

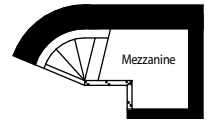


Ground Floor
Gross Internal Area - 45 Sq Ft - 4.18 Sq M

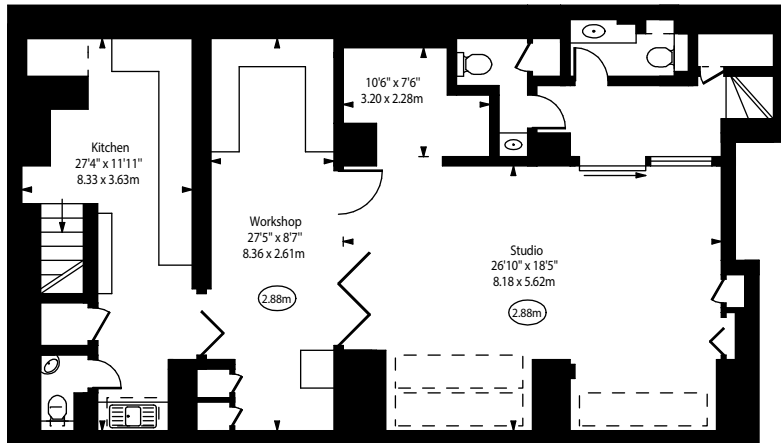
Grape Street, WC2H



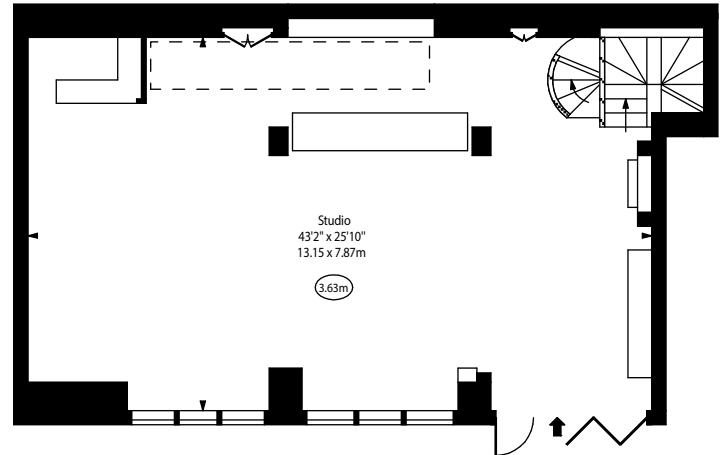
○ - Ceiling Height



Mezzanine
Gross Internal Area - 30 Sq Ft - 2.80 Sq M
Net Internal Area - 30 Sq Ft - 2.80 Sq M



Lower Ground Floor
Gross Internal Area - 1315 Sq Ft - 122.16 Sq M
Net Internal Area - 985 Sq Ft - 91.50 Sq M



Ground Floor
Gross Internal Area - 1150 Sq Ft - 106.83 Sq M
Net Internal Area - 1070 Sq Ft - 99.40 Sq M

Approx Gross Internal Area 2540 Sq Ft - 235.97 Sq M
(Including Mezzanine)

Approx Net Internal Area 2085 Sq Ft - 193.70 Sq M
(Including Mezzanine)

For Illustration Purposes Only - Not To Scale
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