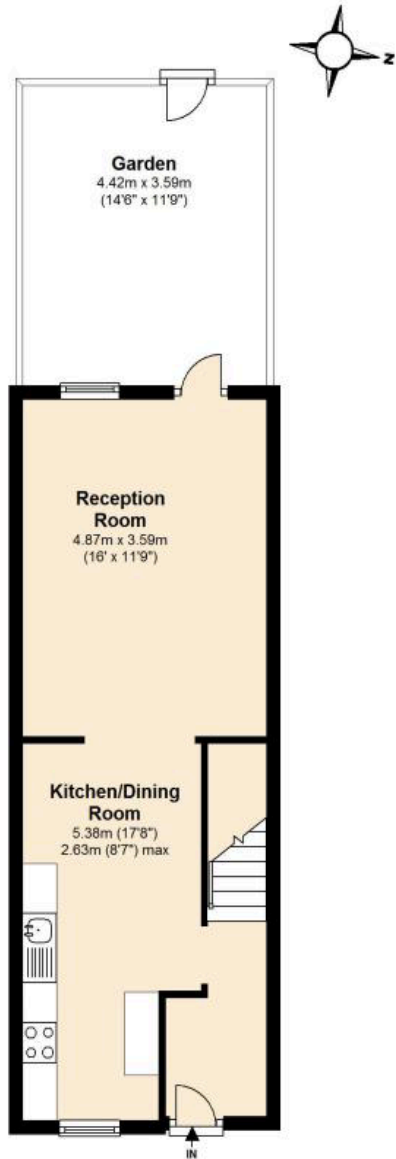


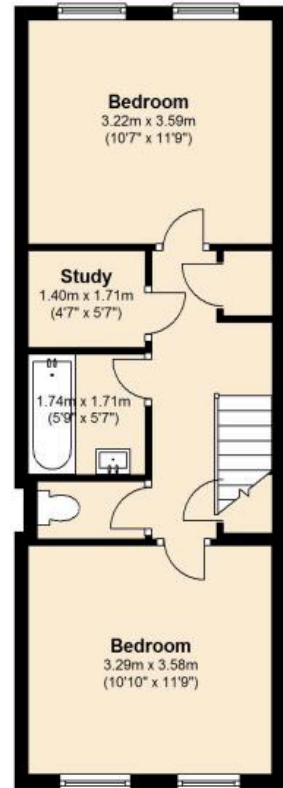
Ground Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 76.0 sq. metres (818.2 sq. feet)

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to correctness do each statement. Any areas, measurements or distances quoted are approximate.