

QUOTE

Probespoke
3rd Floor, 86-90 Paul Street
London
EC2A 4NE
UNITED KINGDOM

Date
26 Aug 2026

Expiry
25 Sep 2026

Quote Number
QU-3458

Reference
Ecarx — 2nd Floor North,
International House, 1 St
Katharine's Way, London
E1W 1UN

VAT Number
198505077

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

Measured Survey — 2nd Floor North, International House, London E1W 1UN

Measured survey of the 2nd Floor North (ECARX demise) to identify the proposed sublet area, the retained area and shared/common areas, with NIA calculations to RICS measurement guidance in support of the proposed subletting and a split of the business rates assessment.

Description	VAT	Amount GBP
The Property — 2nd Floor North, International House, 1 St Katharine's Way, London E1W 1UN: part of the existing office premises, comprising the proposed sublet/demised area, the area retained by the existing occupier, and the associated shared/common areas (corridors, toilets, kitchen/tea point, lift lobby and staircases where applicable).		
Measured survey of the 2nd Floor North by 3D laser scanning, and preparation of: full measured floor plan showing main internal dimensions, walls, partitions, columns, doors and access points; clear demarcation of the proposed sublet/demised area, the area retained by the existing occupier, and shared/common areas shown separately; Net Internal Area (NIA) calculations for each relevant area in accordance with the RICS Code of Measuring Practice (6th Edition), stated in both square metres and square feet; Area Schedule / Measurement Report confirming the measurement basis used; drawings issued in both PDF and DWG (CAD) formats. Drawings and area schedule prepared in a format suitable for submission to the VOA as supporting information for a proposed split of the Business Rates assessment.	20%	1,255.00
OPTION — Land Registry compliant lease plan of the proposed demised area, prepared to HM Land Registry requirements (stated metric scale, north point, OS location context, demise edged red): £150 + VAT if instructed with the survey.		
OPTION — Letter of reliance addressed to a named third party (e.g. the incoming subtenant or their advisers): £165 + VAT.		
Programme — site attendance within 5 working days of instruction, and usually sooner subject to access; drawings, area schedule and measurement report issued within 5 working days of the site visit. Access to be arranged by the client with the occupier. An existing floor plan, if available, would be welcomed at instruction.		
Instruction & invoicing — acceptance of this quotation by reply email constitutes instruction. The fee is invoiced on delivery of the drawings and report; payment terms 14 days. Sterling		

Description	VAT	Amount GBP
Temple Ltd carries £5,000,000 of Professional Indemnity insurance. Surveys are carried out in accordance with RICS measurement guidance.		
	Subtotal	1,255.00
	TOTAL VAT 20%	251.00
	TOTAL GBP	1,506.00