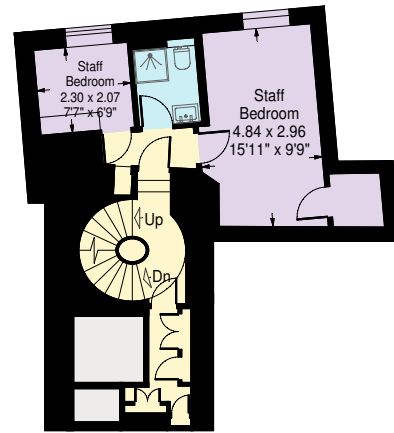


Grafton Street, London W1J

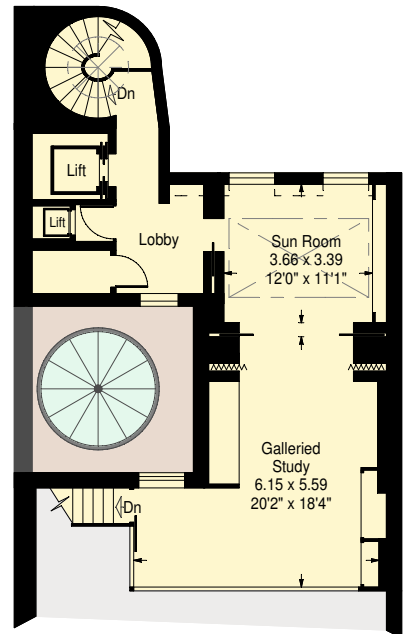
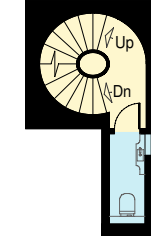
Approximate Gross Internal Area:
 1172.5 sq.m. / 12,621 sq.ft.
 (Including reduced height area below 1.5m - 1.0 sq.m. / 11 sq.ft.)
 (Not including vaulted stores, cupboards or first floor plant room)
 Vaulted stores - 64.7 sq.m. / 696 sq.ft.
 Basement cupboards - 1.8 sq.m. / 19 sq.ft.
 First floor plant room - 9.2 sq.m. / 99 sq.ft.

Total area - 1248.2 sq.m. / 13,436 sq.ft.

