

Area referencing report

Heywood Stores,
Manchester Road,
Heywood OL10 2PZ



Prepared for: Telereal Trillium
Prepared by: Matthew Robinson BSc (Hons)
Date: 27 July 2021
Reference: 111251-101/TP/TWD

Hollis, Albany Chambers, 26 Bridge Road East, Welwyn Garden City AL7 1HL
T +44 20 3005 9999 hollisglobal.com

Regulated by RICS

Malcolm Hollis LLP, a Limited Liability Partnership. Registered in England and Wales number OC314362.
Registered office: Battersea Studios, 80-82 Silverthorne Road, London SW8 3HE.
VAT number 863 8914 80. A list of members is available from our registered office. Regulated by RICS.

Contents

1.	Introduction	3
1.1.	Brief	3
1.2.	Scope of works	3
1.3.	Survey method	3
1.4.	Area calculation	4
1.5.	Quality control	4
2.	Results and report	5

Appendices

Appendix A Area schedule

Appendix B Area floor plans

1. Introduction

1.1. Brief

- 1.1.1. We were instructed by our client Telereal Trillium to measure the Gross External Area (GEA)/Gross Internal Area (GIA) of Heywood Stores DSS Heywood Stores, Manchester Road, Heywood OL10 2PZ.
- 1.1.2. The measuring and subsequent calculations were undertaken by Malcolm Hollis LLP on 19 July 2021, in accordance with the RICS *Code of Measuring Practice* 6th Edition (September 2007), under site conditions at that time and in line with Malcolm Hollis's standard conditions of contract.

1.2. Scope of works

- 1.2.1. Area measurements were required for all units.
- 1.2.2. The areas measured were as found on site, in accordance with the measuring guidance notes. Lease plans with demise areas outlined, were unavailable.
- 1.2.3. The report was prepared on 27 July 2021 in response to our client's particular instructions and you should note that the physical state of the property may have changed in the intervening period between our inspection and the date of this report.
- 1.2.4. We have made professional estimating regarding the following areas, as access was restricted:
- Plant & Pump House.
 - Unit 101.
 - Unit 102.
 - Unit 114/115.

1.3. Survey method

- 1.3.1. Measurements were taken to the internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas. Where these were not accessible, professional estimations may have been made based upon the location of these walls on adjacent floors and/or on information contained on supplied drawings.
- 1.3.2. MBS floor plan software and 'Leica Disto' laser devices were used to capture the dimensions of the building. The bearings and distances are automatically stored on handheld tablet computers, together with overall distances, cross brace measurements and check measurements whilst on site to eliminate errors or omissions and the data later downloaded to office computers.
- 1.3.3. Where detailed measurements could not be taken due to occupation and fixtures, a visual check was undertaken and professional estimations made.
- 1.3.4. This survey has been carried out to an accuracy of +/- 10mm as per the guidance detailed in the RICS guidance note *Measured surveys of land, buildings and utilities* (3rd Edition, 2014).

1.4. Area calculation

- 1.4.1. Every effort is made to ensure the survey is as accurate as possible. Site survey work and corresponding accuracy levels are constrained by the methods adopted to capture relevant site data, the nature of access afforded and the time allocated to complete the work.
- 1.4.2. AutoCAD is used to produce accurate drawings using the information collected on site from which area values are calculated. The production of these drawings allows the creation of a polygon outlining the perimeter of the space and then the subsequent calculation of the overall area using the area calculation function within AutoCAD.
- 1.4.3. The relevant scale of the area reference drawings is stated on the drawings.
- 1.4.4. The drawings have been saved as digital DWG files comprising accurate data of areas extents and configurations that could be used as a basis for future space management, lease plans or refurbishment purposes.
- 1.4.5. The areas have been summarised on a schedule for easy reference, however the two elements (the plans and the schedule) of the document should be read together as there may be information on one that is not contained on the other.

1.5. Quality control

- 1.5.1. All site dimensions were checked using in-house computer technology and any discrepancies exceeding the required tolerance were, if necessary, verified whilst on site.
- 1.5.2. All figures and drawings are checked as part of our standard quality control procedures.
- 1.5.3. To minimise errors and deliver final area figures to an expected or agreed level the following procedures form part of the quality control process:
 - Linear site dimensions recorded are within the necessary tolerances.
 - Equipment checks and calibrations are in place to support the accuracy of the measurement.
 - Sufficient redundancy of recorded dimensions to mitigate erroneous ones.
 - Software check routines for area calculation.

2. Results and report

- 2.1.1. The resultant area figures detailing the extent of the property measured are presented in appendix a (area schedules).
- 2.1.2. The floor plans (showing the extent of the areas measured, identifying specific areas of inclusion/exclusion and quoting area values in square metres and square feet) are presented in appendix b (area floor plans). These plans are also available in digital format, which may be useful in the future for space management or refurbishment purposes.

Appendix A

Area schedule

SUMMARY OF AREAS

Heywood Stores, Manchester Road, Heywood OL10 2PZ

Unit	Use	Gross External Area (GEA)		Gross Internal Area (GIA)		Comments
		sq. m.	sq. ft.	sq. m.	sq. ft.	
Unit 101	Office	101.6	1,094	89.1	959	
Unit 101 Annexe	Office	188.8	2,032	180.9	1,947	
Unit 102	Office	294.1	3,166	253.7	2,731	
Unit 110	Warehouse			5,345.1	57,534	Excluded Tenant Mezzanine - 4,127.9 sq m / 44,432 sq ft
	Office			577.3	6,214	
	Ground floor total	6,030.8	64,915	5,922.4	63,748	
Unit 111	Warehouse			3,087.1	33,229	Excluded Tenant Mezzanine - 2,473.4 sq m / 26,623 sq ft
	Office			152.6	1,643	
	Ground floor total	3,293.1	35,447	3,239.7	34,872	
Unit 119		2,318.2	24,953	2,281.8	24,561	Excluded Tenant Mezzanine - 1,508.6 sq m / 16,238 sq ft
Plant		55.6	598	46.6	502	
Unit 112	Warehouse			3,659.5	39,390	Excluded Canopy - 130.1 sq m / 1,400 sq ft
	Office 1			178.5	1,921	
	Office 2			10.1	109	Excluded Tenant Mezzanine - 3086.7 sq m / 33,225 sq ft
	Office 3			54.5	587	
	Office 4			62.7	675	
	Ground floor total	4,034.9	43,431	3,965.3	42,682	
Plant		34.7	374	28.0	301	
Unit 113	Warehouse			3,840.2	41,336	Excluded Canopy - 201.0 sq m / 2,164 sq ft
	Office			159.7	1,719	
	Ground floor total	4,072.3	43,834	3,999.9	43,055	Excluded Tenant Mezzanine - 3353.4 sq m / 36,094 sq ft
Plant		72.5	780	61.6	663	
Unit 114	Warehouse			364.8	3,927	
	Office			55.2	594	
	Ground floor total	451.9	4,864	420.0	4,521	
Unit 114/115		187.4	2,017	169.8	1,828	
Pump House		32.2	347	25.6	276	
Unit 115	Warehouse			363.6	3,914	
	Office			55.4	596	
	Ground floor total	452.8	4,874	419.0	4,510	
Unit 116	Warehouse			364.6	3,925	
	Office			55.4	596	
	Ground floor total	453.4	4,880	420.0	4,521	
Unit 117	Warehouse			2,715.7	29,232	Excluded Canopy - 110.7 sq m / 1,192 sq ft
	Office			59.4	639	
	Ground floor total	2,837.5	30,543	2,775.1	29,871	
Unit 118	Warehouse			2,708.4	29,153	Excluded Canopy - 219.2 sq m / 2,358 sq ft
	Office			71.4	769	
	Ground floor total	2,842.2	30,593	2,779.8	29,922	
Totals		27,754.0	298,742	27,078.3	291,470	

