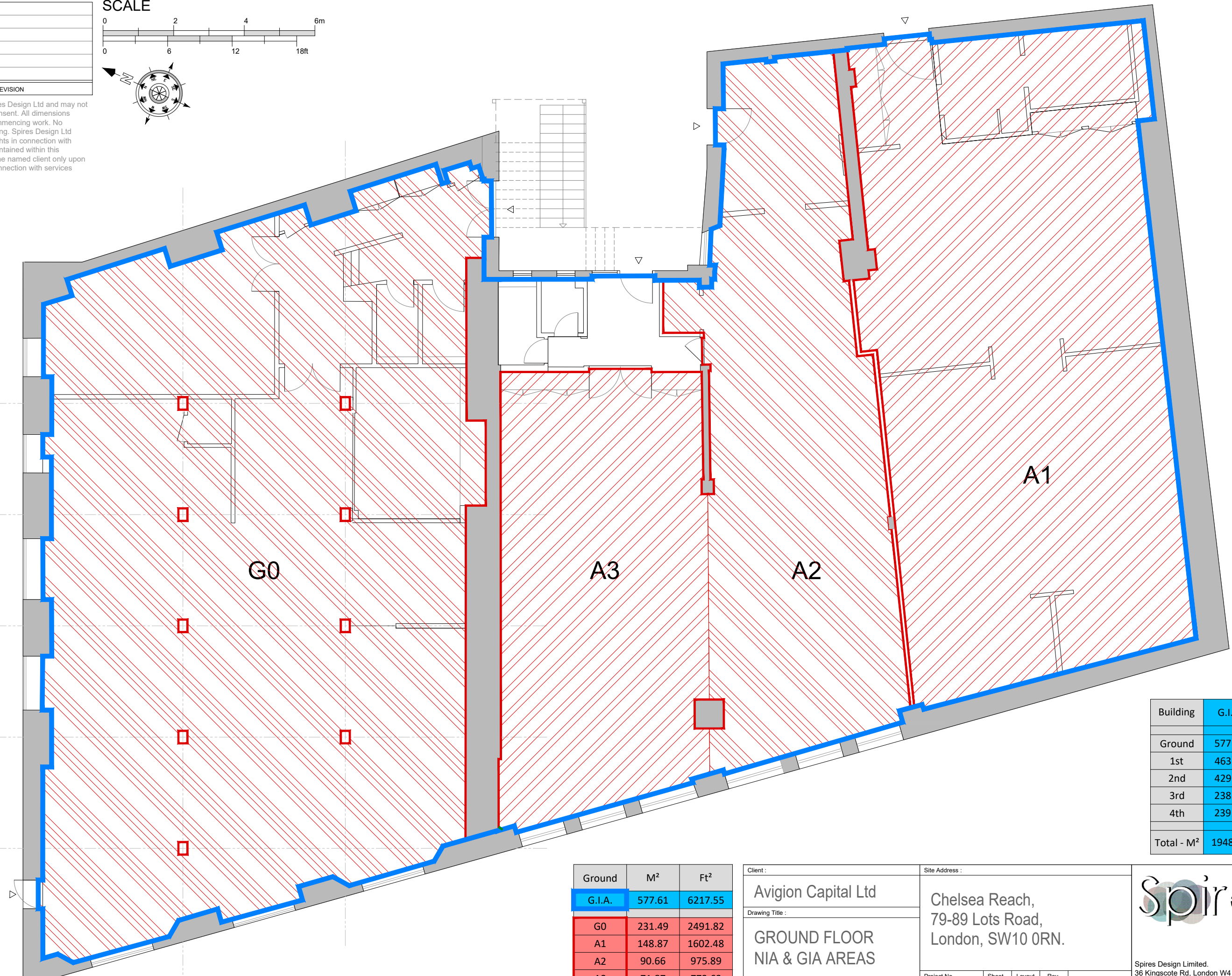
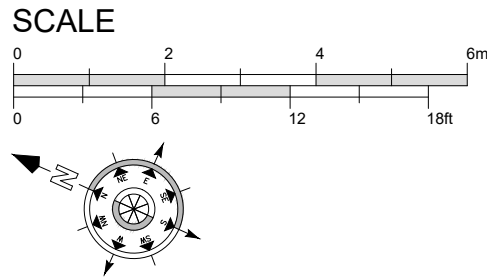


