scales indicated on drawings.



DIGITAL SURVEYORS

# Summary Of Areas

## **GIA**

**Project** Vinnetrow Business Park, Vinnetrow Rd, Runcton, Chichester PO20 1QH  
**Title** Summary of Areas - Gross Internal Area  
**Date** Jun-22



Floor	Use	Area sq m	sq ft
UNIT 1	Office	241.92	2,604
UNIT 2A	Office	120.08	1,293
UNIT 2B	Office	98.31	1,058
UNIT 3 & 4	Office	329.30	3,545
UNIT 5	Office	198.92	2,141
UNIT 6	School	115.20	1,240
UNIT 7	School	198.10	2,132
UNIT 2	Office	273.92	2,948
UNIT 3A & B	Office	170.08	1,831
UNIT 3C	Office	100.88	1,086
UNIT 3D	Office	44.90	483
UNIT 3E	Office	45.09	485
UNIT 4 NORTH	Office	90.66	976
UNIT 4 SOUTH	Office	94.15	1,013
UNIT 5	Ground	230.76	2,484
	First	216.45	2,330
UNIT 8	Ground	423.40	4,557
	First	38.55	415
UNIT 9 NORTH	Office	54.67	588
UNIT 9 SOUTH	Office	57.05	614
<b>Overall Total</b>		<b>3,142.39</b>	<b>33,823</b>

<b>Property Condition</b>	<b>Occupied</b>
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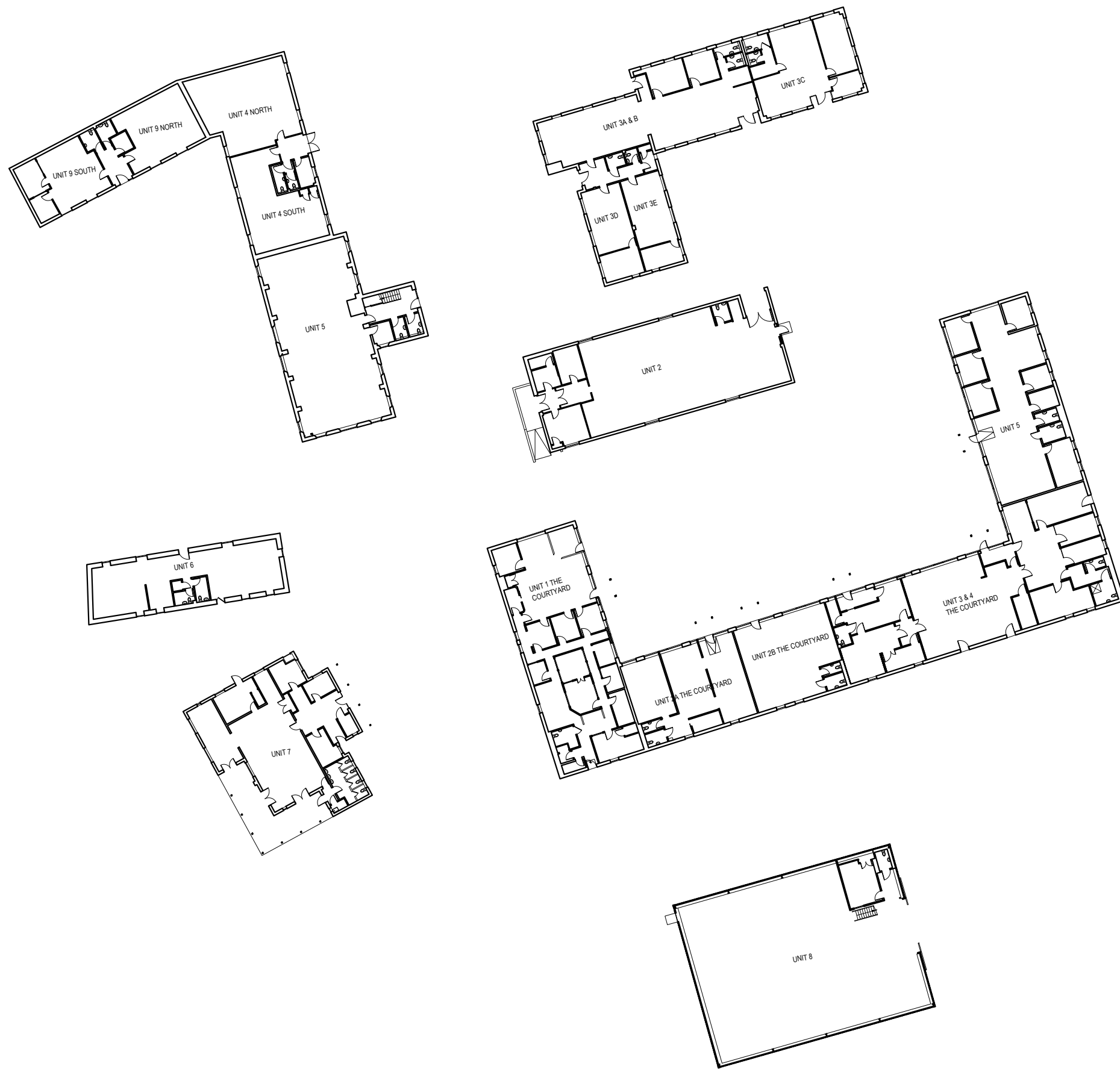
This information complies with the RICS professional statement & RICS property measurement 6th Edition, May 2015. The measured survey was carried in accordance with the RICS Surveys of Land Buildings and Utility Services, at scales indicated on drawings.





# DIGITAL SURVEYORS

## The Floorplans



PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
SITE PLAN

PROJECT NUMBER:  
P751  
DRAWING NUMBER:  
01 OF 20

INSPECTION DATE:  
27/05/22  
DELIVERY DATE:  
09/09/25

DRAWN BY:  
CR  
QA BY:  
YR

SCALE:  
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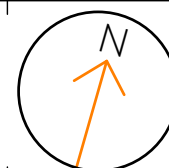
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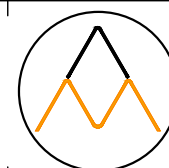
CONTACT:

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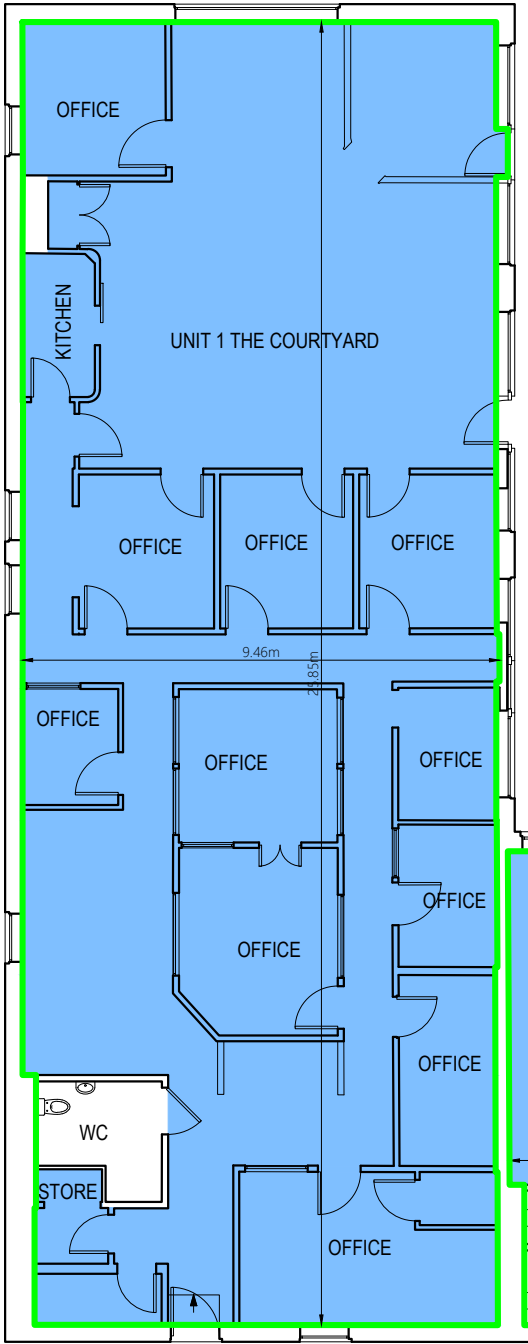
020 3488 8968

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NIA Net Internal Area			
NIA Offices:	235.23 sq m	2,532 sq ft	
	Total NIA:	235.23 sq m	2,532 sq ft
GIA Gross Internal Area			
GIA:	241.92 sq m	2,604 sq ft	



PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
UNIT 1 THE COURTYARD

PROJECT NUMBER:  
P751  
DRAWING NUMBER:  
02 OF 20

INSPECTION DATE:  
27/05/22  
DELIVERY DATE:  
09/09/25

DRAWN BY:  
CR  
QA BY:  
YR

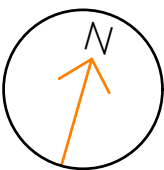
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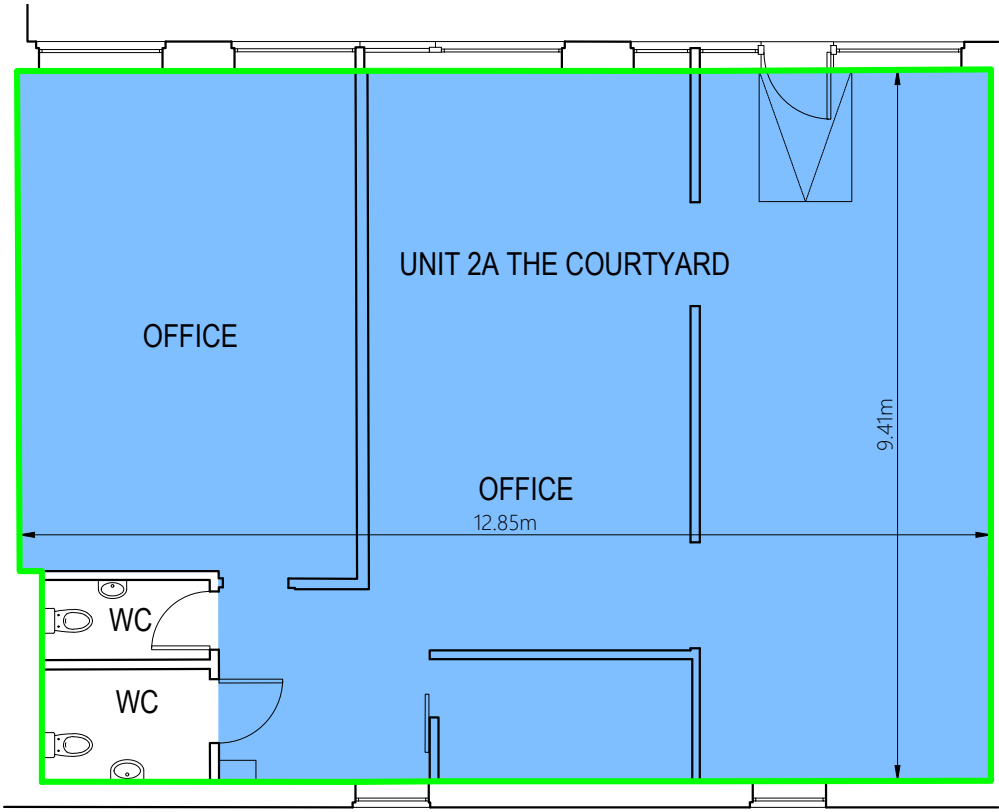
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NIA Net Internal Area			
NIA Offices:	113.55 sq m	1,222 sq ft	
	Total NIA:	113.55 sq m	1,222 sq ft
GIA Gross Internal Area			
GIA:	120.08 sq m	1,293 sq ft	



PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
UNIT 2A THE COURTYARD

PROJECT NUMBER:  
P751

DRAWING NUMBER:  
03 OF 20

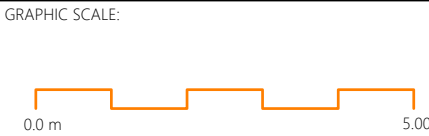
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DELIVERY DATE:  
09/09/25

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QA BY:  
YR

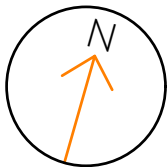
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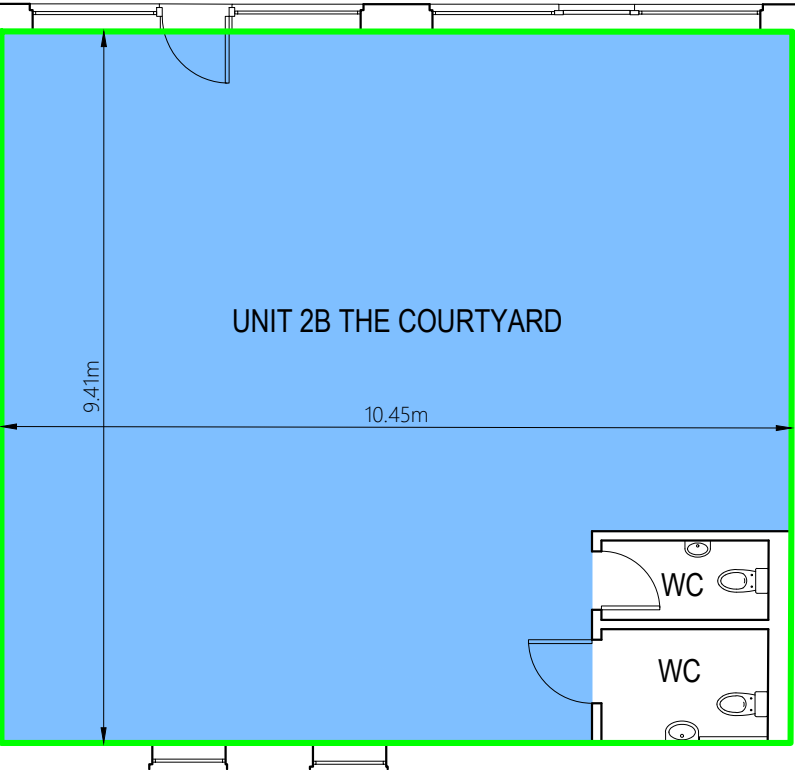
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NIA Net Internal Area			
●	NIA Offices:	90.95 sq m	979 sq ft
	Total NIA:	90.95 sq m	979 sq ft
GIA Gross Internal Area			
●	GIA:	98.31 sq m	1,058 sq ft



PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
UNIT 2B THE COURTYARD

PROJECT NUMBER:  
P751

DRAWING NUMBER:  
04 OF 20

INSPECTION DATE:  
27/05/22

DELIVERY DATE:  
09/09/25

DRAWN BY:  
CR

QA BY:  
YR

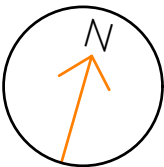
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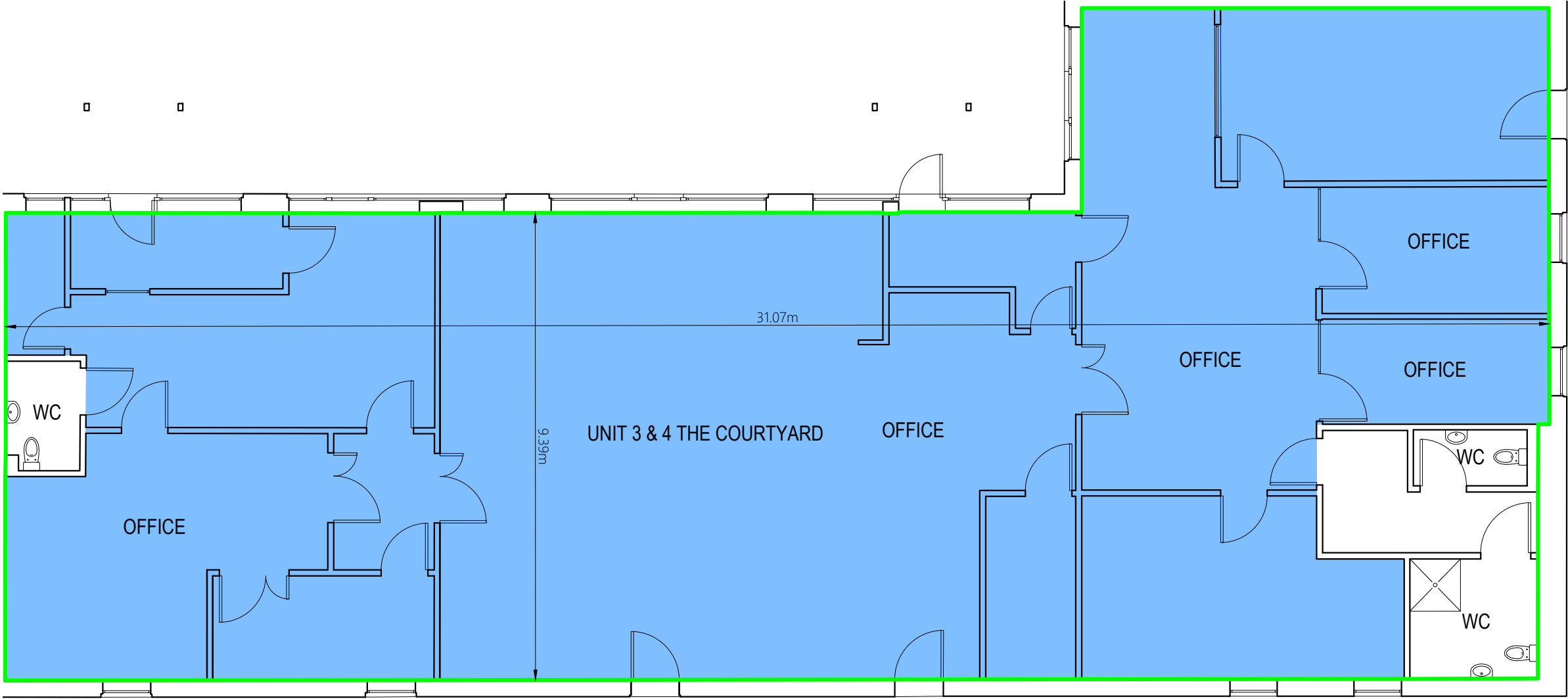
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NIA Net Internal Area			
NIA Offices:	306.79 sq m	3,302 sq ft	
	Total NIA:	306.79 sq m	3,302 sq ft
GIA Gross Internal Area			
GIA:	329.30 sq m	3,545 sq ft	



PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

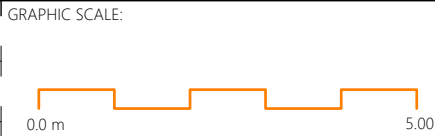
DRAWING LOCATION:  
UNIT 3 & 4 THE COURTYARD