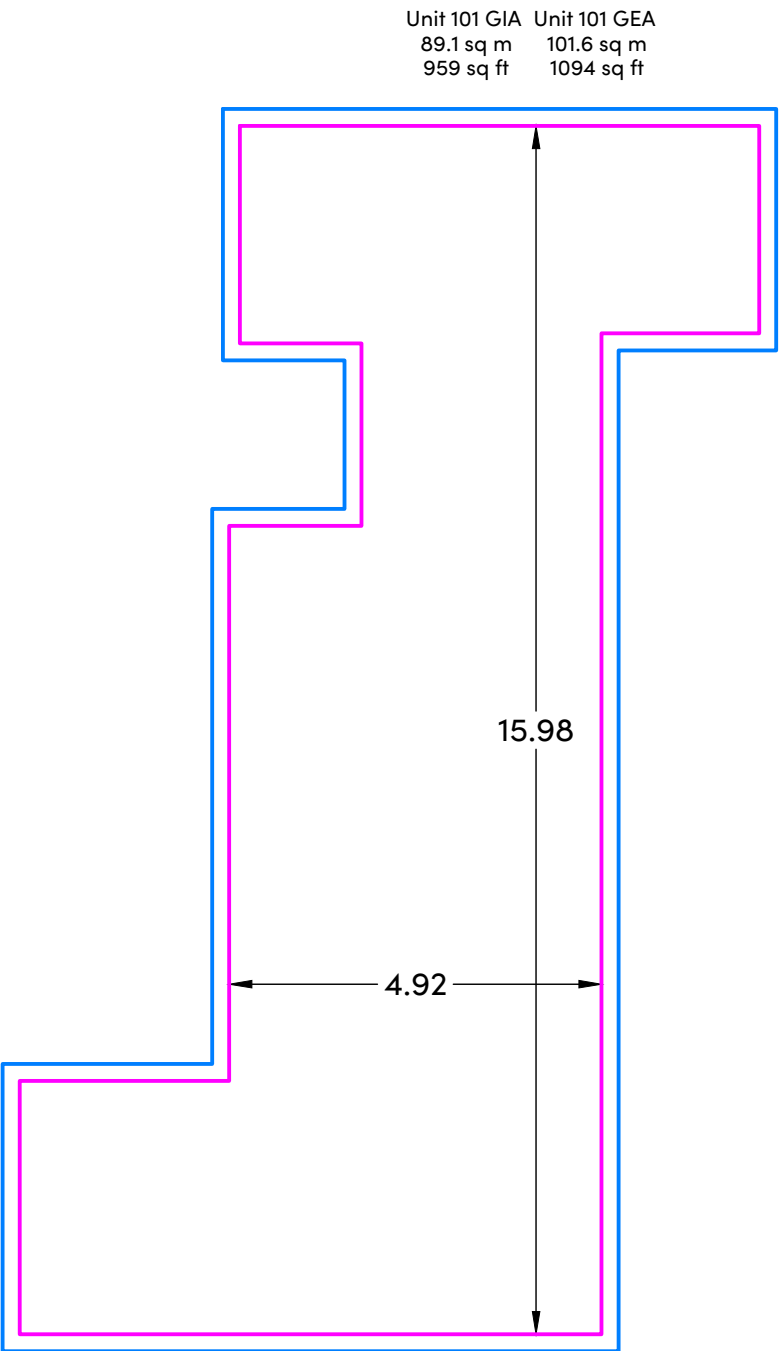
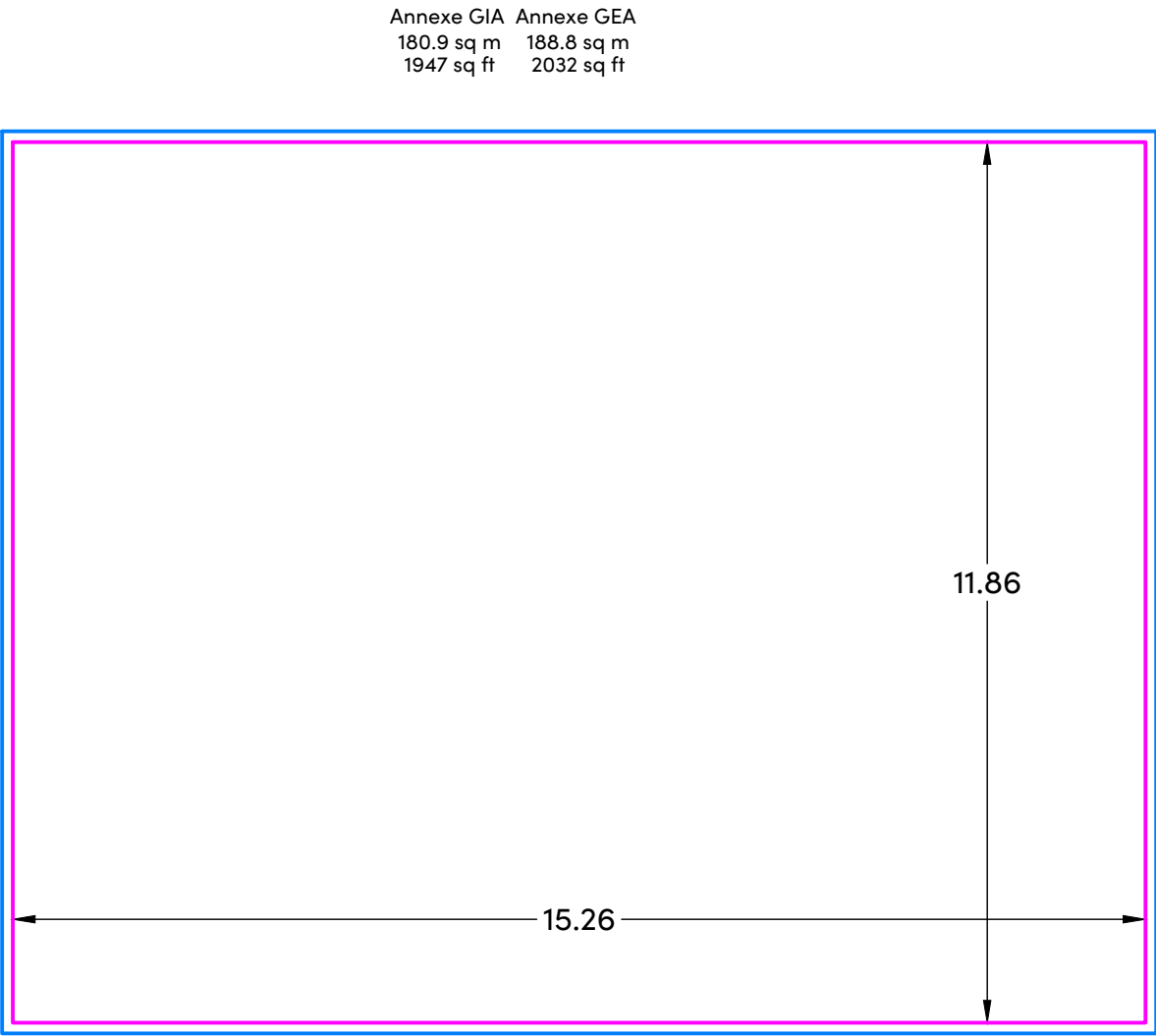
Notes:

A factor of 10.7639 has been used to convert from sq. m. to sq. ft.