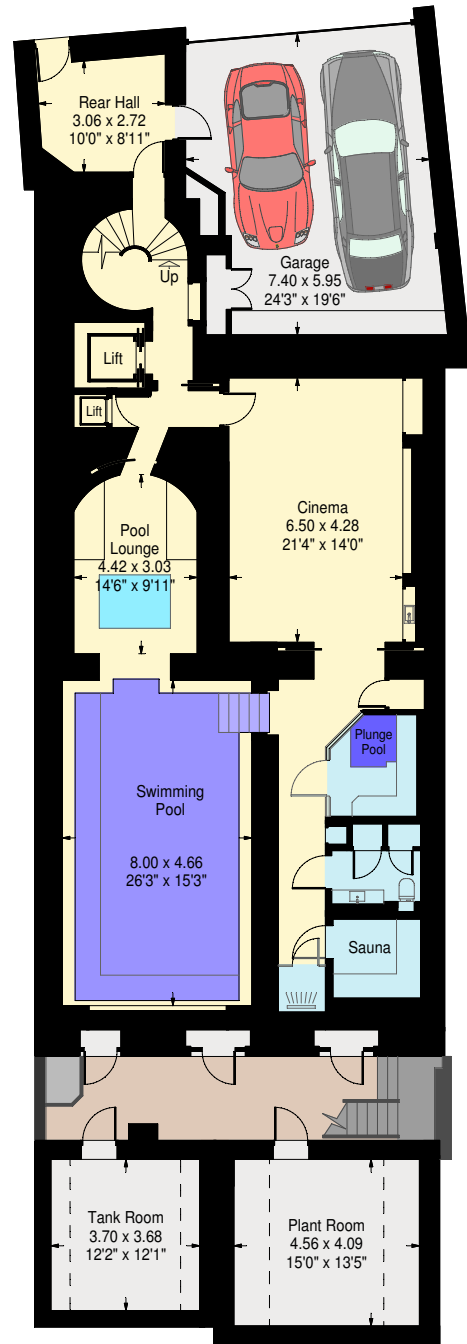


Mezzanine

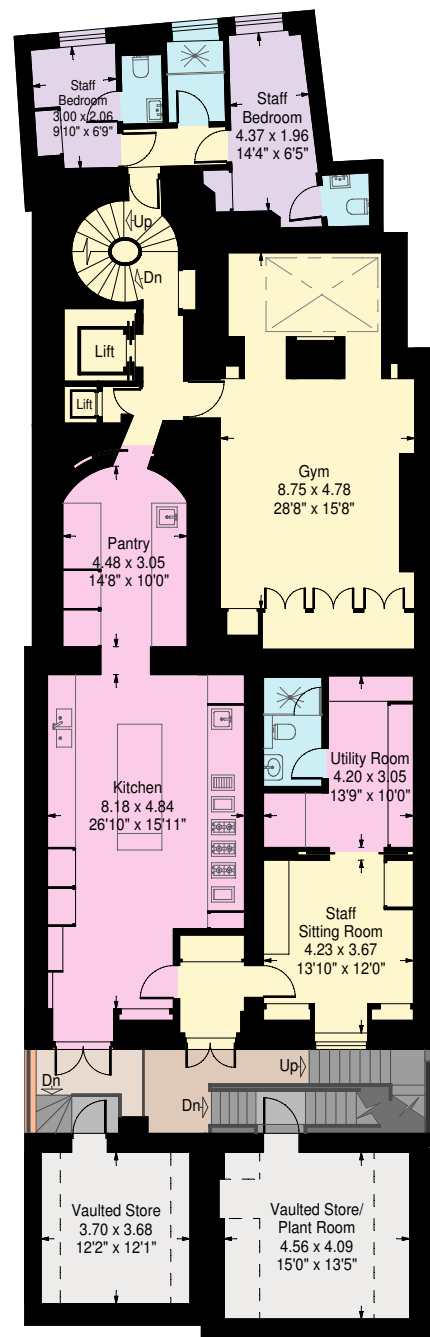
Mezzanine



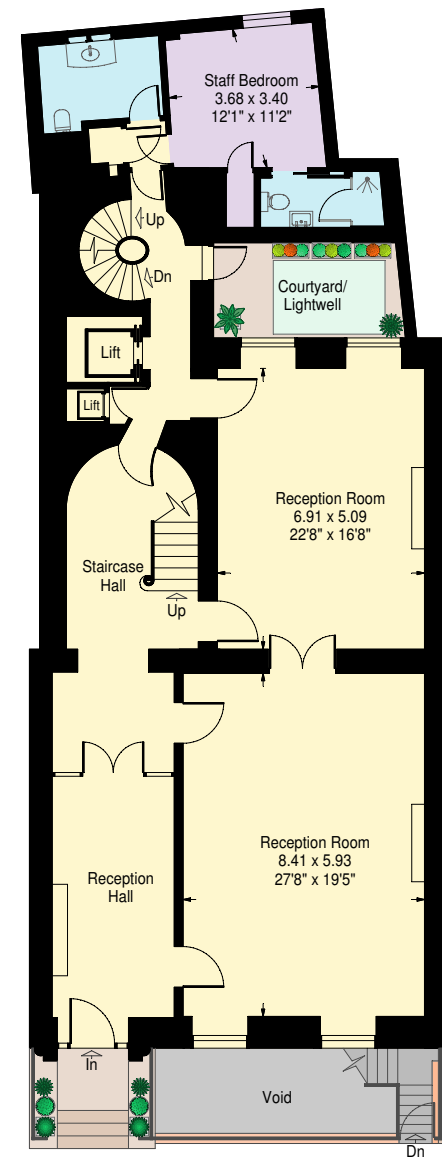
Fourth Floor



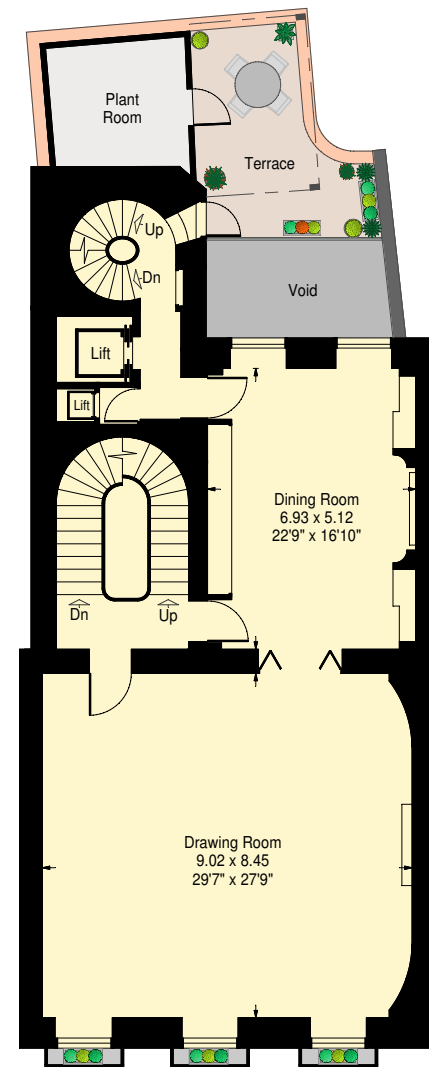
Basement



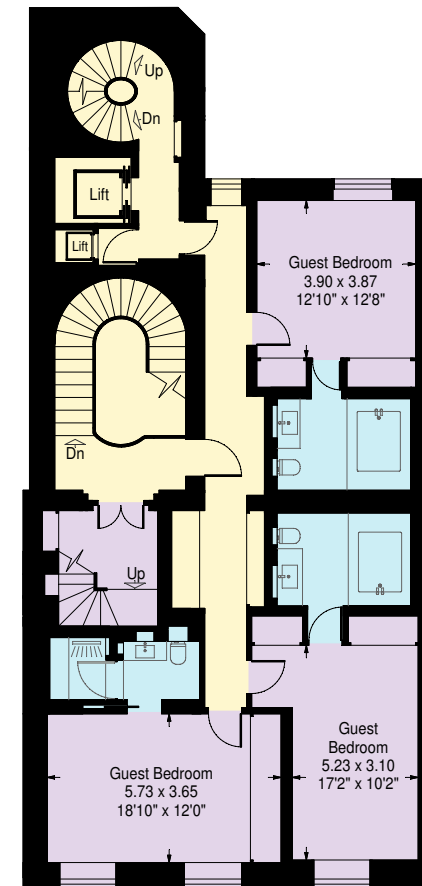
Lower Ground Floor



