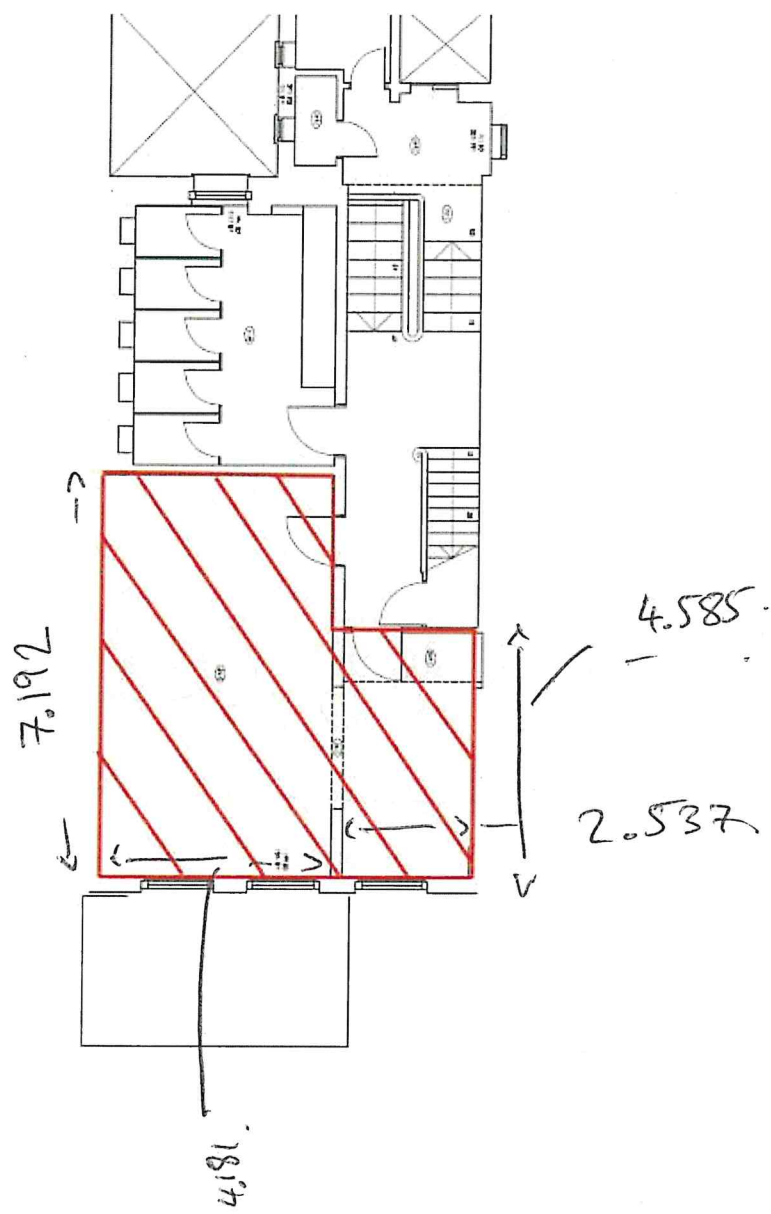


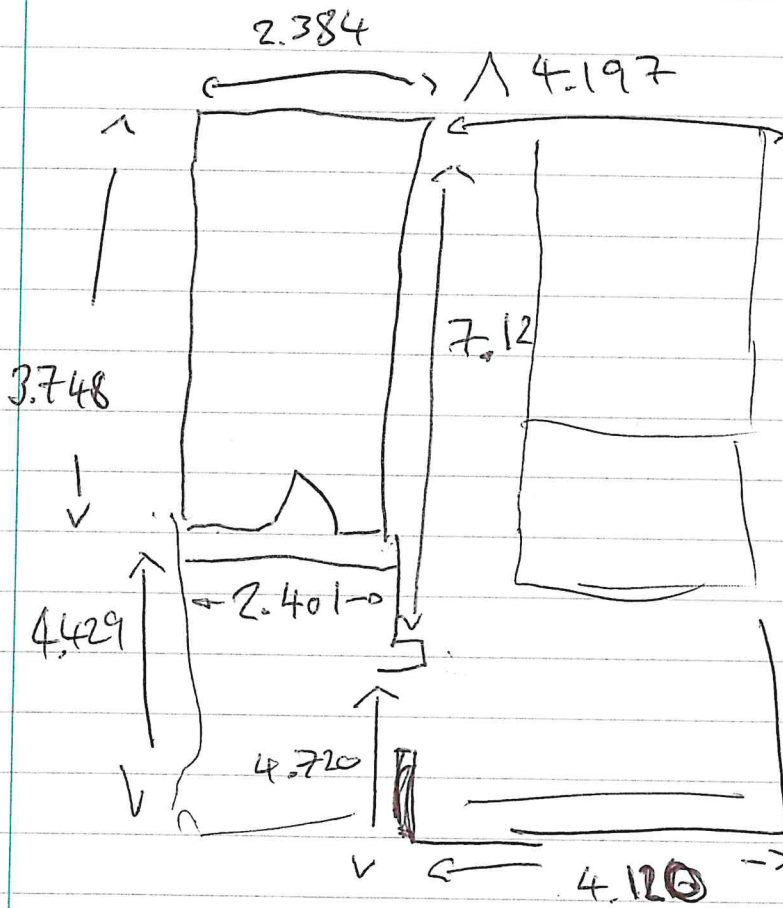
# 2nd Floor Floor Plan and sizing

Rental per annum: £34,999  
Monthly: £2,917  
Per Sq ft: £57.28

Monthly service charge: £1,500  
Total: £4,417 per month



# 3<sup>rd</sup> Floor



# 5<sup>th</sup> Floor Floor Plan and sizing

Rental per annum: £34,999  
 Monthly: £2,917  
 Per Sq ft: £57.28

Monthly service charge: £1,500  
 Total: £4,417 per month

**Bayswater Road, W2**

Approximate Gross Internal Area  
 56.8 sq m / 611 sq ft