Appendix B

Area floor plans





Unit 101 & Annexe

Property
Heywood Stores
Manchester Road
Heywood
OL10 2PZ

Gross External Area		
GEA	290.4 sq m	3,126 sq ft
Total GEA:	290.4 sq m	3,126 sq ft

Gross Internal Area		
GIA	270.0 sq m	2,906 sq ft
Total GIA:	270.0 sq m	2,906 sq ft

- Notes
- All dimensions to be checked on site and not scaled from this drawing.
 - Hollis shall be informed in writing of any discrepancies.
 - All dimensions are in metres, scaled from this drawing.
 - All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

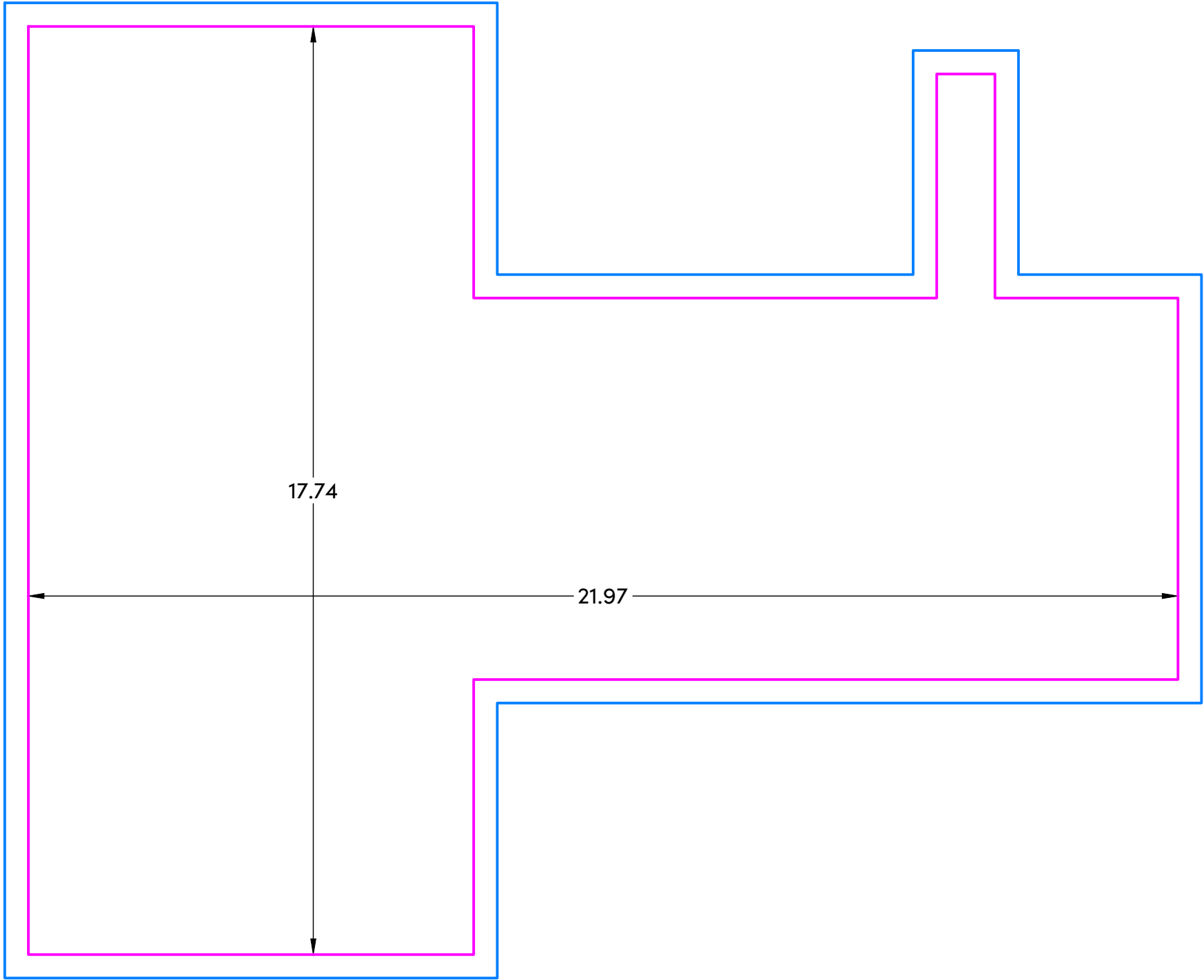
HOLLIS
The Lexicon
10-12 Mount Street
Manchester
M2 5NT

T +44 161 832 7031
W hollisglobal.com



AREA REFERENCING

DATE 25.07.2021		DRAWN BY MR	
SCALE 1:100		CHECKED RK	
PROJECT	LINE	ORIGINATOR	VOLUME/ JOB/REVISION
111251	101	HLS	101
FILE TYPE	DISCIPLINE/ SHEET	NUMBER	STATUS
DR	G	30201	SO



Unit 102

Property
Heywood Stores
Manchester Road
Heywood
OL10 2PZ

Gross External Area		
GEA	294.1 sq m	3,166 sq ft
Total GEA:	294.1 sq m	3,166 sq ft

Gross Internal Area		
GIA	253.7 sq m	2,731 sq ft
Total GIA:	253.7 sq m	2,731 sq ft

- Notes
- 1. All dimensions to be checked on site and not scaled from this drawing.
 - 2. Hollis shall be informed in writing of any discrepancies.
 - 3. All dimensions are in metres, scaled from this drawing.
 - 4. All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

