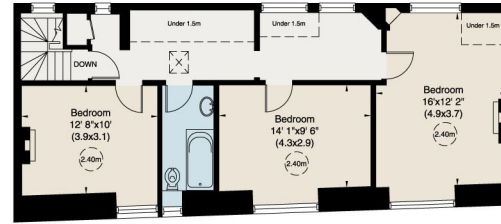


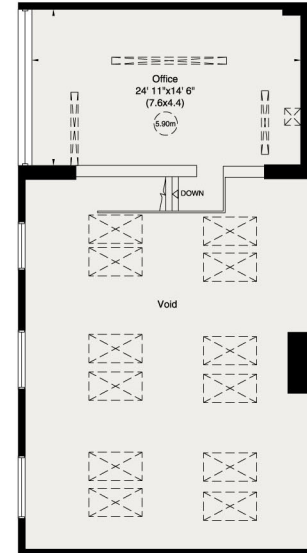
Gross internal area (approx.)
 592 Sq m (6377 Sq ft) Including Under 1.5m, Under Eaves and Basement
 541 Sq m (5826 Sq ft) Excluding Under 1.5m, Under Eaves and Basement
 For identification only, Not to Scale



Second Floor



First Floor



Mezzanine

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).