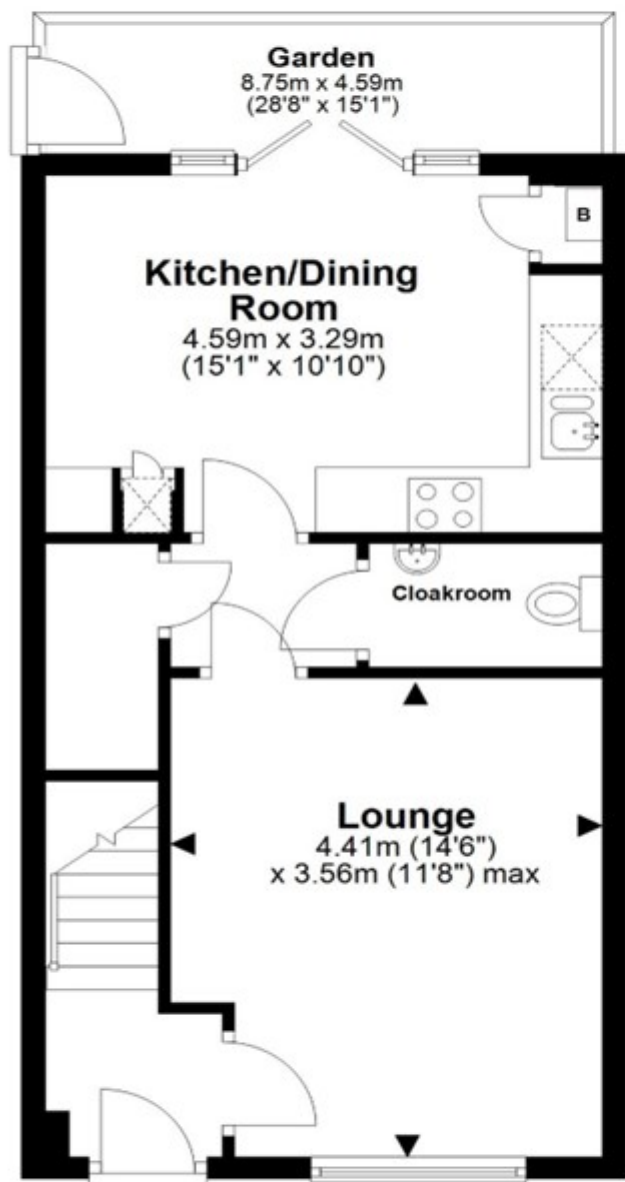




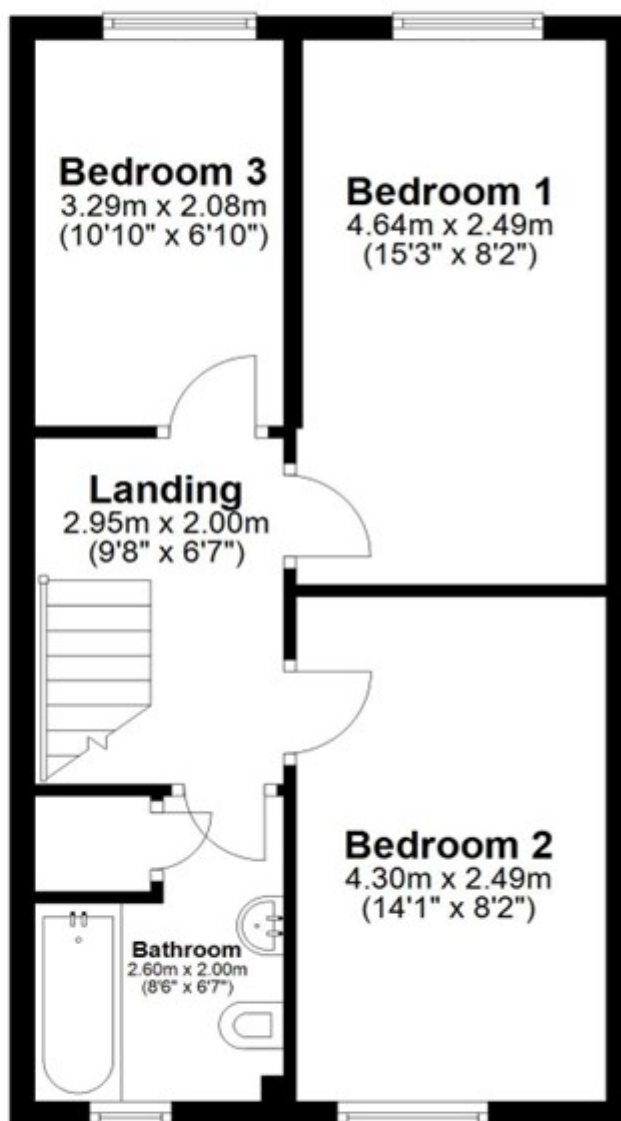
## Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



## First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



**Total area: approx. 83.3 sq. metres (896.2 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Remnalls or any representative of Oliver Remnalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Remnalls Date Prepared - March 2023