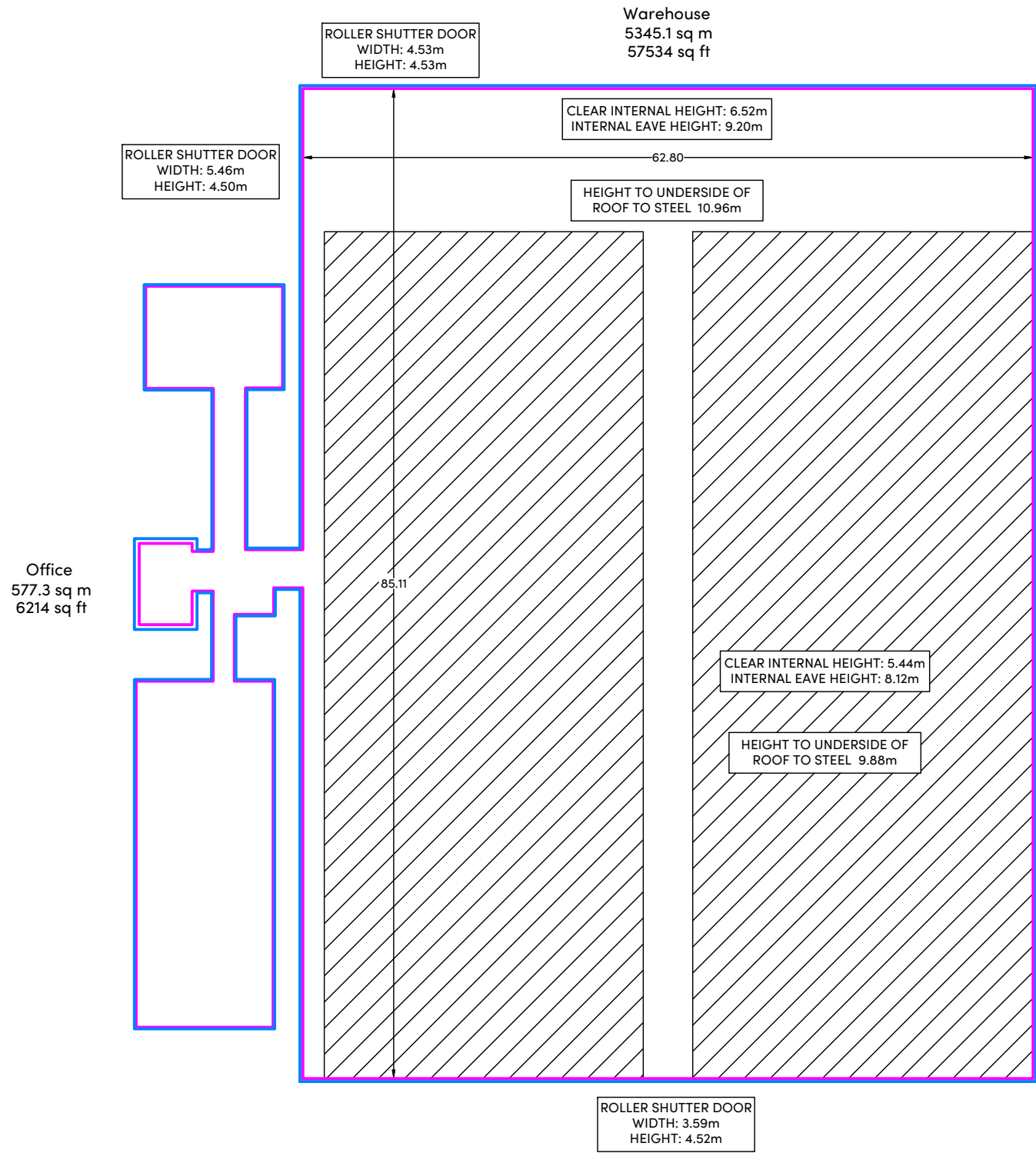
HOLLIS
The Lexicon
10-12 Mount Street
Manchester
M2 5NT

T +44 161 832 7031
W hollisglobal.com



AREA REFERENCING

DATE 25.07.2021		DRAWN BY MR	
SCALE 1:100		CHECKED RK	
PROJECT	LINE	ORIGINATOR	VOLUME/ JOB/REVISION
111251	101	HLS	102
FILE TYPE	DISCIPLINE/ SHEET	NUMBER	STATUS
DR	G	30201	SO



Unit 110

Property
Heywood Stores
Manchester Road
Heywood
OL10 2PZ

Gross External Area

GEA	6,030.8 sq m	64,915 sq ft
Total GEA:	6,030.8 sq m	64,915 sq ft

Gross Internal Area

GIA	5,922.4 sq m	63,748 sq ft
Total GIA:	5,922.4 sq m	63,748 sq ft

The following has been EXCLUDED from the area:
Tenant Mezzanine 4,127.9 sq m 44,432 sq ft

Notes

- All dimensions to be checked on site and not scaled from this drawing.
- Hollis shall be informed in writing of any discrepancies.
- All dimensions are in metres, scaled from this drawing.
- All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

HOLLIS

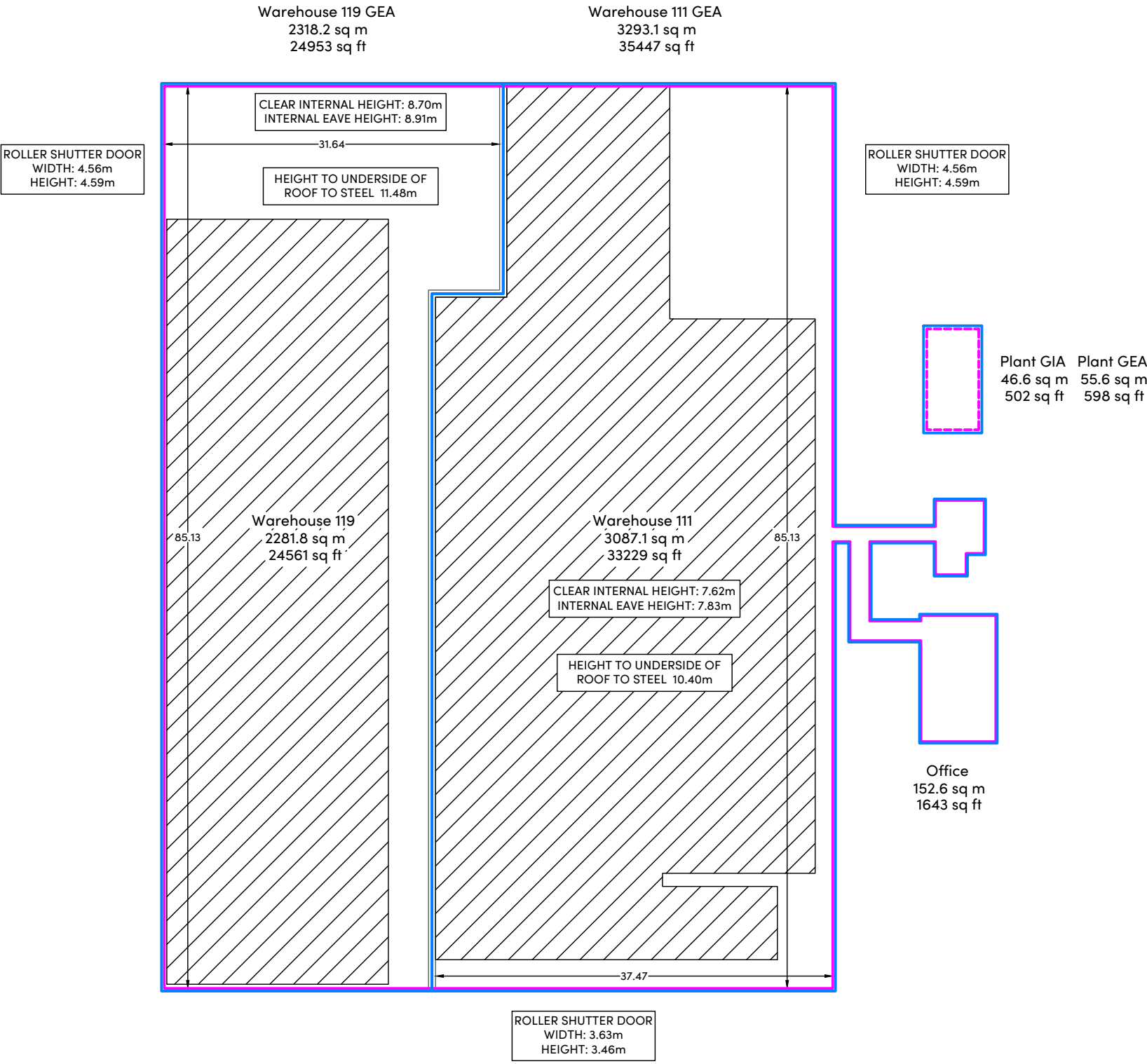
The Lexicon
10-12 Mount Street
Manchester
M2 5NT