PROJECT NUMBER:  
P751  
DRAWING NUMBER:  
05 OF 20

INSPECTION DATE:  
27/05/22  
DELIVERY DATE:  
09/09/25

DRAWN BY:  
CR  
QA BY:  
YR

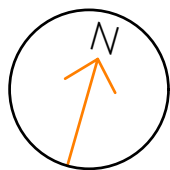
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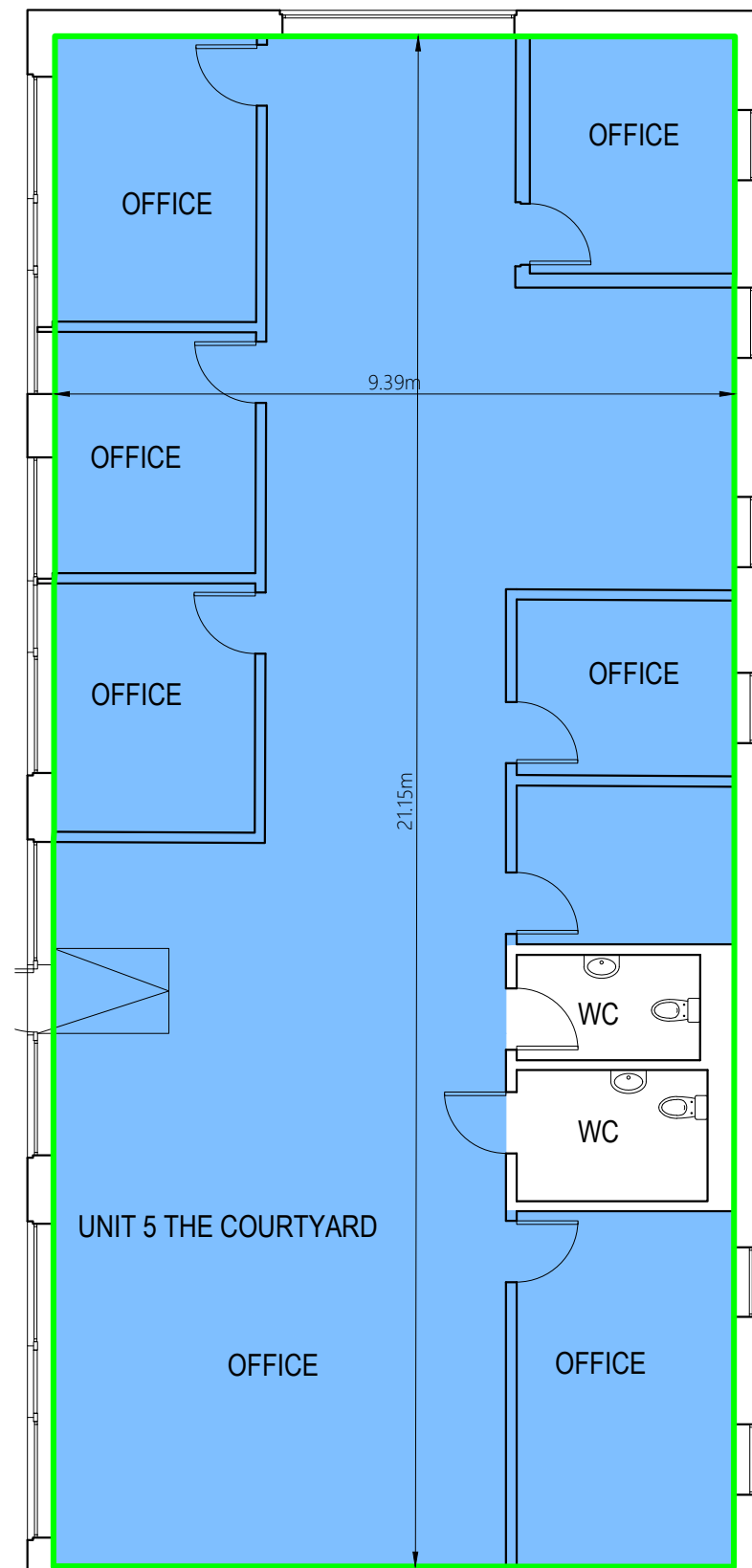
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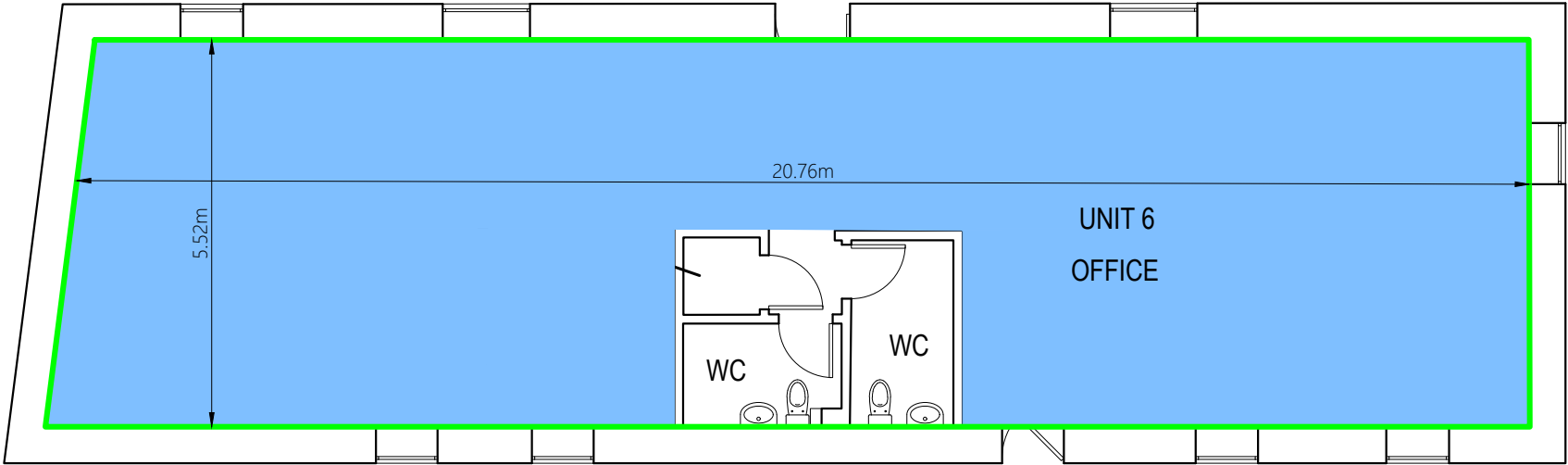
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NIA Net Internal Area			
NIA Offices:	187.28 sq m	2,016 sq ft	
	Total NIA:	187.28 sq m	2,016 sq ft
GIA Gross Internal Area			
GIA:	198.92 sq m	2,141 sq ft	

NIA Net Internal Area		
NIA Offices:	103.58 sq m	1,115 sq ft
Total NIA:	103.58 sq m	1,115 sq ft
GIA Gross Internal Area		
GIA:	115.20 sq m	1,240 sq ft



PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
UNIT 6

PROJECT NUMBER:  
P751  
DRAWING NUMBER:  
07 OF 20

INSPECTION DATE:  
27/05/22  
DELIVERY DATE:  
09/09/25

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QA BY:  
YR

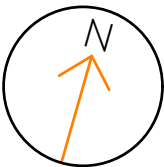
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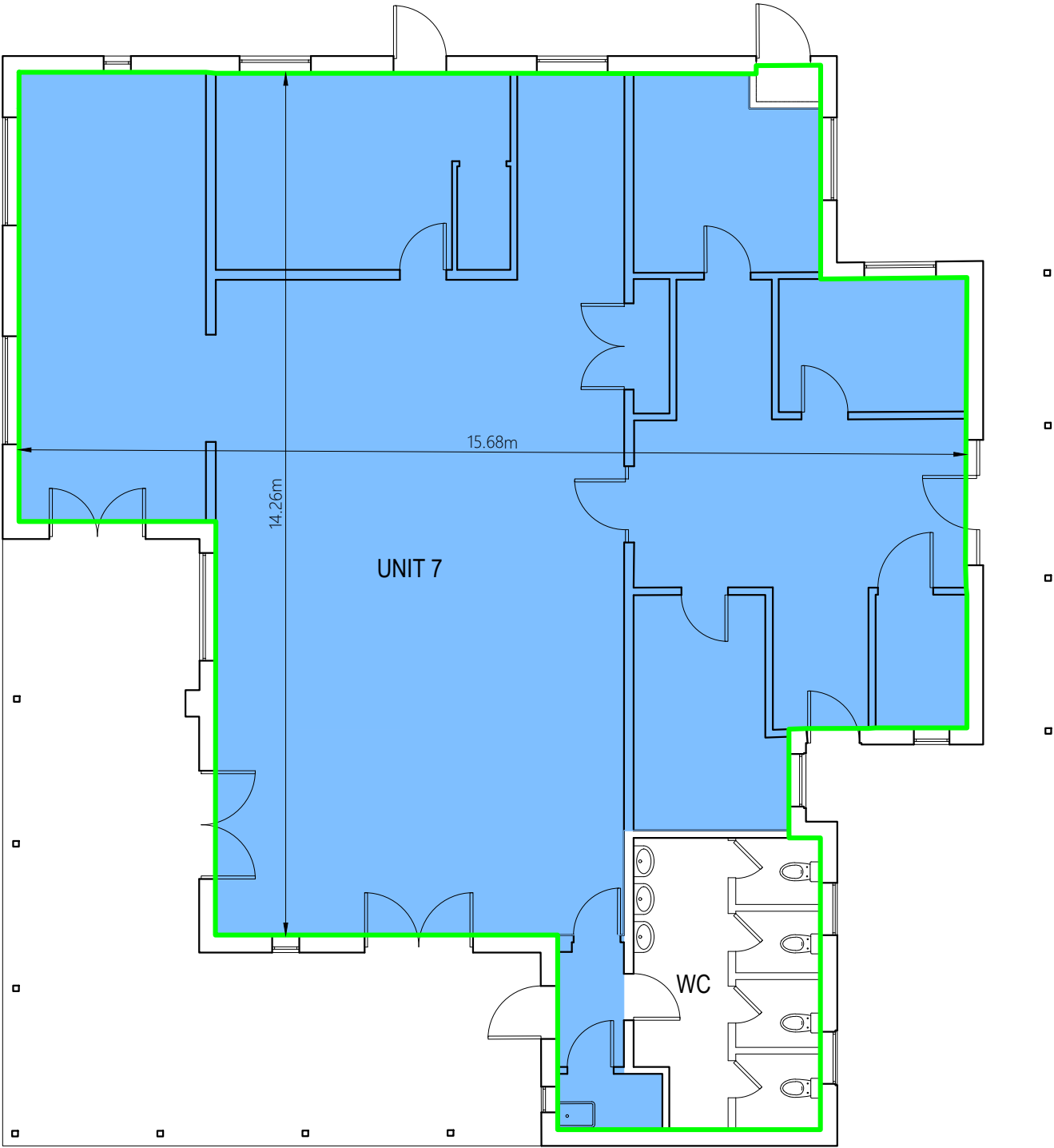
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NIA Net Internal Area			
NIA Offices:		181.81 sq m	1,957 sq ft
Total NIA:		181.81 sq m	1,957 sq ft
GIA Gross Internal Area			
GIA:		198.10 sq m	2,132 sq ft

PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
UNIT 7

PROJECT NUMBER:  
P751  
DRAWING NUMBER:  
08 OF 20

INSPECTION DATE:  
27/05/22  
DELIVERY DATE:  
09/09/25

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QA BY:  
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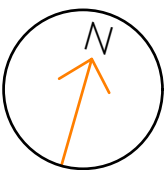
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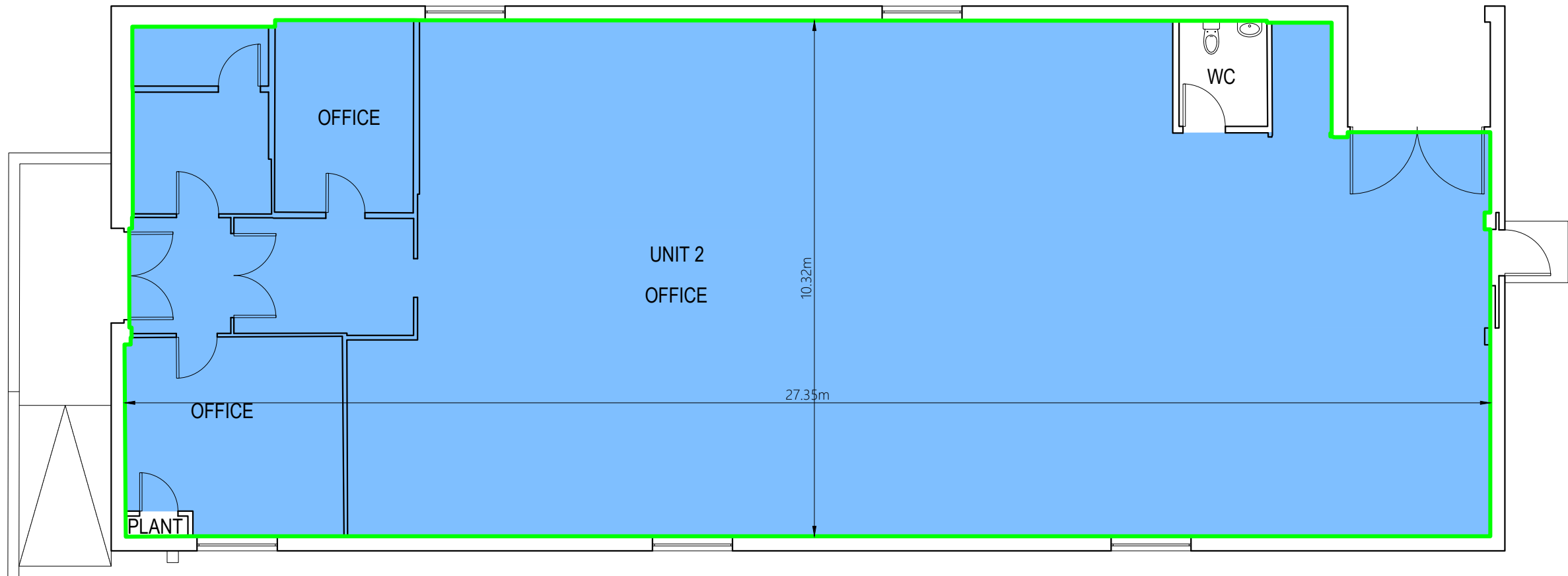
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NIA Net Internal Area		
NIA Offices:	268.77 sq m	2,893 sq ft
Total NIA:	268.77 sq m	2,893 sq ft
GIA Gross Internal Area		
GIA:	273.92 sq m	2,948 sq ft



PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
UNIT 2

PROJECT NUMBER:  
P751

DRAWING NUMBER:  
09 OF 20

INSPECTION DATE:  
27/05/22

DELIVERY DATE:  
09/09/25

DRAWN BY:  
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QA BY:  
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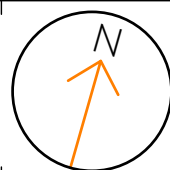
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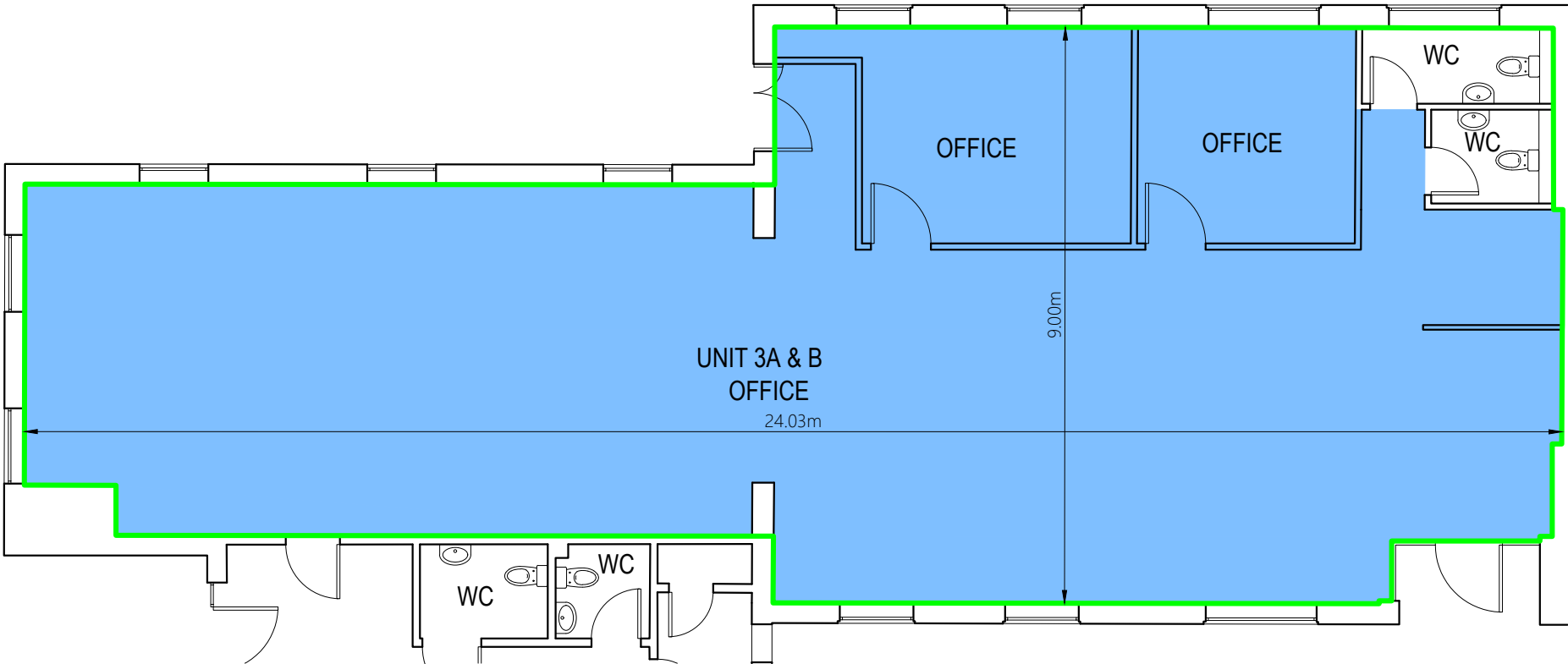
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NIA Net Internal Area			
NIA Offices:	163.23 sq m	1,757 sq ft	
	Total NIA:	163.23 sq m	1,757 sq ft
GIA Gross Internal Area			
GIA:	170.08 sq m	1,831 sq ft	



PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
UNIT 3A & B

PROJECT NUMBER:  
P751

DRAWING NUMBER:  
10 OF 20

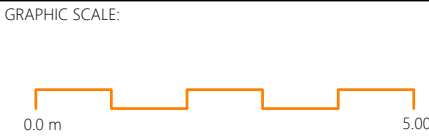
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27/05/22

DELIVERY DATE:  
09/09/25

DRAWN BY:  
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QA BY:  
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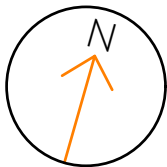
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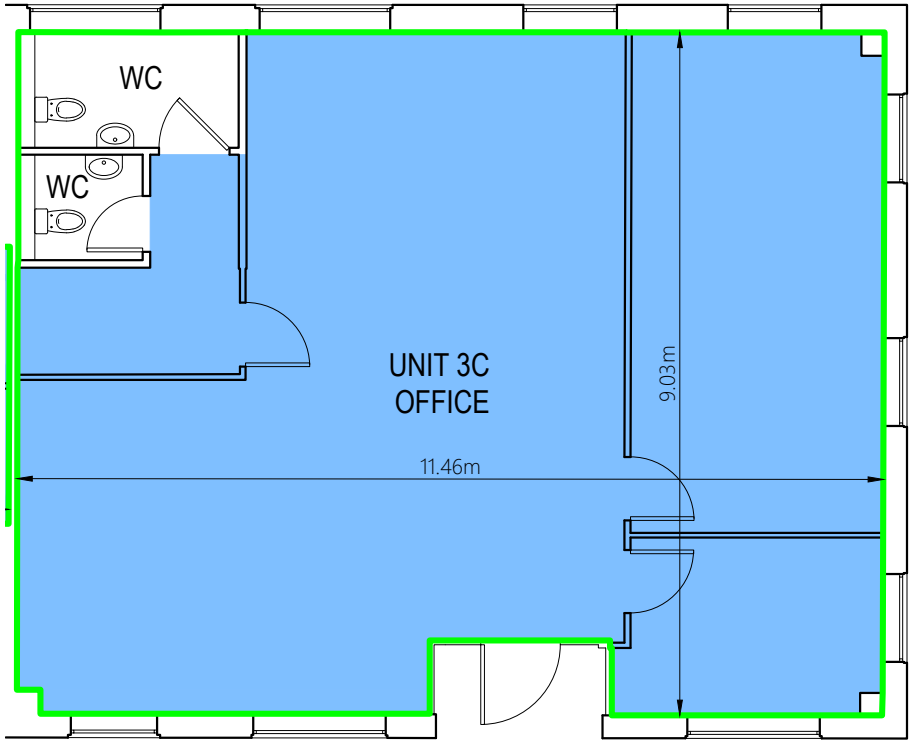
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NIA Net Internal Area		
NIA Offices:	93.22 sq m	1,003 sq ft
Total NIA:	93.22 sq m	1,003 sq ft
GIA Gross Internal Area		
GIA:	100.88 sq m	1,086 sq ft



PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
UNIT 3C

PROJECT NUMBER:  
P751

DRAWING NUMBER:  
11 OF 20

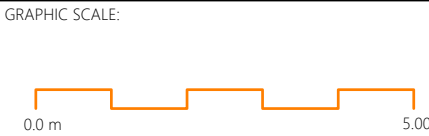
INSPECTION DATE:  
27/05/22

DELIVERY DATE:  
09/09/25

DRAWN BY:  
CR

QA BY:  
YR

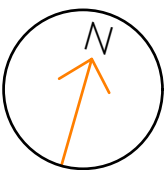
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DO NOT SCALE FROM THIS DRAWING.