REV	DATE	REVISION

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Building	G.I.A.	N.I.A
Ground	577.61	542.89
1st	463.12	430.32
2nd	429.27	401.31
3rd	238.92	227.48
4th	239.56	166.97
Total - M²	1948.48	1768.97

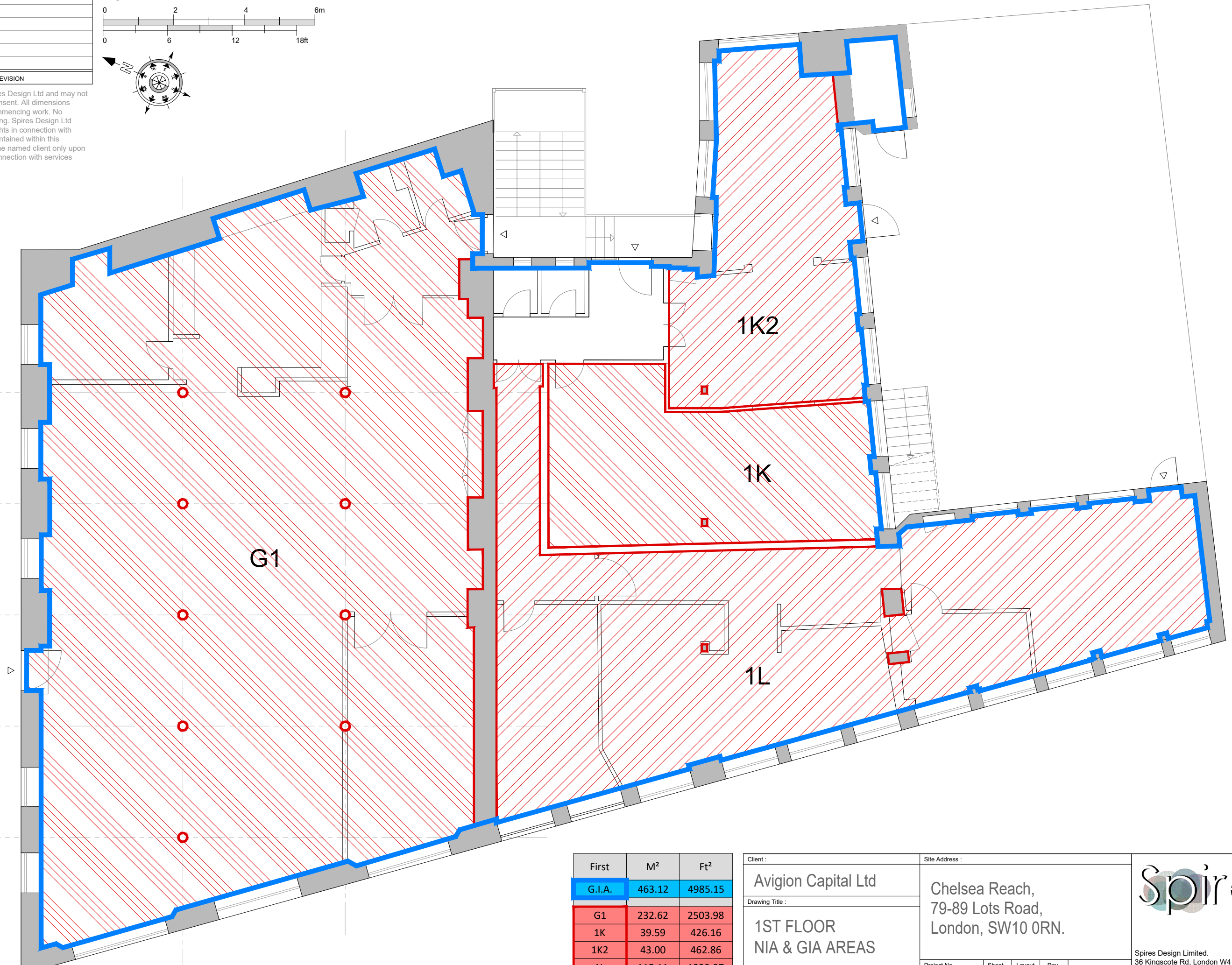
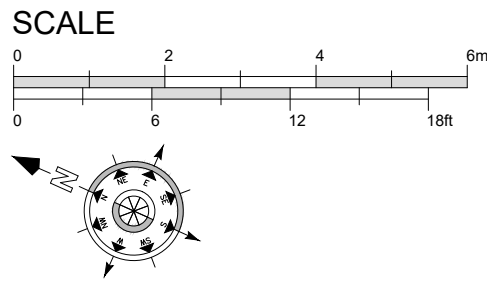
Ground	M ²	Ft ²
G.I.A.	577.61	6217.55
G0	231.49	2491.82
A1	148.87	1602.48
A2	90.66	975.89
A3	71.87	773.63
Total	542.89	5843.81

