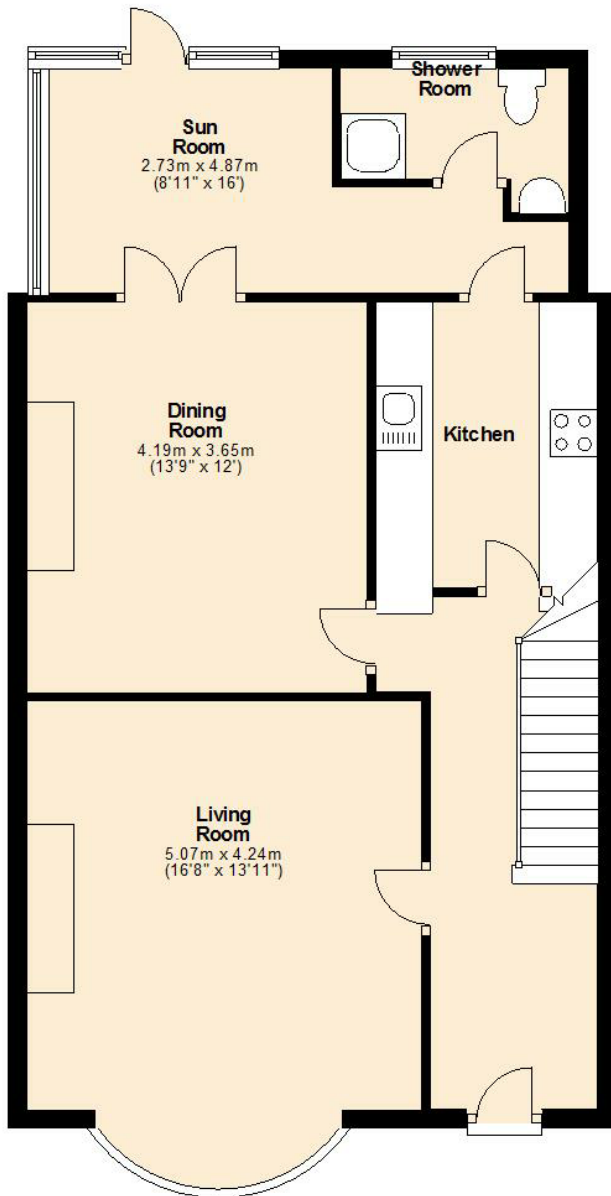


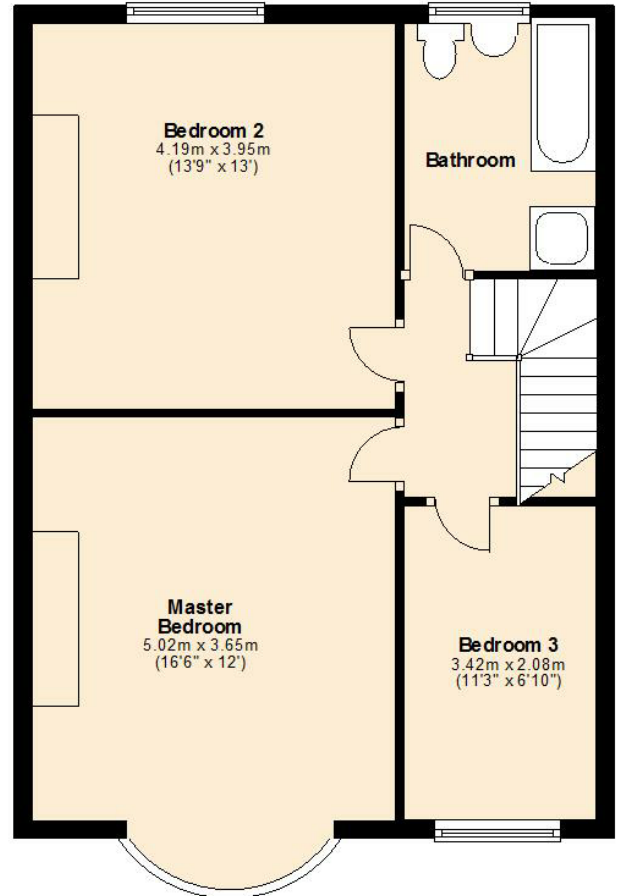
### Ground Floor

Approx. 66.6 sq. metres (716.4 sq. feet)



### First Floor

Approx. 52.3 sq. metres (563.0 sq. feet)



#### Important Notice

Oliver Burn, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text Photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Oliver Burn have not tested any services, equipment or facilities. Purchasers must satisfy.

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