T +44 161 832 7031
W hollisglobal.com



AREA REFERENCING

DATE 25.07.2021	DRAWN BY MR
SCALE 1:500	CHECKED RK
PROJECT @A3	CHECKED RK
PROJECT 111251	LINE 101
FILE TYPE DR	DISCIPLINE/ SQA G
NUMBER 30201	STATUS SO
REVISION ---	LEVEL ---



Unit 111, 119 & Plant

Property
Heywood Stores
Manchester Road
Heywood
OL10 2PZ

Gross External Area		
GEA	5,667.9 sq m	60,998 sq ft
Total GEA:	5,667.9 sq m	60,998 sq ft

Gross Internal Area		
GIA	5,568.1 sq m	59,953 sq ft
Total GIA:	5,568.1 sq m	59,953 sq ft
The following has been EXCLUDED from the area:		
Unit 111 Tenant Mezzanine	2,473.4 sq m	26,623 sq ft
Unit 119 Tenant Mezzanine	1,508.6 sq m	16,238 sq ft

- Notes
- All dimensions to be checked on site and not scaled from this drawing.
 - Hollis shall be informed in writing of any discrepancies.
 - All dimensions are in metres, scaled from this drawing.
 - All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

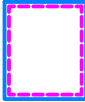
HOLLIS
The Lexicon
10-12 Mount Street
Manchester
M2 5NT

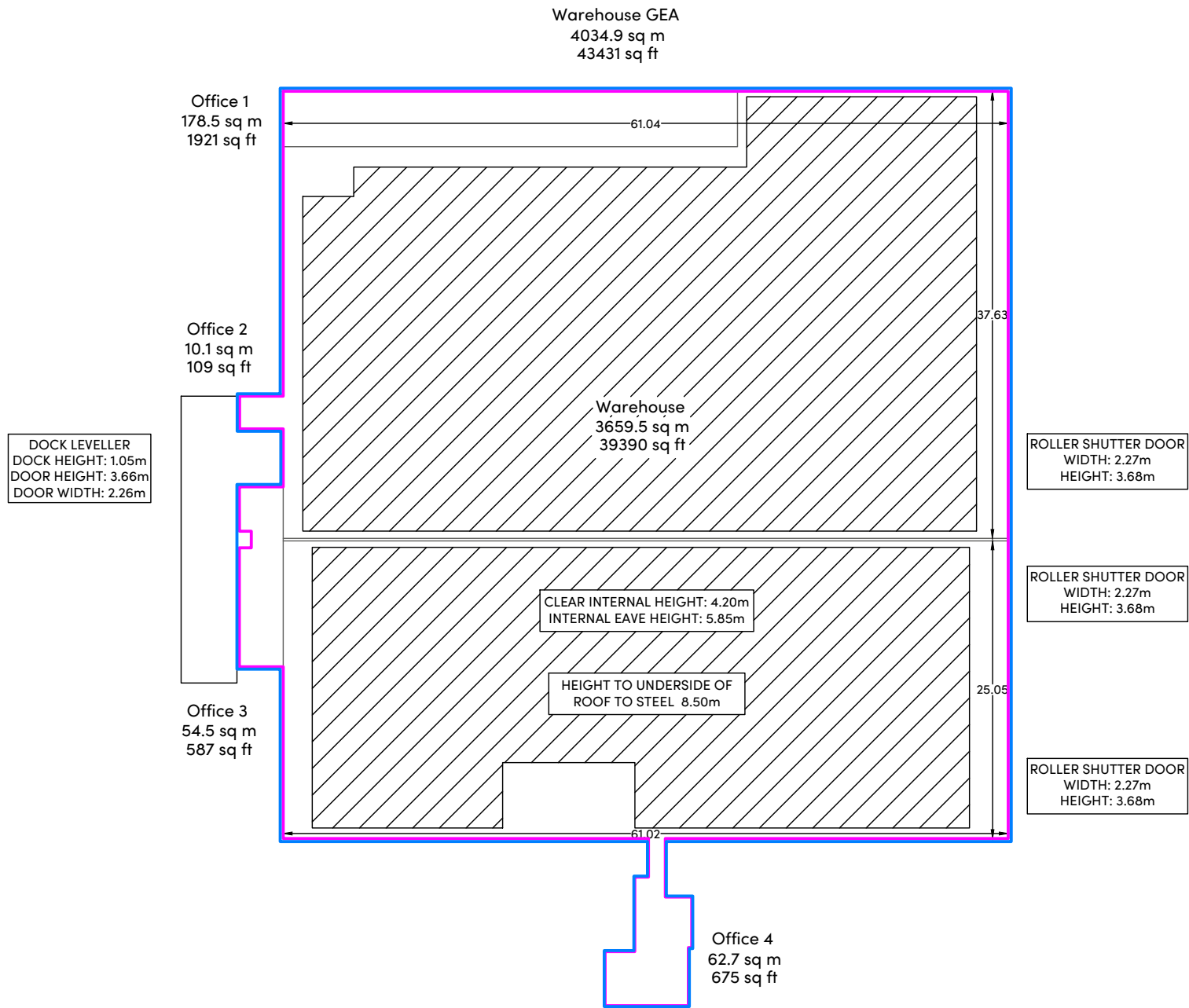
T +44 161 832 7031
W hollisglobal.com



AREA REFERENCING

DATE 25.07.2021		DRAWN BY MR	
SCALE 1:500		CHECKED RK	
PROJECT	LINE	ORIGINATOR	VOLUME/ SHEET NO.
111&119	101	HLS	111&119
FILE TYPE	DISCIPLINE/ SQA	NUMBER	STATUS
DR	G	30201	SO

	Plant GIA	Plant GEA
	28.0 sq m	34.7 sq m
	301 sq ft	374 sq ft



Unit 112 & Plant

Property
Heywood Stores
Manchester Road
Heywood
OL10 2PZ

Gross External Area		
GEA	4,069.6 sq m	43,805 sq ft
Total GEA:	4,069.6 sq m	43,805 sq ft

Gross Internal Area		
GIA	3,993.3 sq m	42,983 sq ft
Total GIA:	3,993.3 sq m	42,983 sq ft
The following has been EXCLUDED from the area:		
Canopy	130.1 sq m	1,400 sq ft
Tenant Mezzanine	3,086.7 sq m	33,225 sq ft

Notes

- All dimensions to be checked on site and not scaled from this drawing.
- Hollis shall be informed in writing of any discrepancies.
- All dimensions are in metres, scaled from this drawing.
- All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

HOLLIS

The Lexicon
10-12 Mount Street
Manchester
M2 5NT

T +44 161 832 7031
W hollisglobal.com



AREA REFERENCING

DATE 25.07.2021		DRAWN BY MR	
SCALE 1:500		CHECKED RK	
PROJECT	LINE	ORIGINATOR	VOLUME/ JOB/REVISION
111251	101	HLS	112 ZZ
FILE TYPE	DISCIPLINE/ SQA	NUMBER	STATUS
DR	G	30201	SO ---

Unit 113 & Plant

Property
Heywood Stores
Manchester Road
Heywood
OL10 2PZ

Gross External Area		
GEA	4,144.8 sq m	44,614 sq ft
Total GEA:	4,144.8 sq m	44,614 sq ft

Gross Internal Area		
GIA	4,061.5 sq m	43,718 sq ft
Total GIA:	4,061.5 sq m	43,718 sq ft
The following has been EXCLUDED from the area:		
Canopy	201.0 sq m	2,164 sq ft
Tenant Mezzanine	3,353.4 sq m	36,094 sq ft

