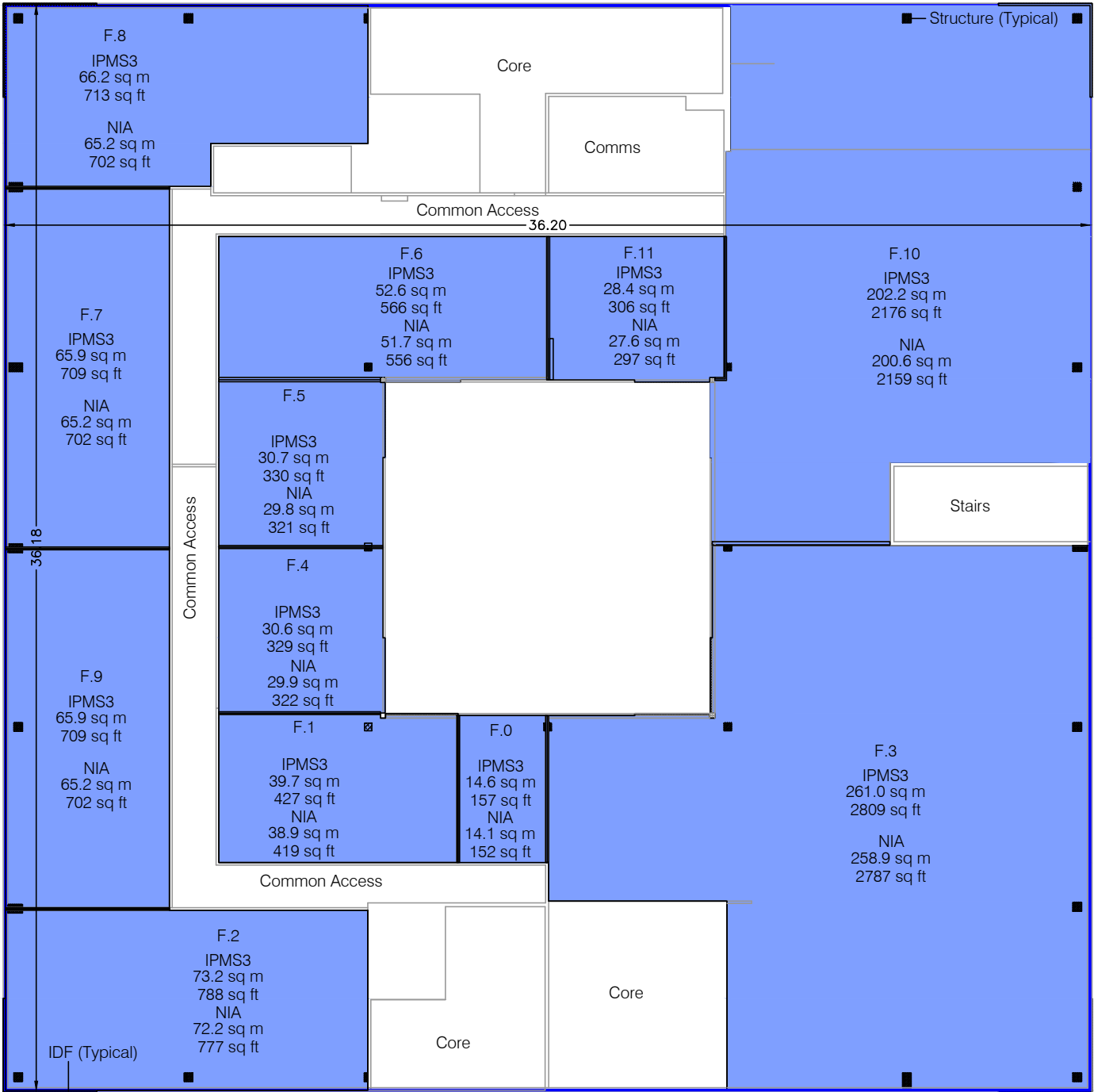


SUNRISE PARKWAY



AREA PLAN

GEMINI HOUSE

Linford Wood Business Park, MILTON KEYNES, MK14

First Floor

IPMS3 Office Area Plan

|        |            |             |
|--------|------------|-------------|
| IPMS 3 | 931.0 sq m | 10021 sq ft |
|--------|------------|-------------|

LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

|                              |          |          |
|------------------------------|----------|----------|
| Internal Dominant Face (IDF) | 3.2 sq m | 34 sq ft |
| Structure                    | 2.4 sq m | 26 sq ft |
| Party Walls                  | 6.1 sq m | 66 sq ft |

Net Internal Area

|     |            |            |
|-----|------------|------------|
| NIA | 919.3 sq m | 9895 sq ft |
|-----|------------|------------|

Gross Internal Area

|     |             |             |
|-----|-------------|-------------|
| GIA | 1187.4 sq m | 12781 sq ft |
|-----|-------------|-------------|

Notes:

(X.XX)- Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF3948-GH-AREA-1

Issue A February 2022

Scaled for presentation - 1:200 @ A3



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