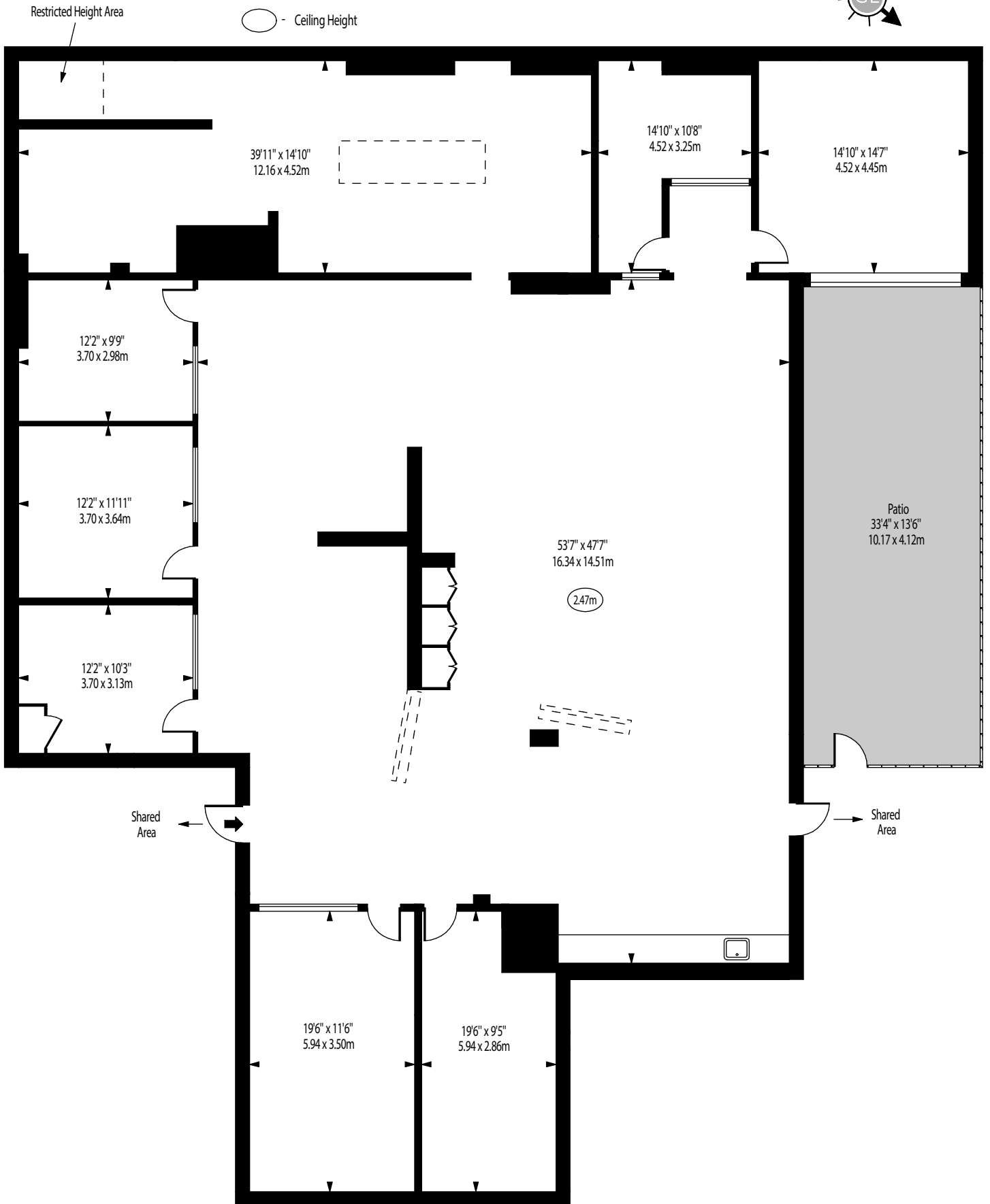


Elm Yard,  
Elm Street, WC1X 0BL

Gross Internal Area 3660 sq. feet (340.01 sq. metres)  
(Including Restricted Height Area)

Net Internal Area 3440 sq. feet (319.58 sq. metres)



Lower Ground Floor

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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