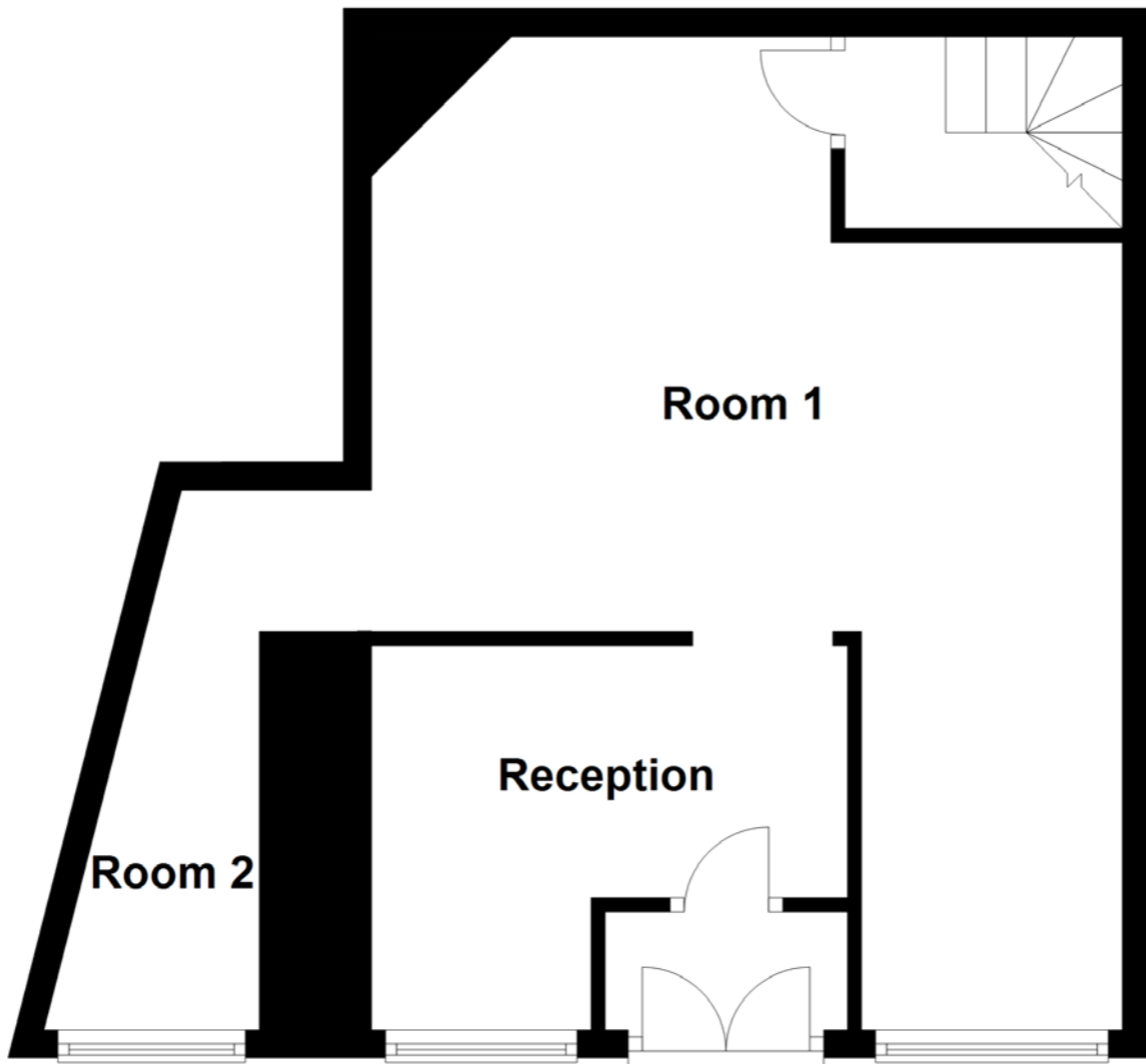


Basement



Ground Floor

FLOOR PLAN & DIMENSIONS



Approximate Dimensions  
(Taken from the widest point)

Ground Floor

Reception	3.40m (11'2") x 2.74m (9')
Room 1	7.09m (23'3") x 5.36m (17'7")
Room 2	3.85m (12'8") x 2.10m (6'11")

Basement

Office	5.97m (19'7") x 3.52m (11'7")
Store	1.68m (5'6") x 1.50m (4'11")
WC	1.50m (4'11") x 1.30m (4'3")
Kitchen	2.78m (9'2") x 1.50m (4'11")

Services: Electricity, drainage and water

Tenure: Freehold