- Notes
- All dimensions to be checked on site and not scaled from this drawing.
 - Hollis shall be informed in writing of any discrepancies.
 - All dimensions are in metres, scaled from this drawing.
 - All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

HOLLIS

The Lexicon
10-12 Mount Street
Manchester
M2 5NT

T +44 161 832 7031
W hollisglobal.com



AREA REFERENCING

DATE 25.07.2021		DRAWN BY MR	
SCALE 1:500		CHECKED RK	
PROJECT	LINE	ORIGINATOR	VOLUME/ JOB/REVISION
111251	101	HLS	113 ZZ
FILE TYPE	DISCIPLINE/ SHEET	NUMBER	STATUS
DR	G	30201	SO

ROLLER SHUTTER DOOR
WIDTH: 3.44m
HEIGHT: 3.76m

12.11

30.15

Warehouse
364.8 sq m
3927 sq ft

Office
55.2 sq m
594 sq ft

Unit 114

Property
Heywood Stores
Manchester Road
Heywood
OL10 2PZ

Gross External Area

GEA	451.9 sq m	4,864 sq ft
Total GEA:	451.9 sq m	4,864 sq ft

Gross Internal Area

GIA	420.0 sq m	4,521 sq ft
Total GIA:	420.0 sq m	4,521 sq ft

Notes

- All dimensions to be checked on site and not scaled from this drawing.
- Hollis shall be informed in writing of any discrepancies.
- All dimensions are in metres, scaled from this drawing.
- All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

HOLLIS

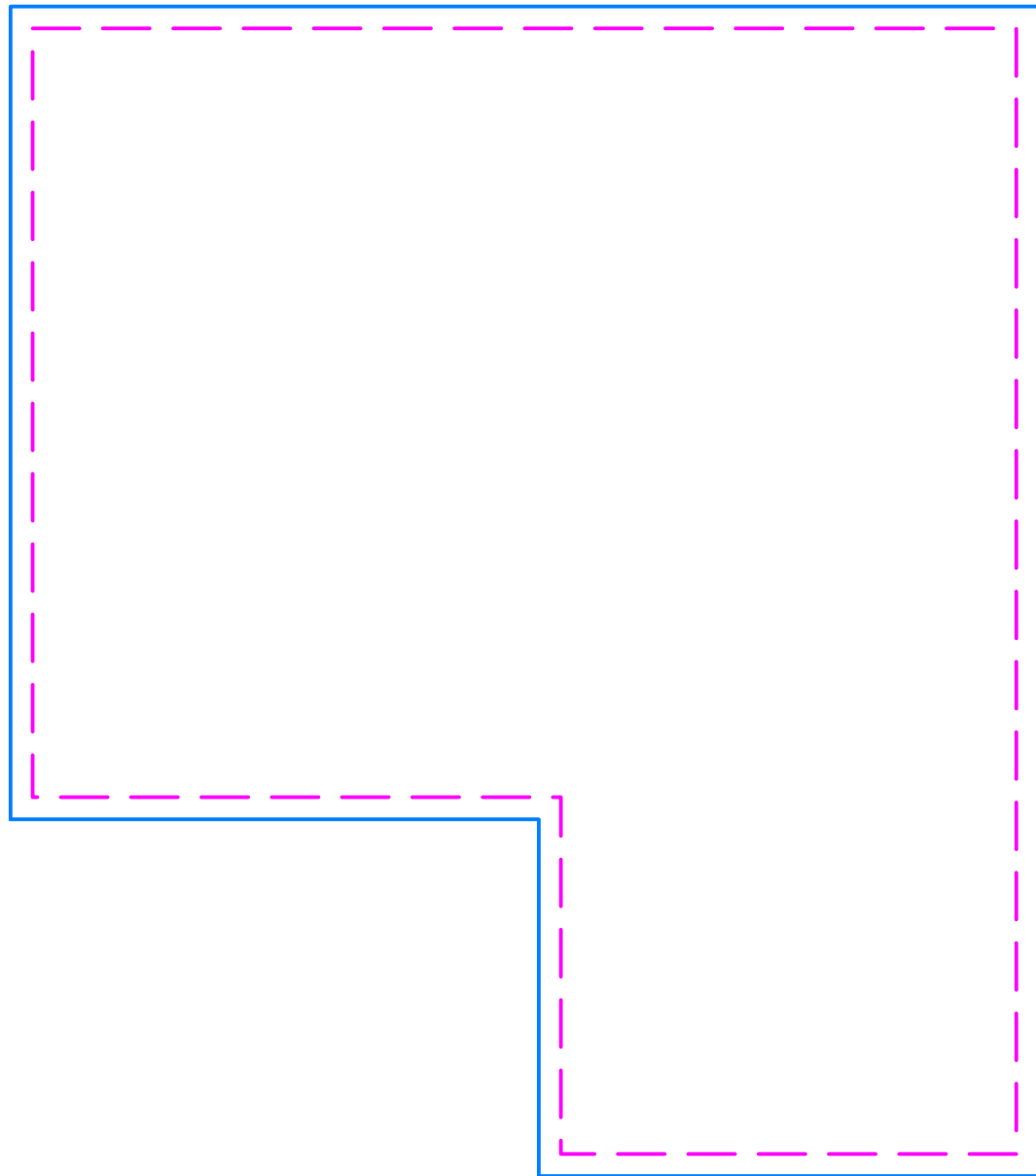
The Lexicon
10-12 Mount Street
Manchester
M2 5NT

T +44 161 832 7031
W hollisglobal.com

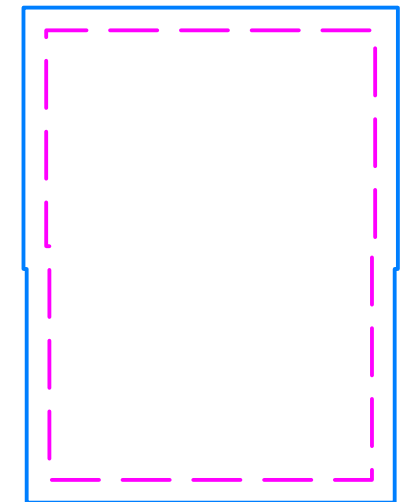


AREA REFERENCING

DATE 25.07.2021		DRAWN BY MR	
SCALE 1:100		CHECKED RK	
PROJECT	LINE	ORIGINATOR	VOLUME/ JOB/REVISION
111251	101	HLS	114
FILE TYPE	DISCIPLINE/ SHEET	NUMBER	STATUS
DR	G	30201	SO



Unit 114/115 GIA Unit 114/115 GEA
169.8 sq m 187.4 sq m
1828 sq ft 2017 sq ft



Pump House GIA Pump House GEA
25.6 sq m 32.2 sq m
276 sq ft 347 sq ft

Unit 114/115 & Pump House

Property

Heywood Stores
Manchester Road
Heywood
OL10 2PZ

Gross External Area		
GEA	219.6 sq m	2,364 sq ft
Total GEA:	219.6 sq m	2,364 sq ft

Gross Internal Area		
GIA	195.4 sq m	2,104 sq ft
Total GIA:	195.4 sq m	2,104 sq ft

Notes

- All dimensions to be checked on site and not scaled from this drawing.
- Hollis shall be informed in writing of any discrepancies.
- All dimensions are in metres, scaled from this drawing.
- All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

