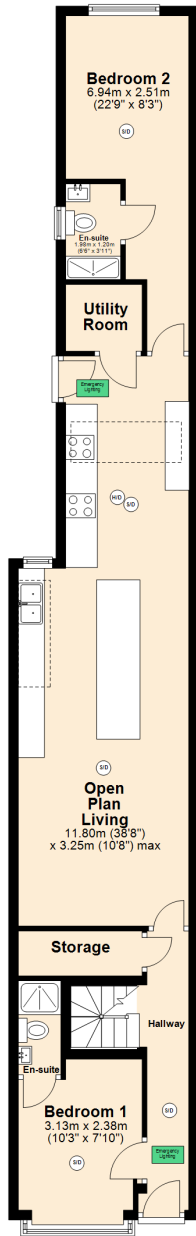


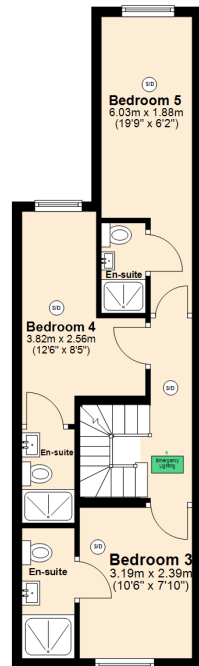


Total area: approx. 146.3 sq. metres (1574.8 sq. feet)

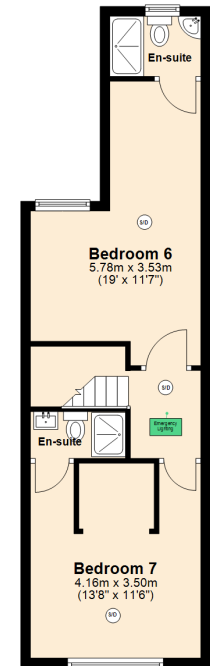
**Ground Floor**  
 Approx. 70.0 sq. metres (753.4 sq. feet)



**First Floor**  
 Approx. 36.4 sq. metres (392.3 sq. feet)



**Second Floor**  
 Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 146.3 sq. metres (1574.8 sq. feet)  
**164 TIVERTON ROAD**