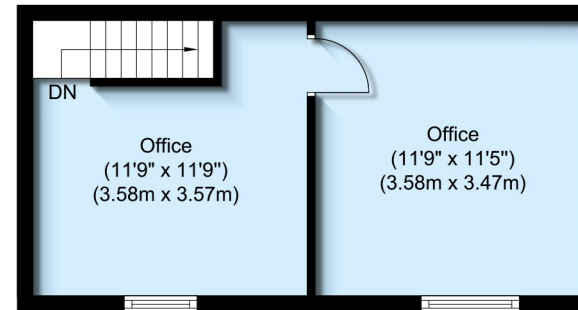
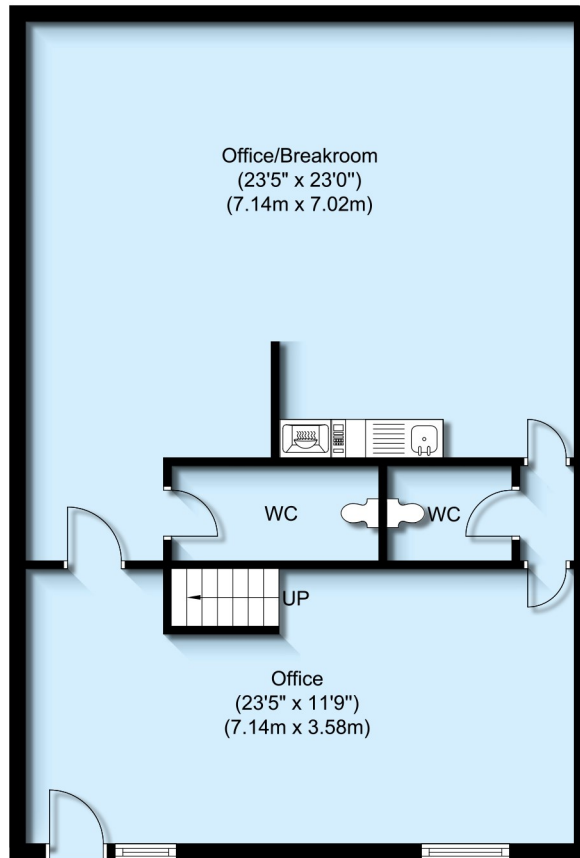


1 New Brook Street, Leamington Spa, CV32 5AP



Ground Floor
Approximate Floor Area
822.25 sq. ft.
(76.39 sq. m)

First Floor
Approximate Floor Area
275.12 sq. ft.
(25.56 sq. m)

Approximate Floor Area
1097.38 sq. ft.
(101.95 sq. m)

Illustration for identification purposes only, not to scale.