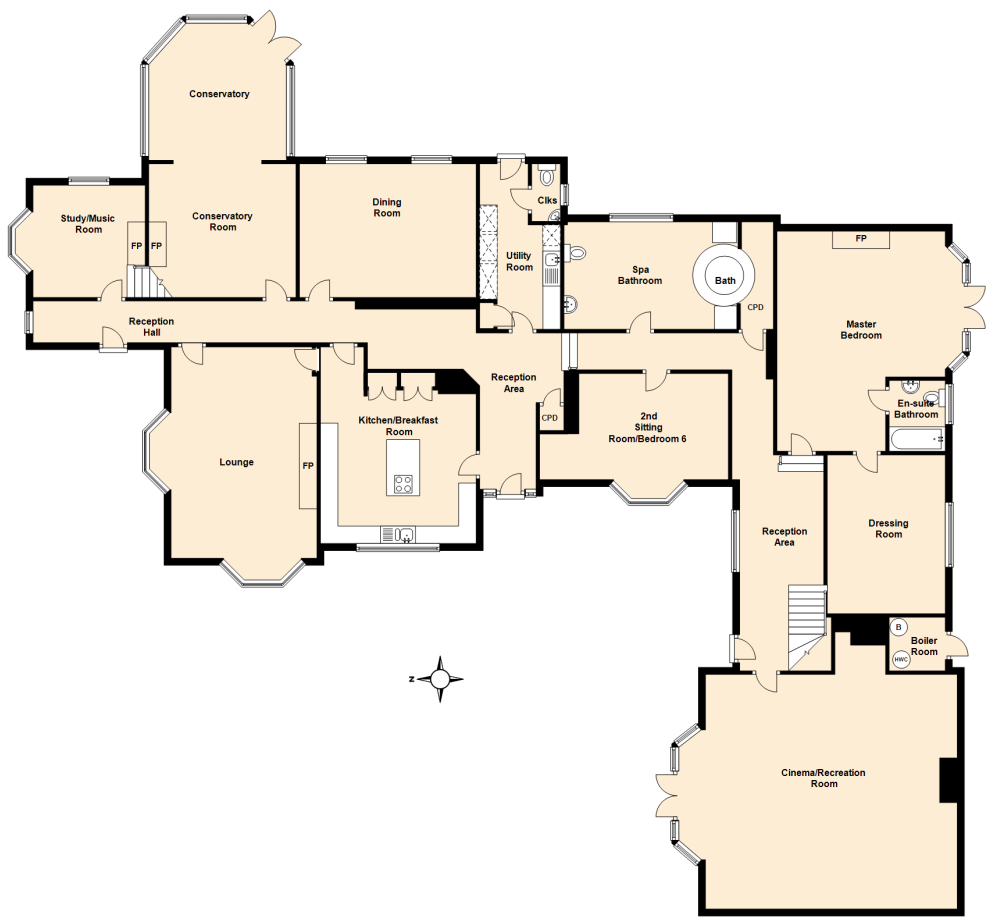
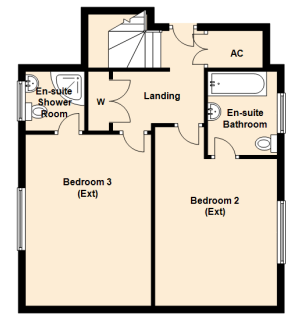


Ground Floor
 Approx. 315.3 sq. metres (3394.0 sq. feet)



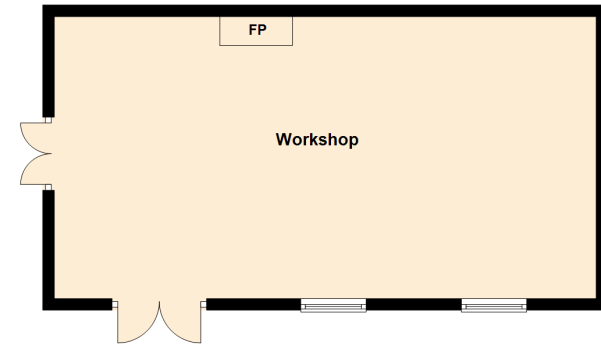
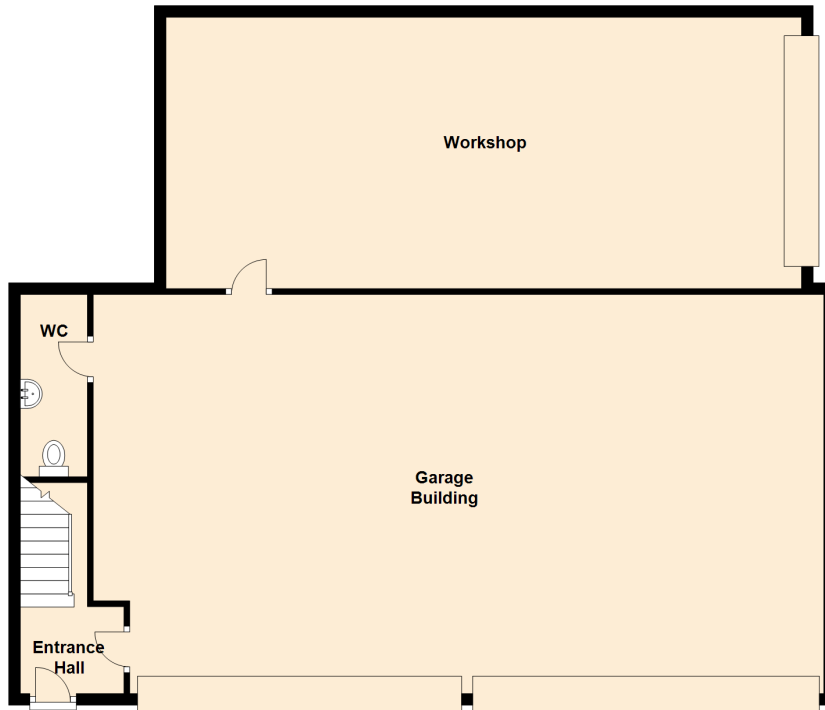
First Floor
 Approx. 107.2 sq. metres (1153.4 sq. feet)



Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract. Plan produced using PlanUp.

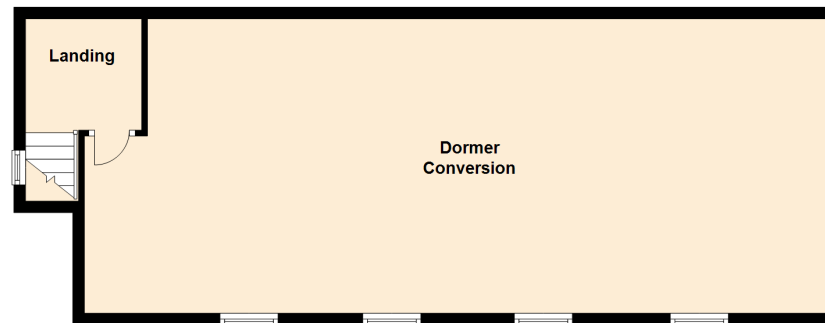
Ground Floor

Approx. 192.7 sq. metres (2074.2 sq. feet)



First Floor

Approx. 68.2 sq. metres (733.9 sq. feet)



Total area: approx. 260.9 sq. metres (2808.1 sq. feet)

Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.

Plan produced using PlanUp.