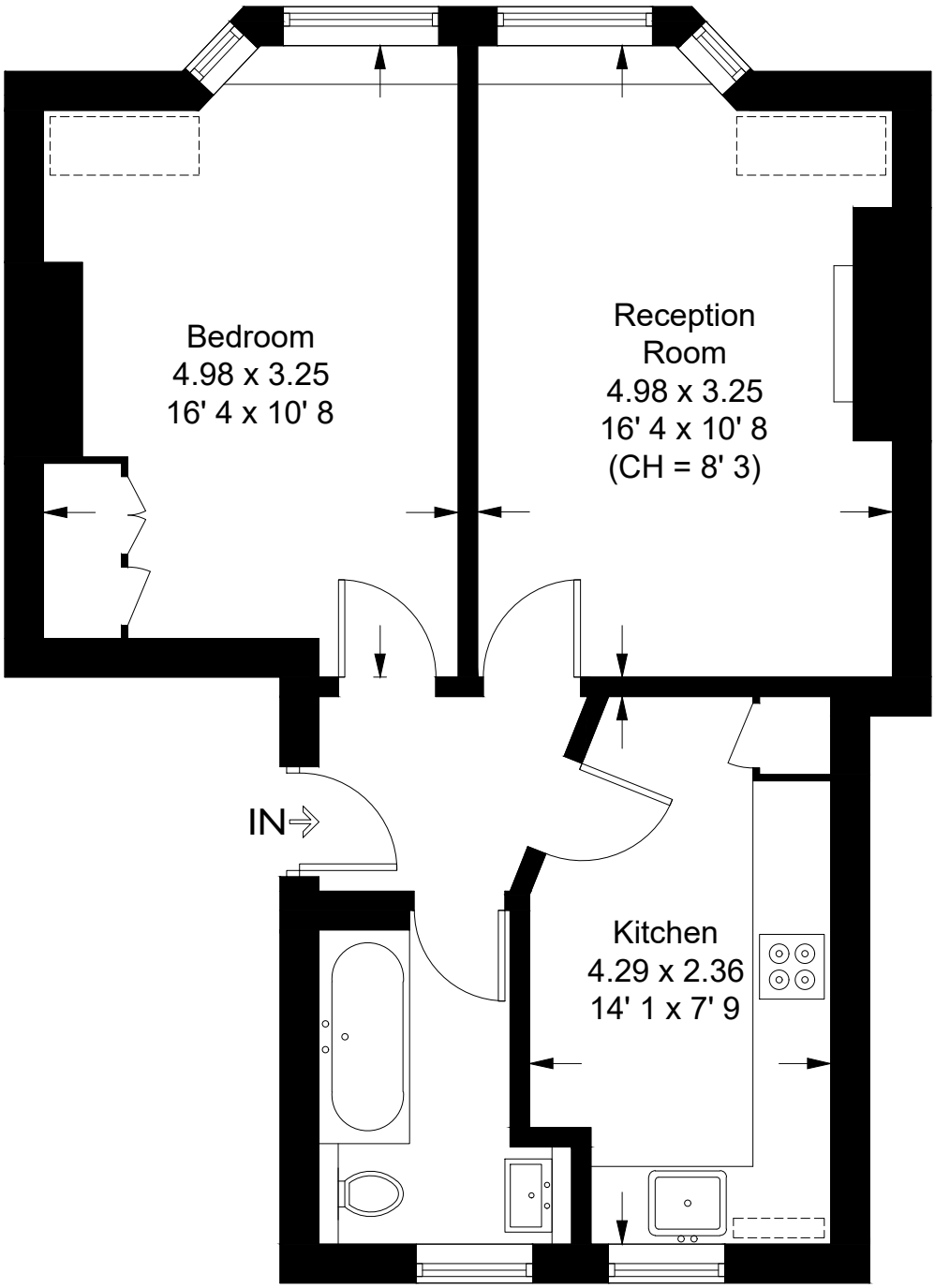
Marylebone High Street

Approximate Gross Internal Area = 512 sq ft / 47.6 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 13 sq ft / 1.2 sq m
Total = 525 sq ft / 48.8 sq m

N

= Reduced headroom below 1.5m / 5'0



Fourth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.