

**Ground Floor**  
Approx. 55.9 sq. metres (601.7 sq. feet)



**First Floor**  
Approx. 31.3 sq. metres (336.6 sq. feet)

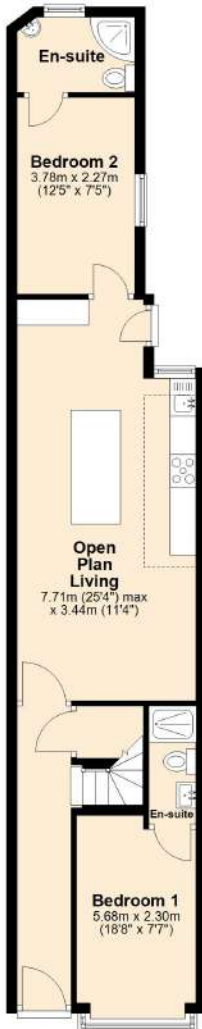


**Second Floor**  
Approx. 31.3 sq. metres (336.9 sq. feet)



Total area: approx. 118.5 sq. metres (1275.2 sq. feet)

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 229 Hubert Road, Selly Oak