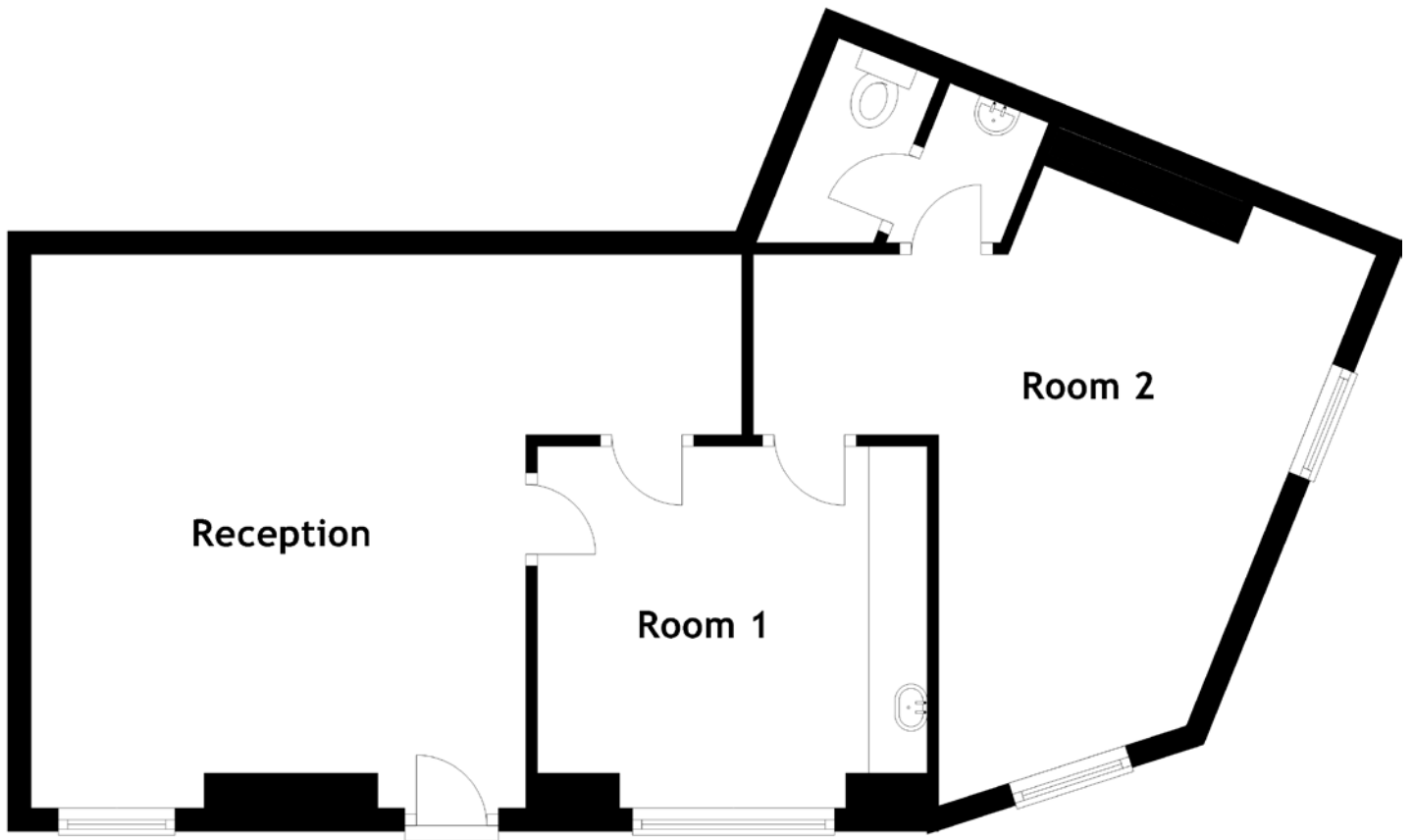


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Shop Floor
Room 1
Room 2

6.10m (20') x 4.75m (15'7")
3.35m (11') x 3.10m (10'2")
5.70m (18'8") x 5.00m (16'5")

Tenure: Freehold

Services: Mains gas, electricity, drainage and water

