

**Ground Floor**  
Approx. 84.4 sq. metres (908.9 sq. feet)



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

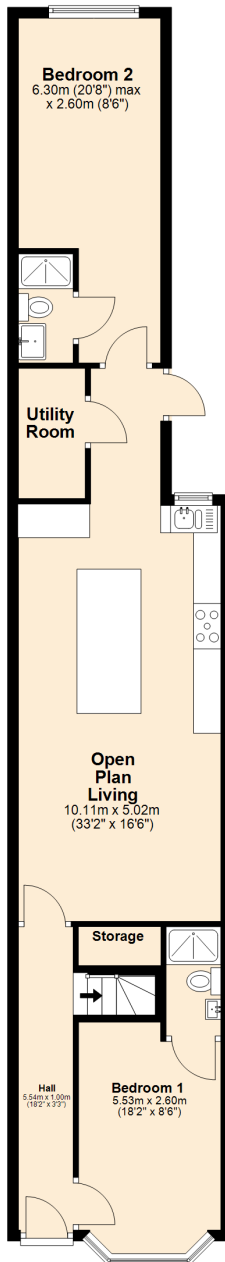


**Second Floor**  
Approx. 34.7 sq. metres (373.8 sq. feet)

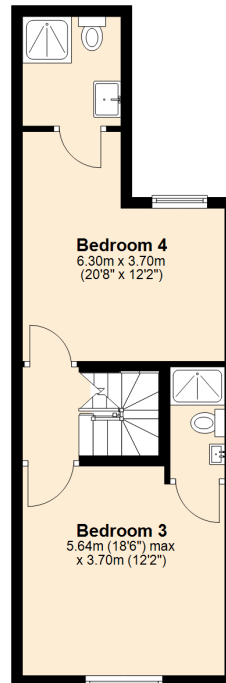


Total area: approx. 153.8 sq. metres (1655.9 sq. feet)

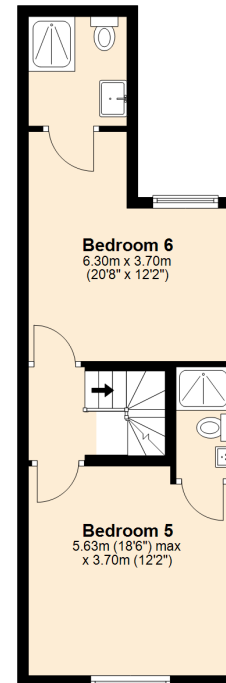
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**9 Luton Road**