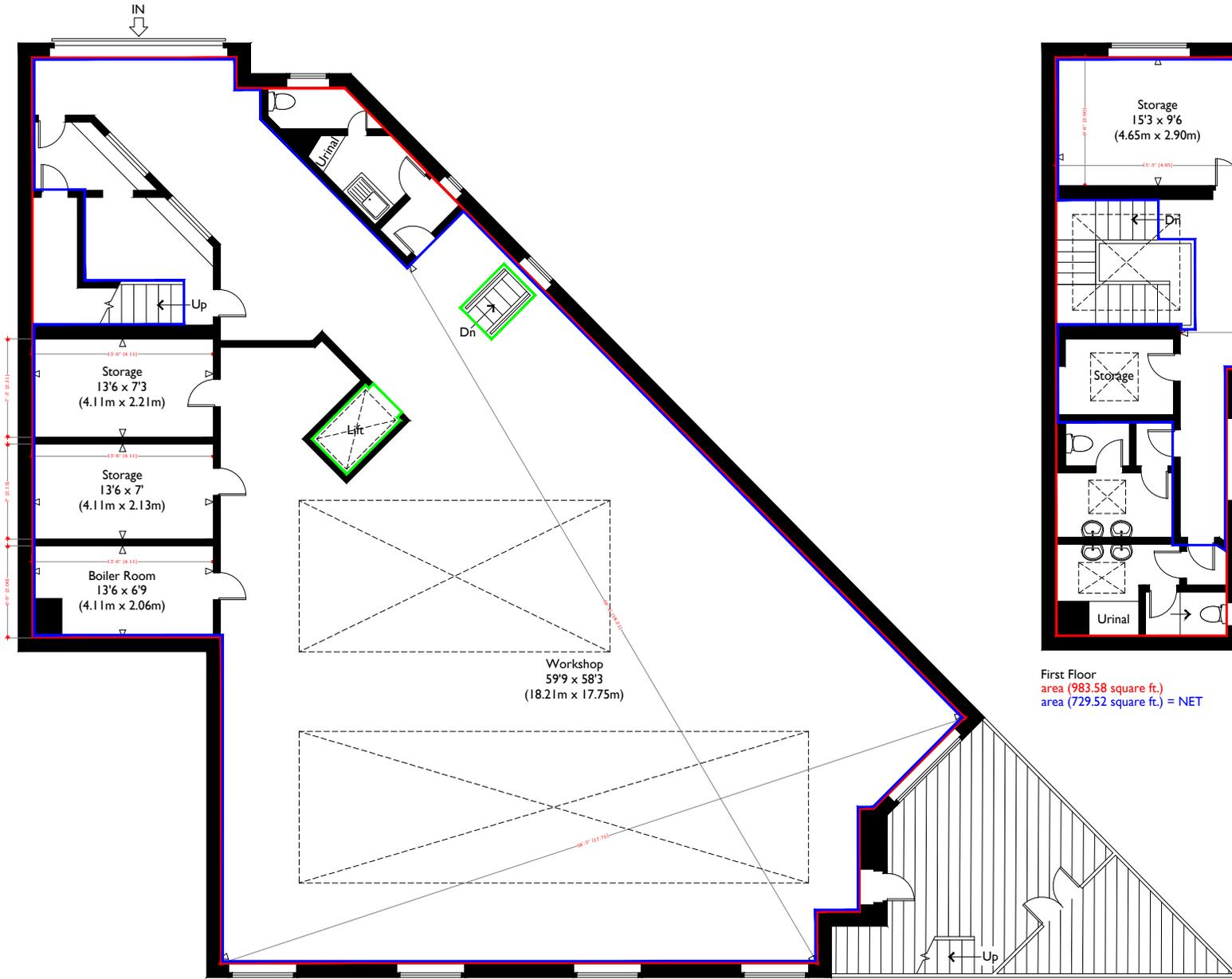


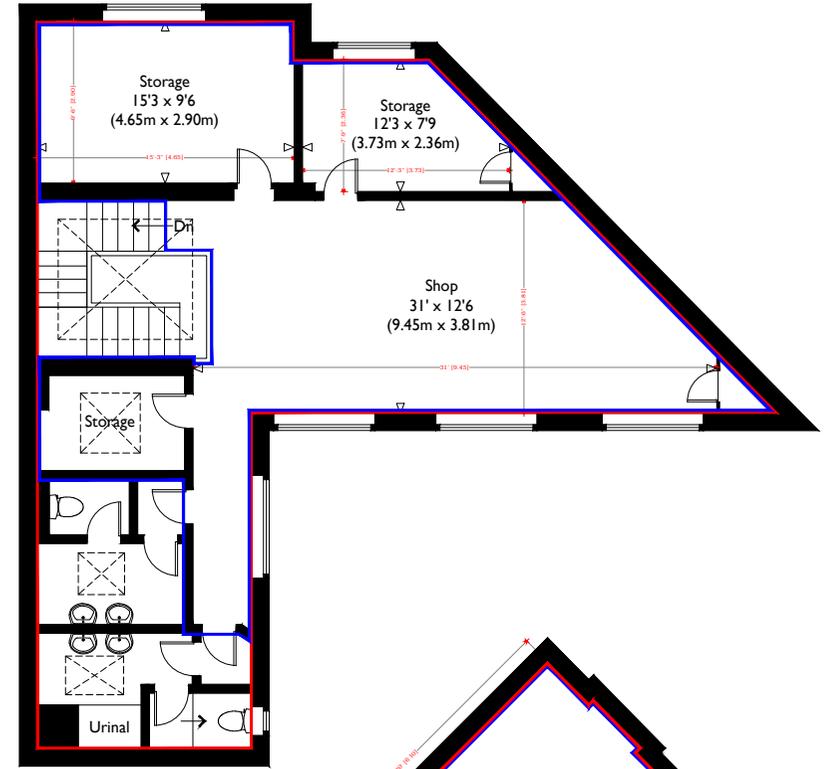
8 St. Chad's Kings Cross, London, WC1X 9HH

Approximate Gross Internal Floor Area : 4383 sq ft / 407.2 sq m

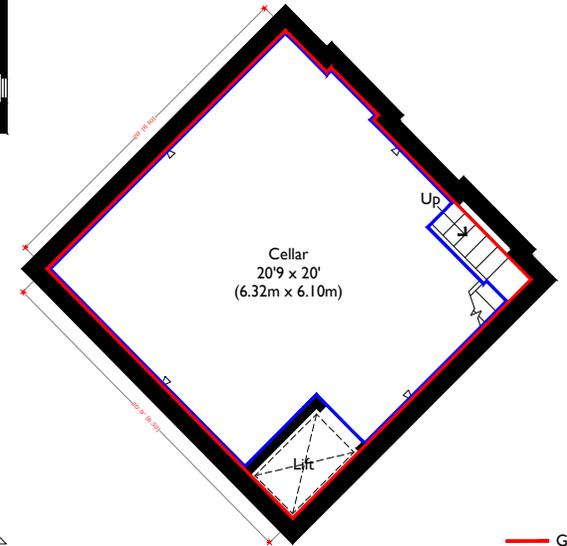
Approximate Net Internal Area : 3937 sq ft / 365.8 sq m



Ground Floor
 area (2983.49 square ft.)
 area (2829.05 square ft.) = NET - area (22.03 square ft.) - area (15.00 square ft.)



First Floor
 area (983.58 square ft.)
 area (729.52 square ft.) = NET



Lower Ground Floor
 area (416.63 square ft.)
 area (378.10 square ft.) = NET

— Gross Area
 — Ner Area