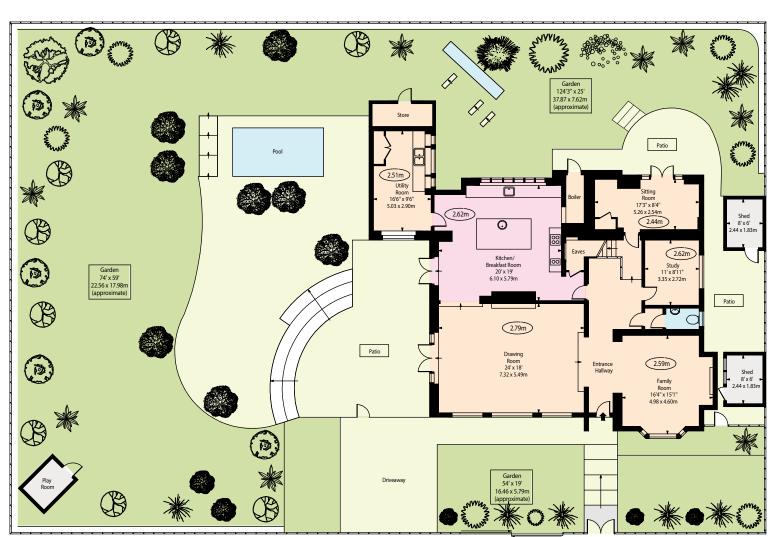


First Floor



Ground Floor

Approx Gross Internal Area 3144 Sq Ft - 292.09 Sq M

Approx Floor Area Including Restricted Heights 3179 Sq Ft - 295.34 Sq M

(Excluding Store, Play Room & Sheds)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.48892

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enguines and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.