1 Ground Floor
Scale - 1:100 @ A3

Client : Avigion Capital Ltd		Site Address : Chelsea Reach, 79-89 Lots Road, London, SW10 0RN.											
Drawing Title : GROUND FLOOR NIA & GIA AREAS		<table border="1"> <tr> <th>Project No.</th> <th>Sheet</th> <th>Layout</th> <th>Rev</th> <th>Scale</th> </tr> <tr> <td>23-AC-02</td> <td>G</td> <td>EX</td> <td>C</td> <td>1:100 @ A3</td> </tr> </table>			Project No.	Sheet	Layout	Rev	Scale	23-AC-02	G	EX	C
Project No.	Sheet	Layout	Rev	Scale									
23-AC-02	G	EX	C	1:100 @ A3									
		<table border="1"> <tr> <td>26/07/24</td> <td colspan="3">Jonathan@spiresdesign.co.uk +44 7958 589813</td> </tr> </table>		26/07/24	Jonathan@spiresdesign.co.uk +44 7958 589813			Spires Design Limited. 36 Kingscote Rd, London W4 5LJ					
26/07/24	Jonathan@spiresdesign.co.uk +44 7958 589813												

REV	DATE	REVISION

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1 First Floor
Scale - 1:100 @ A3

First	M ²	Ft ²
G.I.A.	463.12	4985.15
G1	232.62	2503.98
1K	39.59	426.16
1K2	43.00	462.86
1L	115.11	1239.07
Total	430.32	4632.08

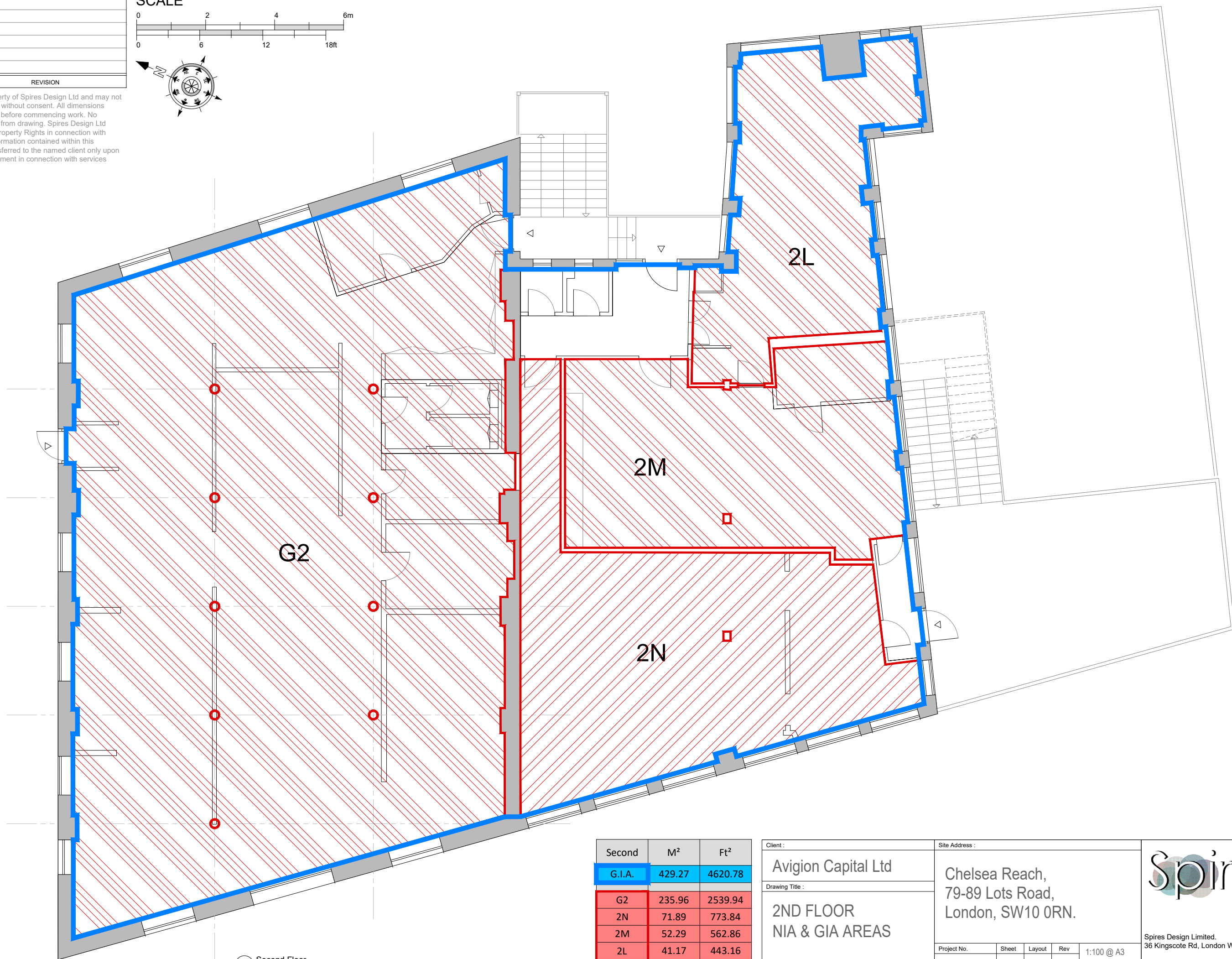
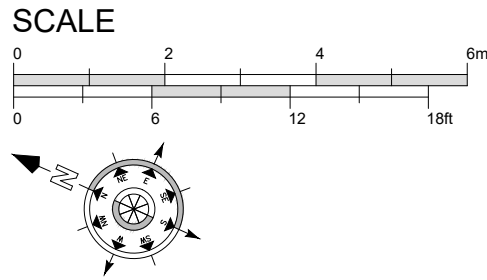
Client :	Avigion Capital Ltd
Drawing Title :	1ST FLOOR NIA & GIA AREAS

