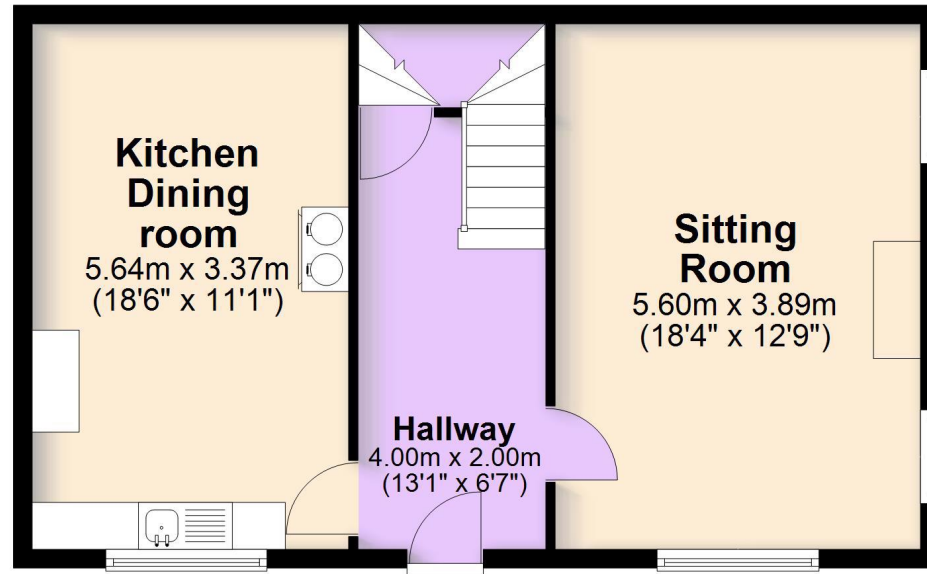
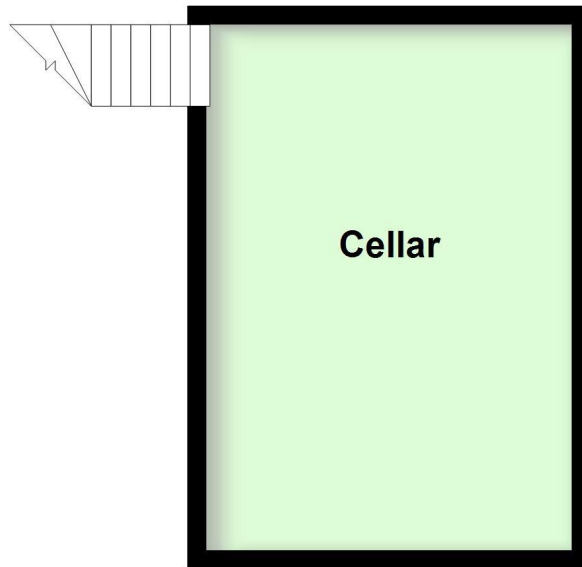


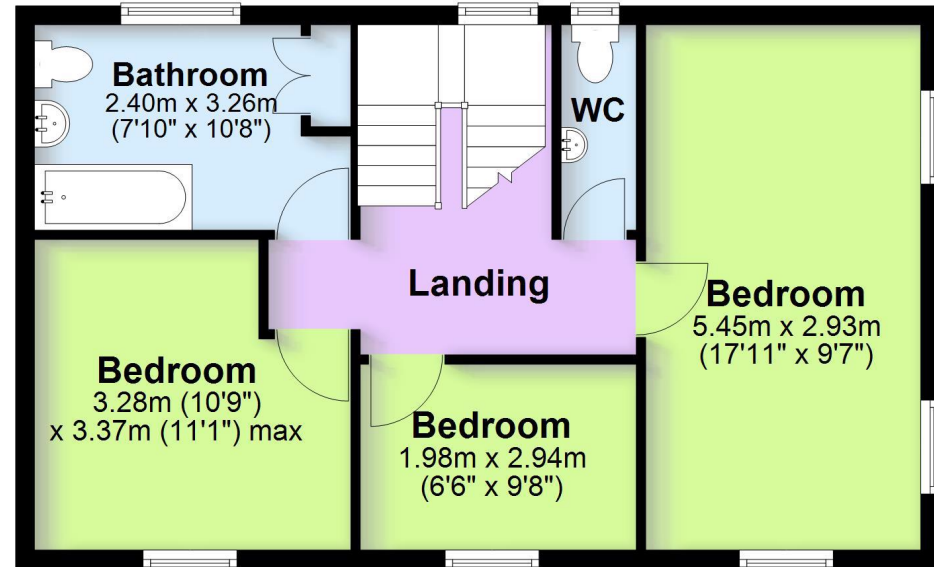
**Ground Floor**  
Approx. 51.9 sq. metres (558.6 sq. feet)



**Cellar**  
Approx. 21.8 sq. metres (234.5 sq. feet)



**First Floor**  
Approx. 52.8 sq. metres (568.3 sq. feet)



The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for you space requirements.

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