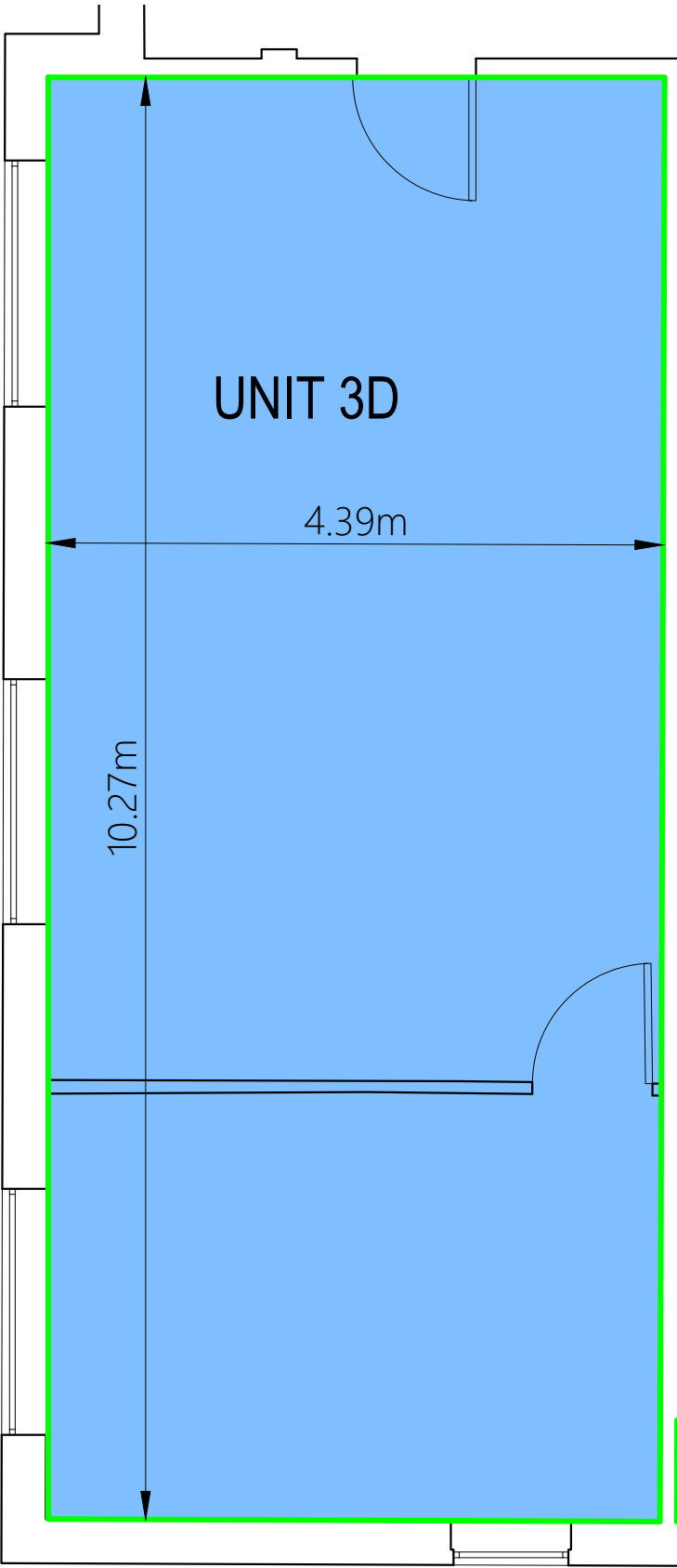
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NIA Net Internal Area			
NIA Offices:		44.90 sq m	483 sq ft
Total NIA:		44.90 sq m	483 sq ft
GIA Gross Internal Area			
GIA:		44.90 sq m	483 sq ft

PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
UNIT 3D

PROJECT NUMBER:  
P751

DRAWING NUMBER:  
12 OF 20

INSPECTION DATE:  
27/05/22

DELIVERY DATE:  
09/09/25

DRAWN BY:  
CR

QA BY:  
YR

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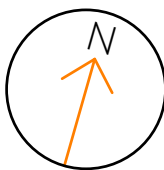
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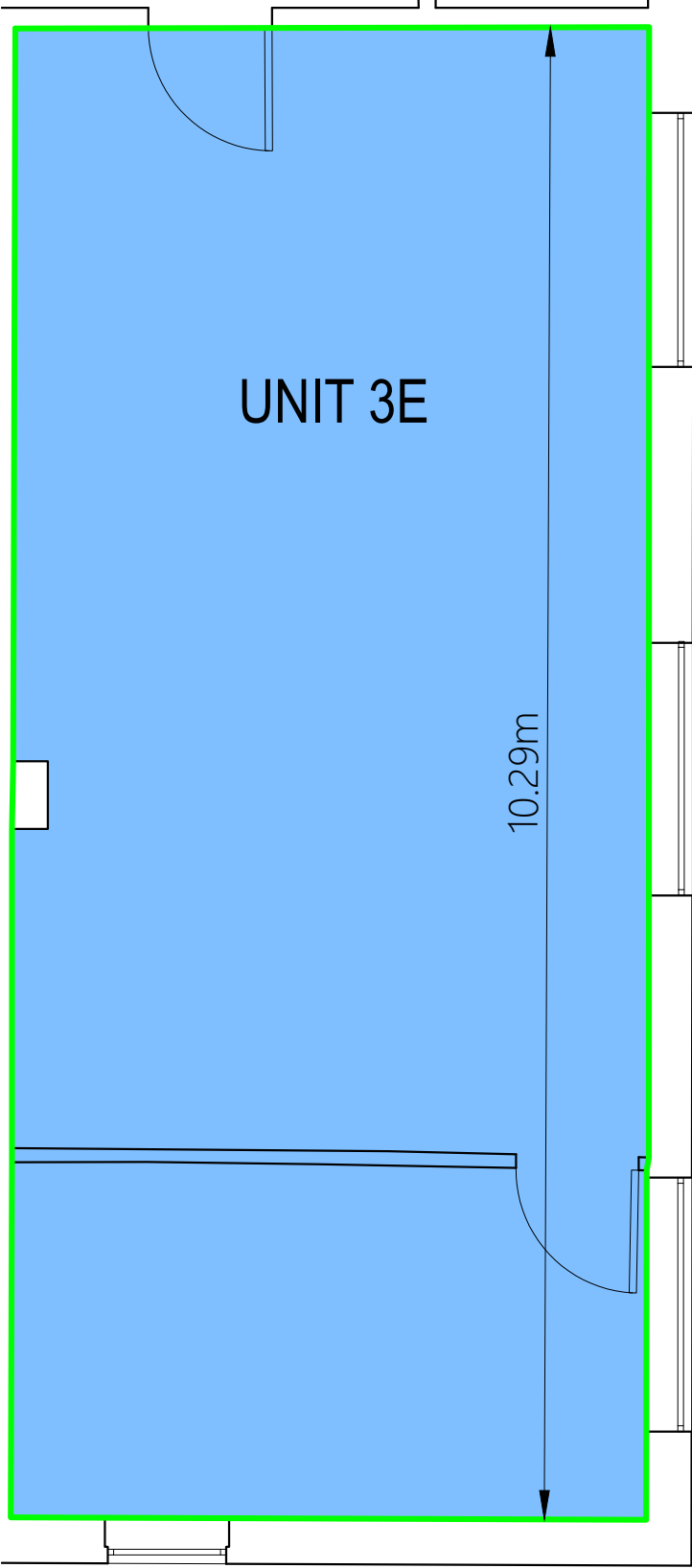
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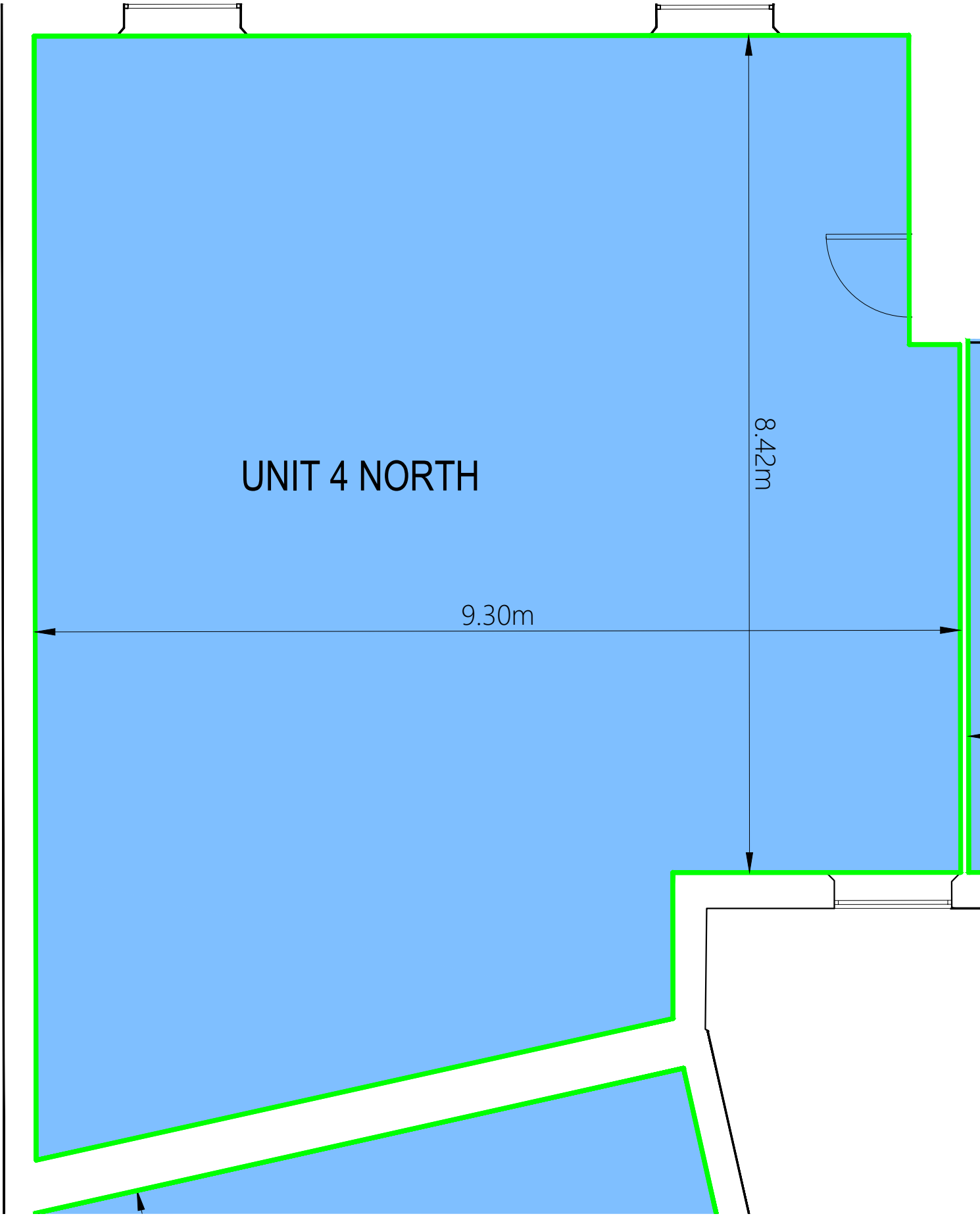
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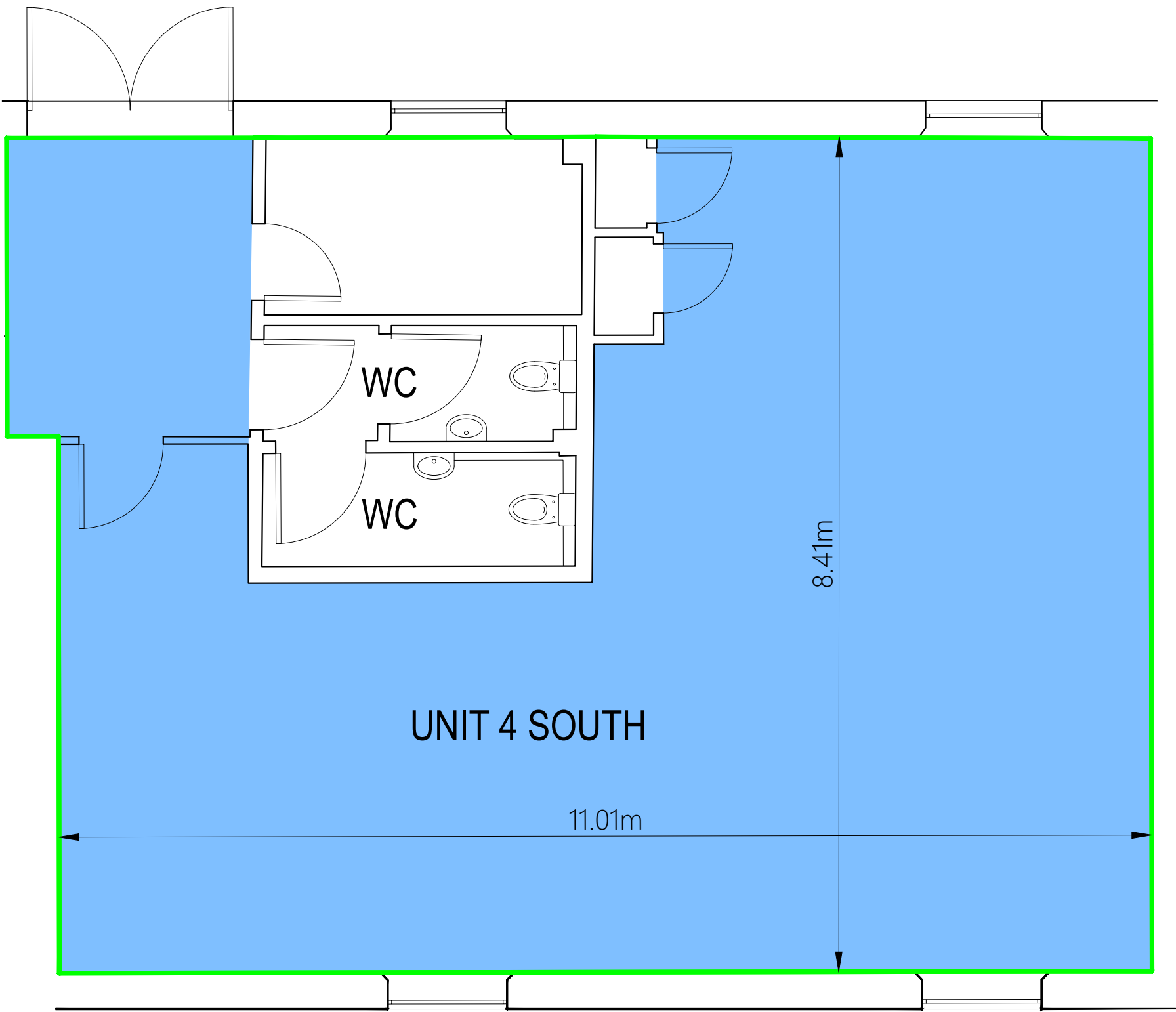




