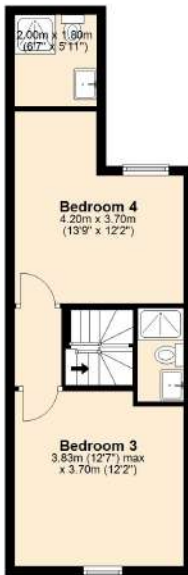


**Ground Floor**  
 Approx. 71.1 sq. metres (765.2 sq. feet)



**First Floor**  
 Approx. 34.7 sq. metres (373.3 sq. feet)



**Second Floor**  
 Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 140.5 sq. metres (1512.3 sq. feet)  
**9 Luton Road**