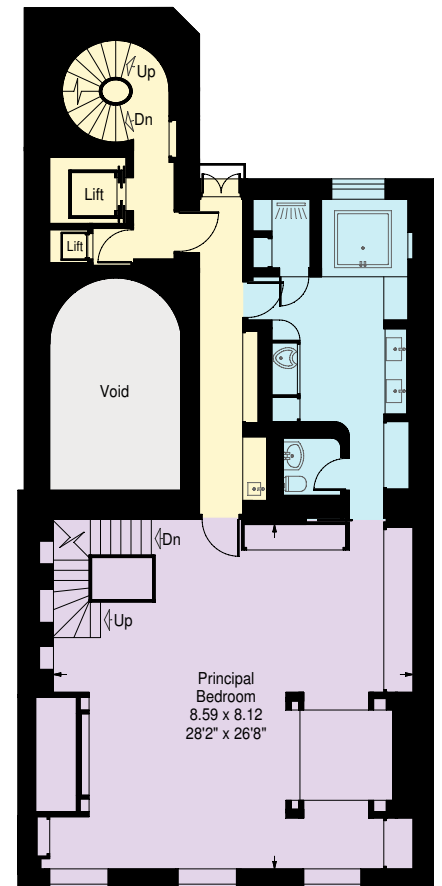
Ground Floor



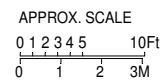
First Floor



Second Floor



Third Floor



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This plan is for guidance only and must not be relied upon as a statement of fact.