HOLLIS

The Lexicon
10-12 Mount Street
Manchester
M2 5NT

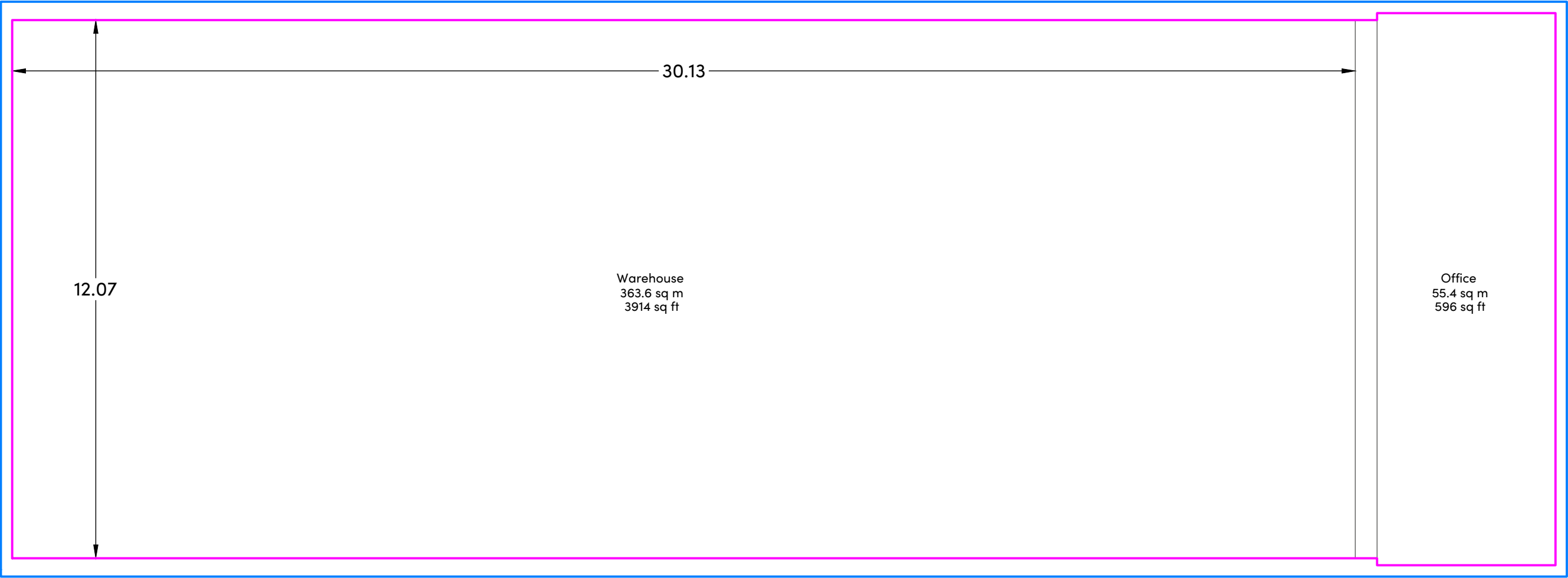
T +44 161 832 7031
W hollisglobal.com



AREA REFERENCING

DATE 25.07.2021		DRAWN BY MR	
SCALE 1:100		CHECKED RK	
PROJECT	LINE	ORIGINATOR	VOLUME/ CONTENTS
111251	101	HLS	114/115
FILE TYPE	NUMBER	STATUS	REVISION
DR	G	30201	SO

ROLLER SHUTTER DOOR
WIDTH: 3.50m
HEIGHT: 3.68m



Unit 115

Property
Heywood Stores
Manchester Road
Heywood
OL10 2PZ

Gross External Area		
GEA	452.8 sq m	4,874 sq ft
Total GEA:	452.8 sq m	4,874 sq ft

Gross Internal Area		
GIA	419.0 sq m	4,510 sq ft
Total GIA:	419.0 sq m	4,510 sq ft

- Notes
- All dimensions to be checked on site and not scaled from this drawing.
 - Hollis shall be informed in writing of any discrepancies.
 - All dimensions are in metres, scaled from this drawing.
 - All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

HOLLIS
The Lexicon
10-12 Mount Street
Manchester
M2 5NT

T +44 161 832 7031
W hollisglobal.com



AREA REFERENCING

DATE 25.07.2021		DRAWN BY MR	
SCALE 1:100		CHECKED RK	
PROJECT	LINE	ORIGINATOR	VOLUME/ JOB/REVISION
111251	101	HLS	115
FILE TYPE	NUMBER	STATUS	REVISION
DR	G	30201	SO

ROLLER SHUTTER DOOR
WIDTH: 3.45m
HEIGHT: 3.68m



Unit 116

Property
Heywood Stores
Manchester Road
Heywood
OL10 2PZ

Gross External Area		
GEA	453.4 sq m	4,880 sq ft
Total GEA:	453.4 sq m	4,880 sq ft

Gross Internal Area		
GIA	420.0 sq m	4,521 sq ft
Total GIA:	420.0 sq m	4,521 sq ft

- Notes
- All dimensions to be checked on site and not scaled from this drawing.
 - Hollis shall be informed in writing of any discrepancies.
 - All dimensions are in metres, scaled from this drawing.
 - All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

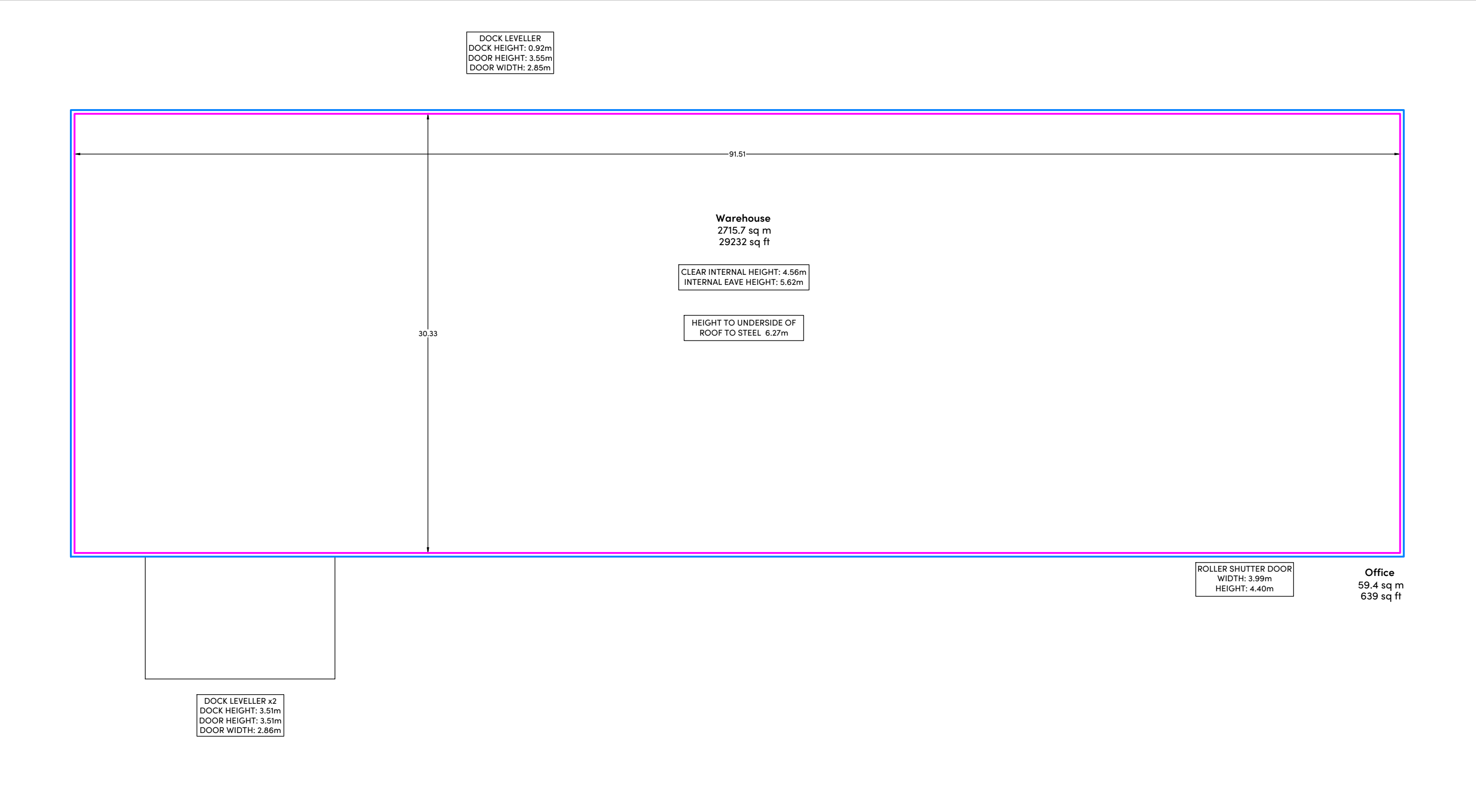
HOLLIS
The Lexicon
10-12 Mount Street
Manchester
M2 5NT