NIA Net Internal Area			
NIA Offices:	44.98 sq m	484 sq ft	
	Total NIA:	44.98 sq m	484 sq ft
GIA Gross Internal Area			
GIA:	45.09 sq m	485 sq ft	



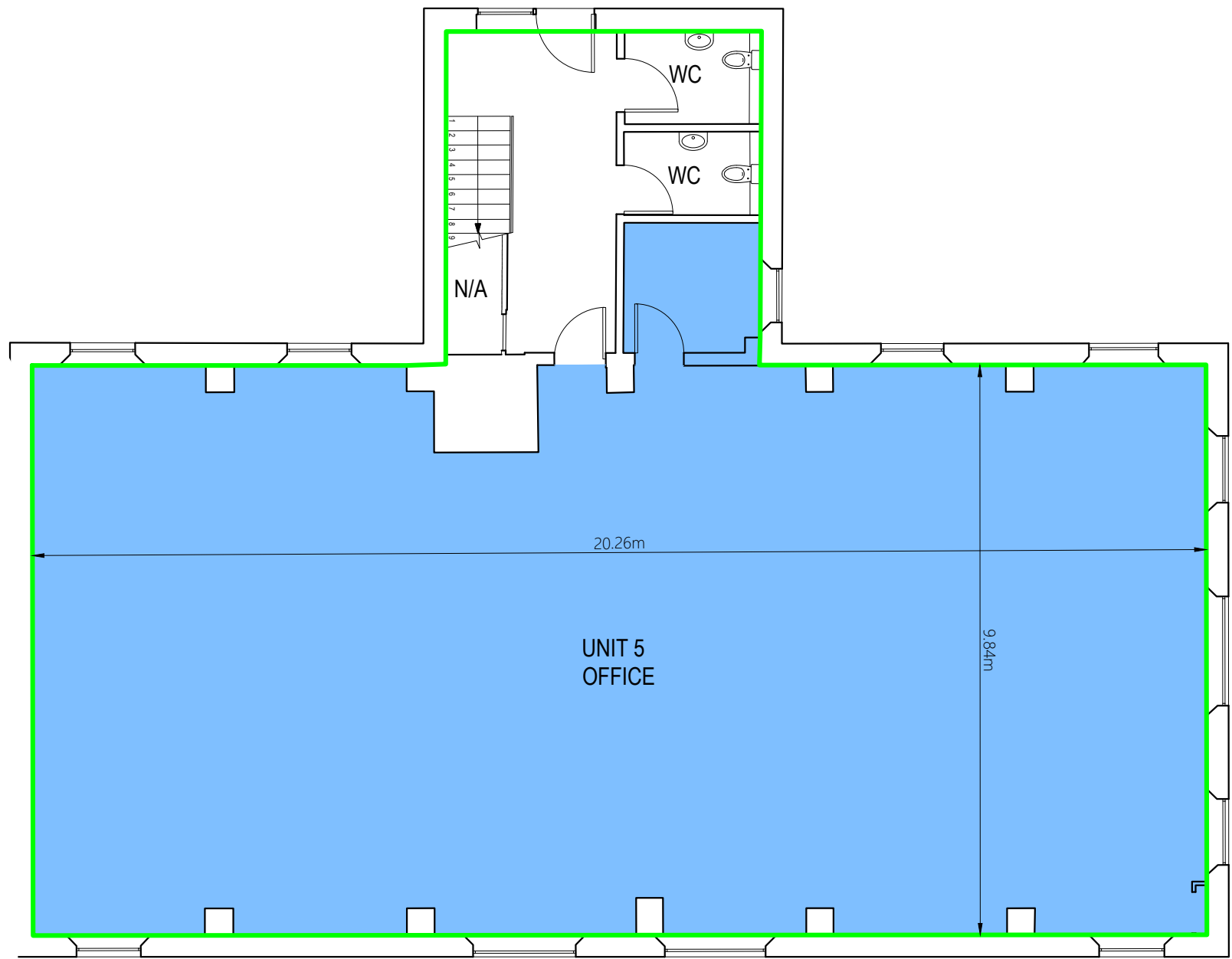
NIA Net Internal Area			
NIA Offices:		90.66 sq m	976 sq ft
Total NIA:		90.66 sq m	976 sq ft
GIA Gross Internal Area			
GIA:		90.66 sq m	976 sq ft



NIA Net Internal Area		
NIA Offices:	77.21 sq m	831 sq ft
Total NIA:	77.21 sq m	831 sq ft
GIA Gross Internal Area		
GIA:	94.15 sq m	1,013 sq ft



NIA Net Internal Area			
NIA Offices:	200.09 sq m	2,154 sq ft	
	Total NIA:	200.09 sq m	2,154 sq ft
GIA Gross Internal Area			
GIA:	230.76 sq m	2,484 sq ft	



PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
UNIT 5 GROUND FLOOR

PROJECT NUMBER:  
P751  
DRAWING NUMBER:  
16 OF 20

INSPECTION DATE:  
27/05/22  
DELIVERY DATE:  
09/09/25

DRAWN BY:  
CR  
QA BY:  
YR

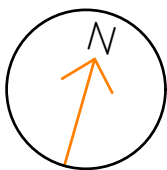
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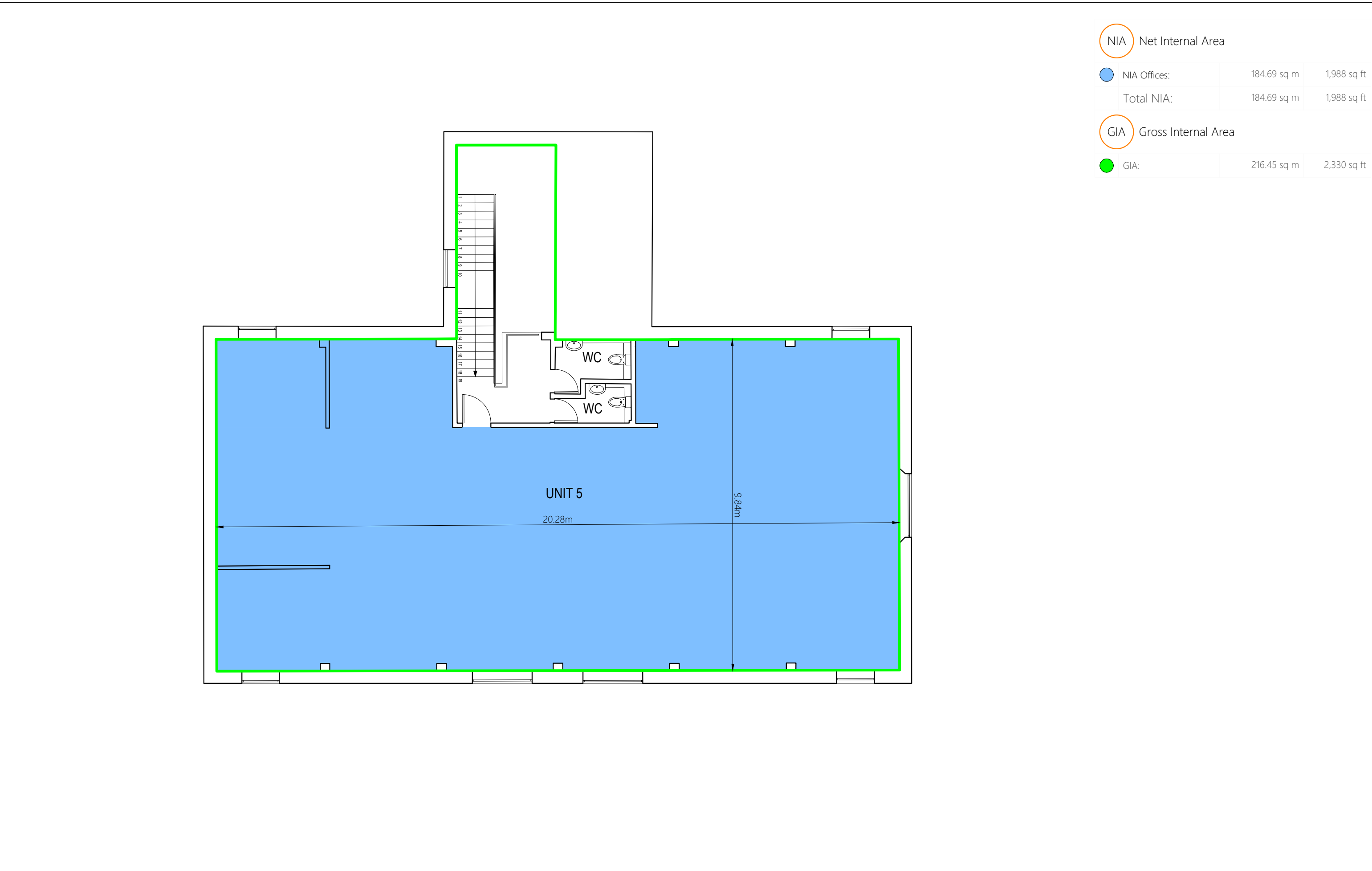
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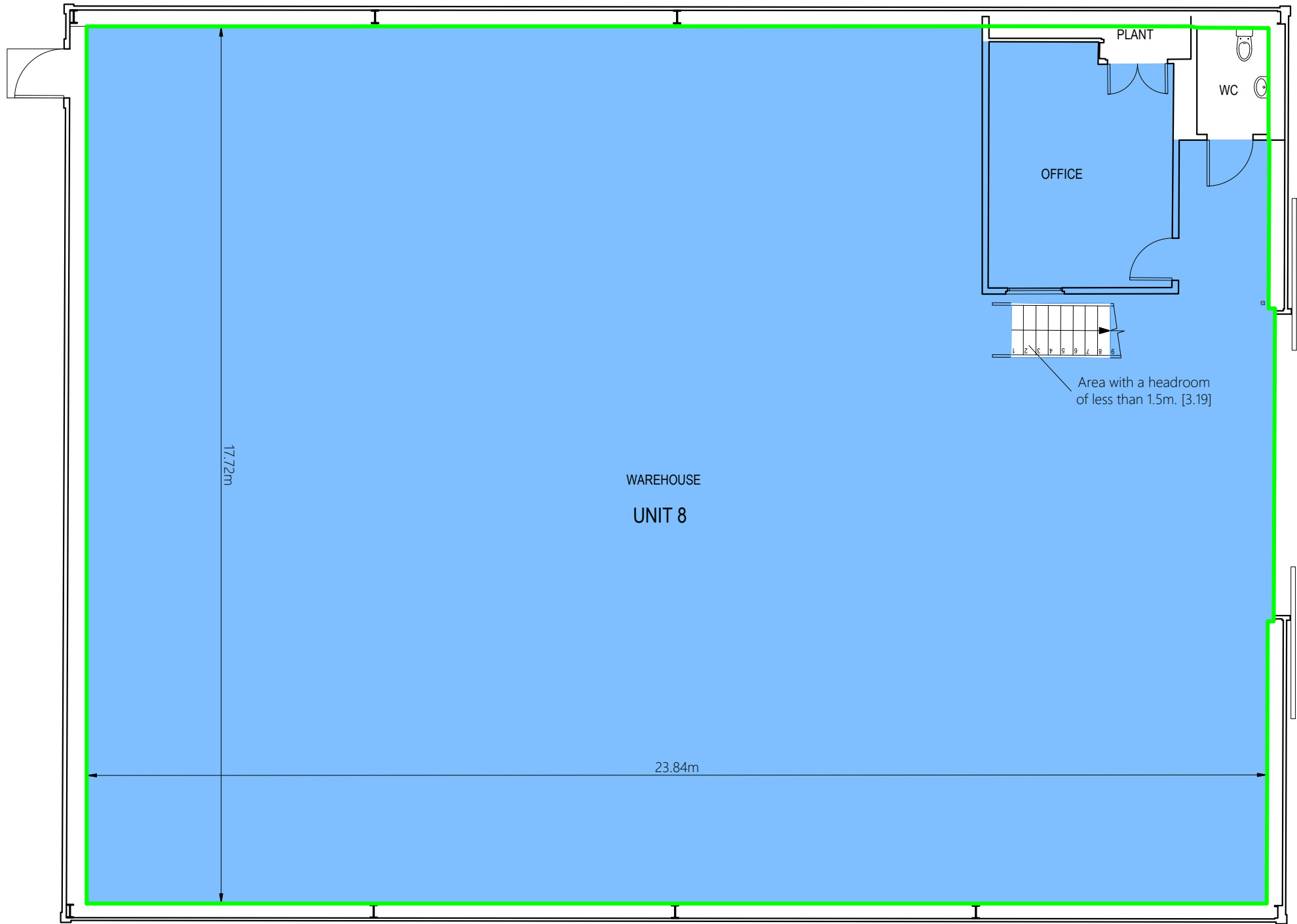


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NIA Net Internal Area			
NIA Offices:	184.69 sq m	1,988 sq ft	
	Total NIA:	184.69 sq m	1,988 sq ft
GIA Gross Internal Area			
GIA:	216.45 sq m	2,330 sq ft	



NIA Net Internal Area

NIA Offices:	414.98 sq m	4,467 sq ft
Total NIA:	414.98 sq m	4,467 sq ft

GIA Gross Internal Area

GIA:	423.40 sq m	4,557 sq ft
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PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
UNIT 8 GROUND FLOOR

PROJECT NUMBER:  
P751

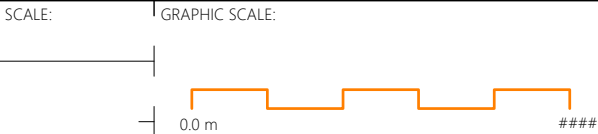
DRAWING NUMBER:  
17 OF 20

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27/05/22

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09/09/25

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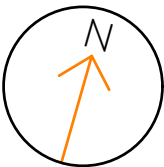
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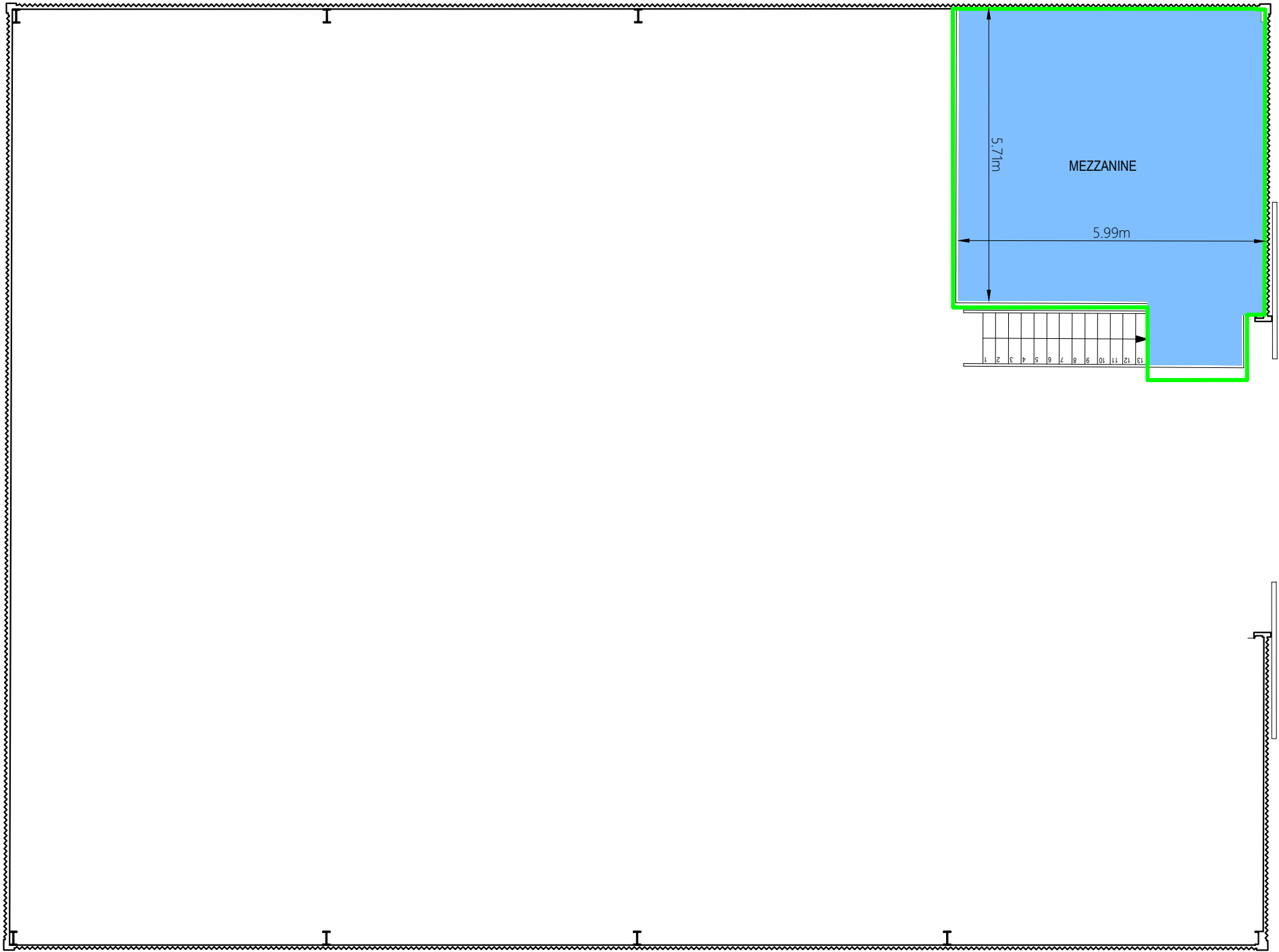
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NIA Net Internal Area		
NIA Offices:	36.65 sq m	394 sq ft
Total NIA:	36.65 sq m	394 sq ft
GIA Gross Internal Area		
GIA:	38.55 sq m	415 sq ft