Site Address :	Chelsea Reach, 79-89 Lots Road, London, SW10 0RN.
Project No.	23-AC-02
Sheet	01
Layout	EX
Rev	B
1:100 @ A3	26/07/24

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REV	DATE	REVISION

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1 Second Floor
Scale - 1:100 @ A3

Second	M ²	Ft ²
G.I.A.	429.27	4620.78
G2	235.96	2539.94
2N	71.89	773.84
2M	52.29	562.86
2L	41.17	443.16
Total	401.31	4319.81

Client :	Avigion Capital Ltd
Drawing Title :	2ND FLOOR NIA & GIA AREAS

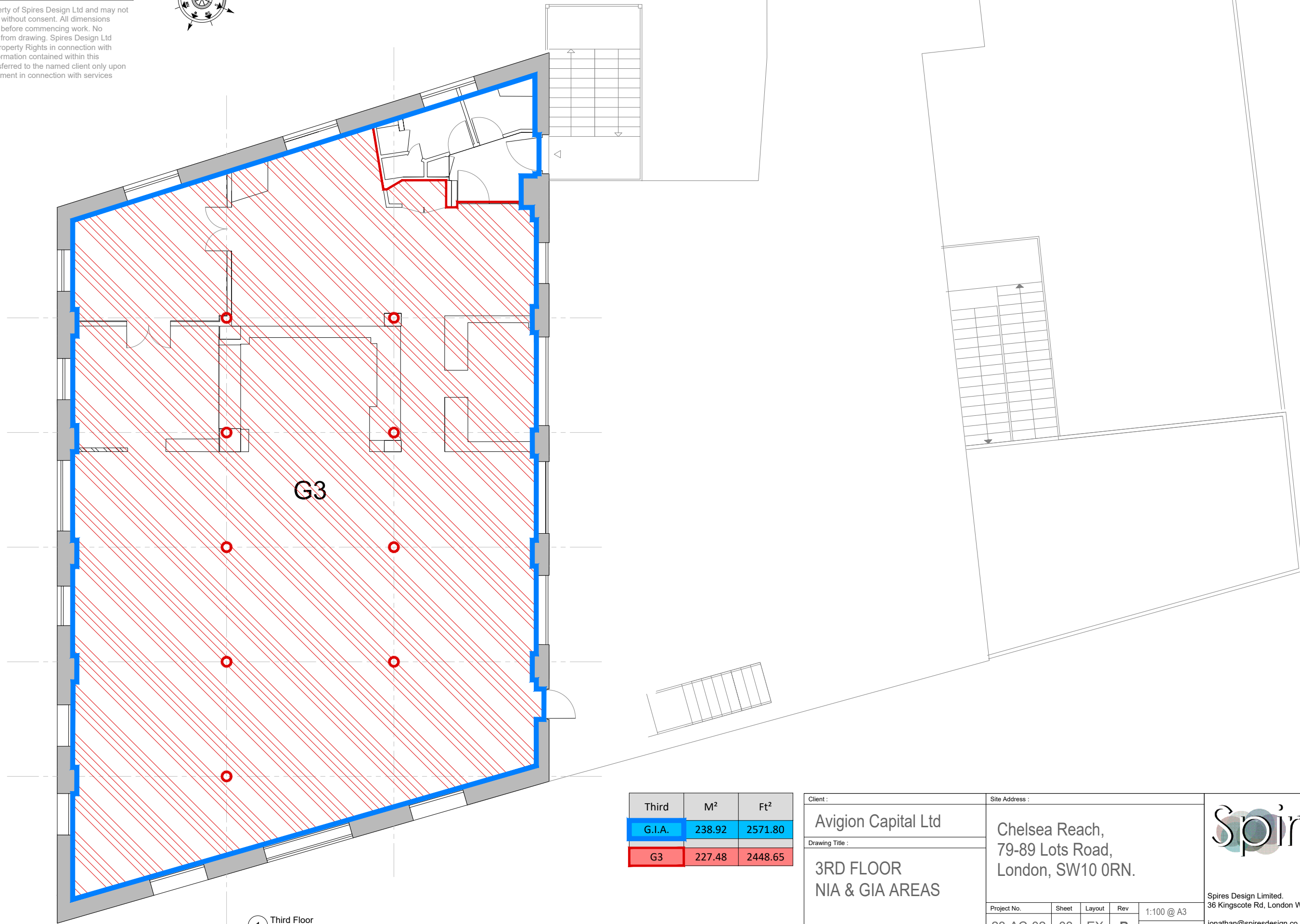
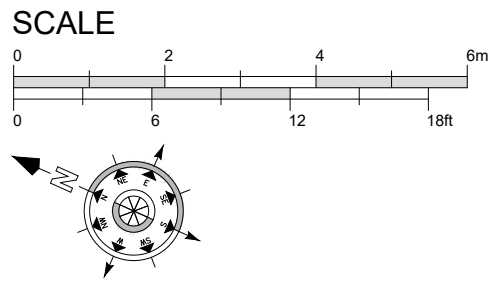
Site Address :	Chelsea Reach, 79-89 Lots Road, London, SW10 0RN.
Project No.	23-AC-02
Sheet	02
Layout	EX
Rev	B
1:100 @ A3	26/07/24