T +44 161 832 7031
W hollisglobal.com



AREA REFERENCING

DATE 25.07.2021		DRAWN BY MR	
SCALE 1:100		CHECKED RK	
PROJECT	LINE	ORIGINATOR	VOLUME/ CONSOLID.
111251	101	HLS	116
FILE TYPE	NUMBER	STATUS	REVISION
DR	G	30201	SO



Unit 117

Property

Heywood Stores

Manchester Road

Heywood

OL10 2PZ

Gross External Area		
GEA	2,837.5 sq m	30,543 sq ft
Total GEA: 2,837.5 sq m 30,543 sq ft		

The following has been EXCLUDED from the area:

Canopy	110.7 sq m	1,192 sq ft
--------	------------	-------------

Gross Internal Area		
GIA	2,775.1 sq m	29,871 sq ft
Total GIA: 2,775.1 sq m 29,871 sq ft		

Notes

1. All dimensions to be checked on site and not scaled from this drawing.

2. Hollis shall be informed in writing of any discrepancies.

3. All dimensions are in metres, scaled from this drawing.

4. All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

HOLLIS

The Lexicon

10-12 Mount Street

Manchester

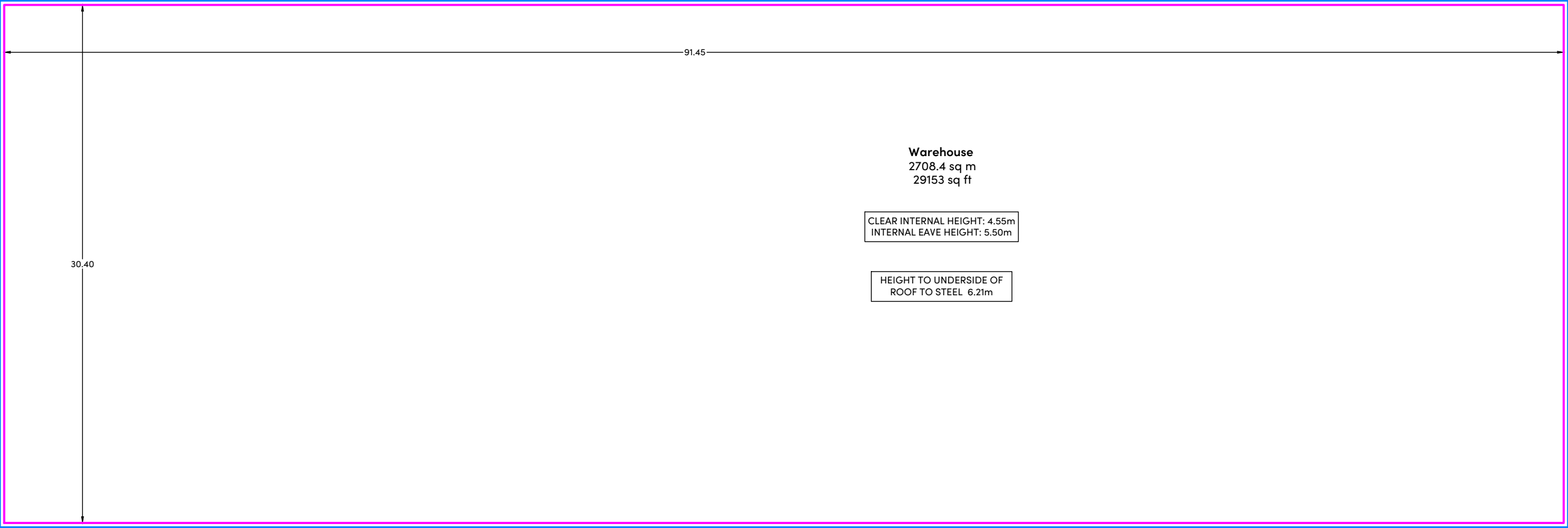
M2 5NT

T +44 161 832 7031

W hollisglobal.com

AREA REFERENCING						
DATE		DRAWN BY				
25.07.2021		MR				
SCALE		CHECKED				
1:250		RK				
PROJECT	LINE	ORIGINATOR	VOLUME/	CHECKED	LEVEL	
111251	101	HLS	117	ZZ		
FILE	DISCUSS/	NUMBER	STATUS	REVISION		
DR	G	30201	SO	---		

DOCK LEVELLER x2
DOCK HEIGHT: 0.90m
DOOR HEIGHT: 3.65m
DOOR WIDTH: 2.28m



Warehouse
2708.4 sq m
29153 sq ft

CLEAR INTERNAL HEIGHT: 4.55m
INTERNAL EAVE HEIGHT: 5.50m

HEIGHT TO UNDERSIDE OF
ROOF TO STEEL 6.21m

Office
71.4 sq m
769 sq ft

Unit 118

Property
Heywood Stores
Manchester Road
Heywood
OL10 2PZ

Gross External Area

GEA	2,842.2 sq m	30,593 sq ft
Total GEA:	2,842.2 sq m	30,593 sq ft

Gross Internal Area

GIA	2,779.8 sq m	29,222 sq ft
Total GIA:	2,779.8 sq m	29,222 sq ft

The following has been EXCLUDED from the area:
Canopy 219.1 sq m 2,358 sq ft

Notes

- All dimensions to be checked on site and not scaled from this drawing.
- Hollis shall be informed in writing of any discrepancies.
- All dimensions are in metres, scaled from this drawing.
- All areas are measured in accordance to the RICS Code of Measuring Practice (6th Edition).

HOLLIS

The Lexicon
10-12 Mount Street
Manchester
M2 5NT

T +44 161 832 7031
W hollisglobal.com



AREA REFERENCING

DATE 25.07.2021	DRAWN BY MR			
SCALE 1:250	CHECKED RK			
PROJECT	LINE	ORIGINATOR	VOLUME/ JOB/REVISION	LEVEL
111251	101	HLS	116	ZZ
FILE TYPE	DISCIPLINE/ NUMBER	STATUS	REVISION	
DR	G	30201	SO	---