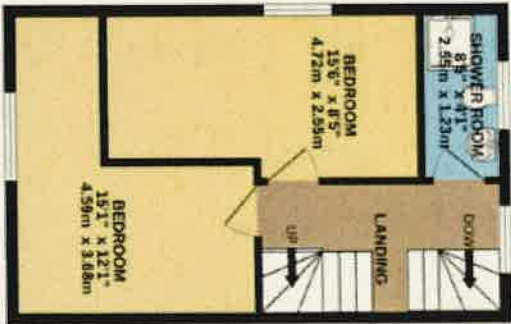


GROUND FLOOR
473 sq. ft. (44.0 sq.m.) approx.



1ST FLOOR
504 sq. ft. (46.6 sq.m.) approx.



2ND FLOOR
384 sq. ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq. ft. (125.5 sq.m.) approx.

When considering any lease you should ensure the accuracy of the figures, independent of any agent, and you should seek professional advice. The figures are for information only and should not be relied upon for any purpose. The figures are for information only and should not be relied upon for any purpose. The figures are for information only and should not be relied upon for any purpose. The figures are for information only and should not be relied upon for any purpose.