PROJECT ADDRESS:  
VINNETROW BUSINESS PARK, VINNETROW RD, RUNCTON, CHICHESTER PO20 1QH

TYPE OF WORK:  
AREA MEASUREMENT REPORT

DRAWING LOCATION:  
UNIT 8 FIRST FLOOR

PROJECT NUMBER:  
P751  
DRAWING NUMBER:  
18 OF 20

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27/05/22  
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09/09/25

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SCALE:

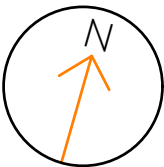
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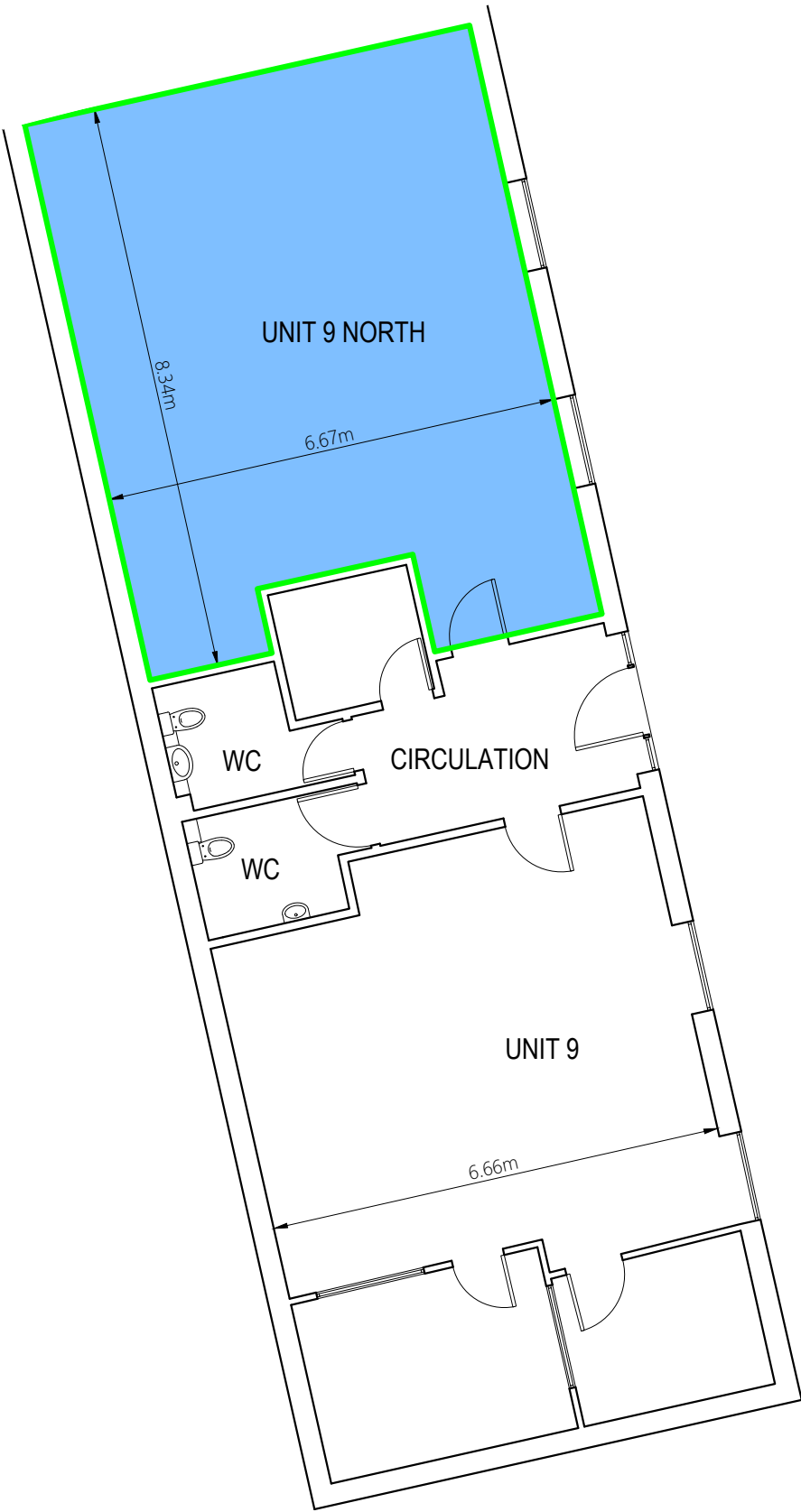
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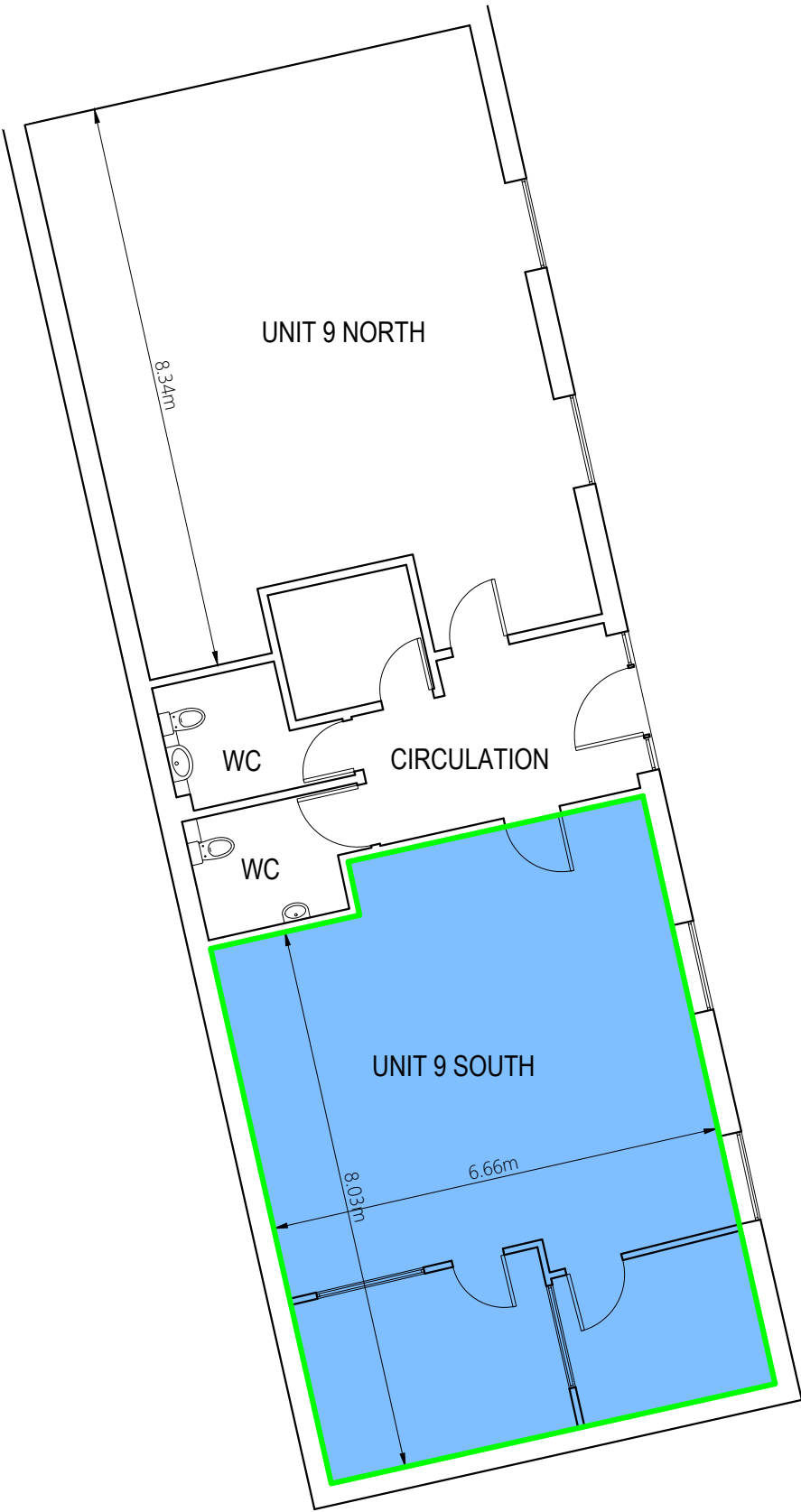
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NIA Net Internal Area			
NIA Offices:	54.67 sq m	588 sq ft	
	Total NIA:	54.67 sq m	588 sq ft
GIA Gross Internal Area			
GIA:	54.67 sq m	588 sq ft	



NIA Net Internal Area		
NIA Offices:	57.05 sq m	614 sq ft
Total NIA:	57.05 sq m	614 sq ft
GIA Gross Internal Area		
GIA:	57.05 sq m	614 sq ft