Spires design

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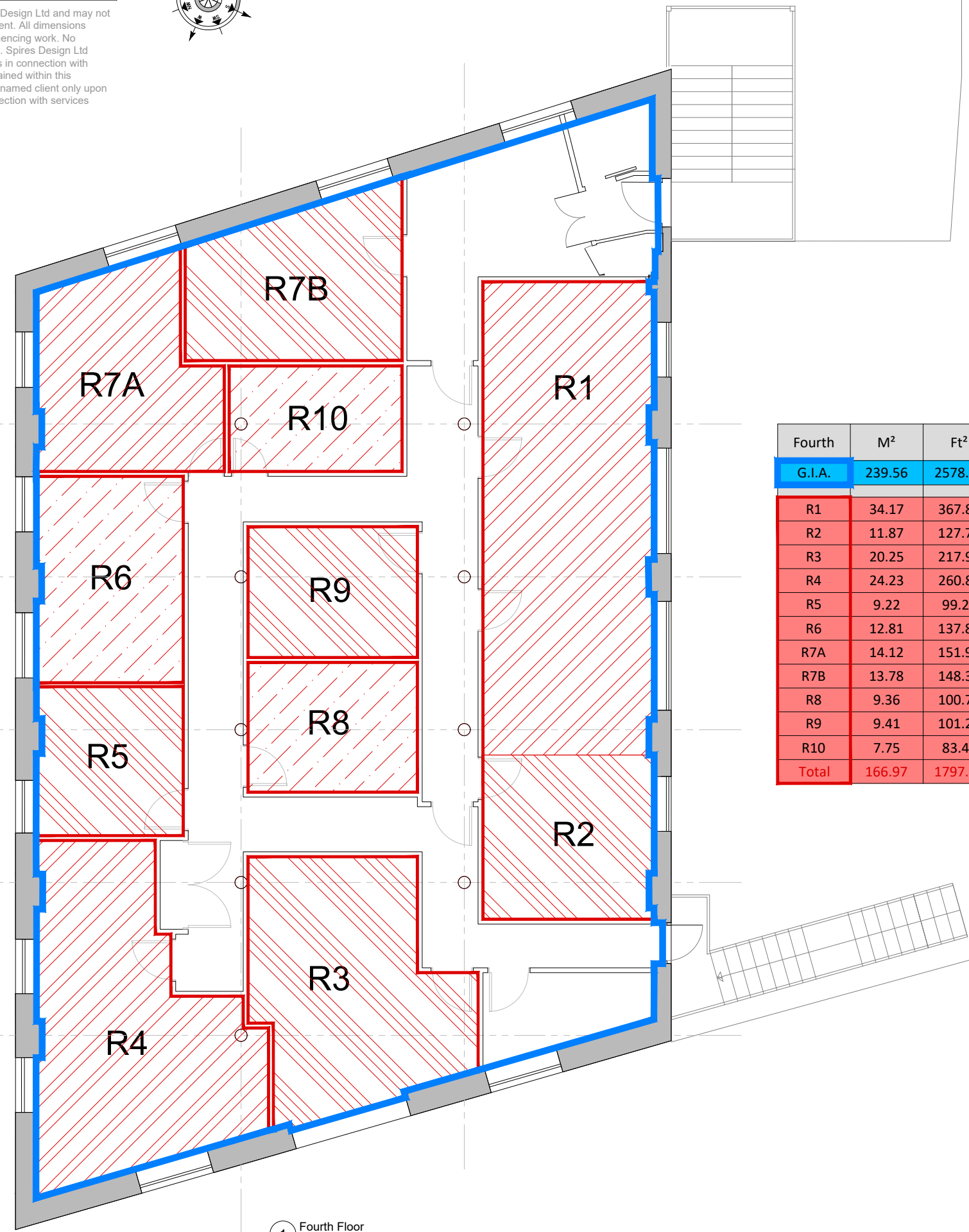
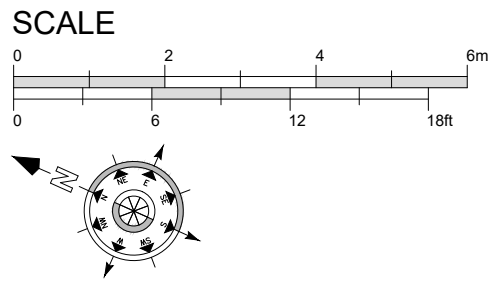
1 Third Floor
Scale - 1:100 @ A3

Third	M ²	Ft ²
G.I.A.	238.92	2571.80
G3	227.48	2448.65

Client :		Avigion Capital Ltd		Site Address :		Chelsea Reach, 79-89 Lots Road, London, SW10 0RN.		<p>Spires Design Limited. 36 Kingscote Rd, London W4 5LJ jonathan@spiresdesign.co.uk +44 7958 589813</p>
Drawing Title :		3RD FLOOR NIA & GIA AREAS		Project No.	Sheet	Layout	Rev	
				23-AC-02	03	EX	B	
				1:100 @ A3		26/07/24		

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Fourth	M ²	Ft ²
G.I.A.	239.56	2578.69
R1	34.17	367.81
R2	11.87	127.77
R3	20.25	217.98
R4	24.23	260.82
R5	9.22	99.25
R6	12.81	137.89
R7A	14.12	151.99
R7B	13.78	148.33
R8	9.36	100.75
R9	9.41	101.29
R10	7.75	83.42
Total	166.97	1797.31

1 Fourth Floor
Scale - 1:100 @ A3

Client : Avigion Capital Ltd		Site Address : Chelsea Reach, 79-89 Lots Road, London, SW10 0RN.		 Spires Design Limited. 36 Kingscote Rd, London W4 5LJ jonathan@spiresdesign.co.uk +44 7958 589813									
Drawing Title : 4TH FLOOR NIA & GIA AREAS		<table border="1"> <tr> <th>Project No.</th> <th>Sheet</th> <th>Layout</th> <th>Rev</th> <th>Scale</th> </tr> <tr> <td>23-AC-02</td> <td>04</td> <td>EX</td> <td>D</td> <td>1:100 @ A3 26/07/24</td> </tr> </table>			Project No.	Sheet	Layout	Rev	Scale	23-AC-02	04	EX	D
Project No.	Sheet	Layout	Rev	Scale									
23-AC-02	04	EX	D	1:100 @ A3 26/07/24									