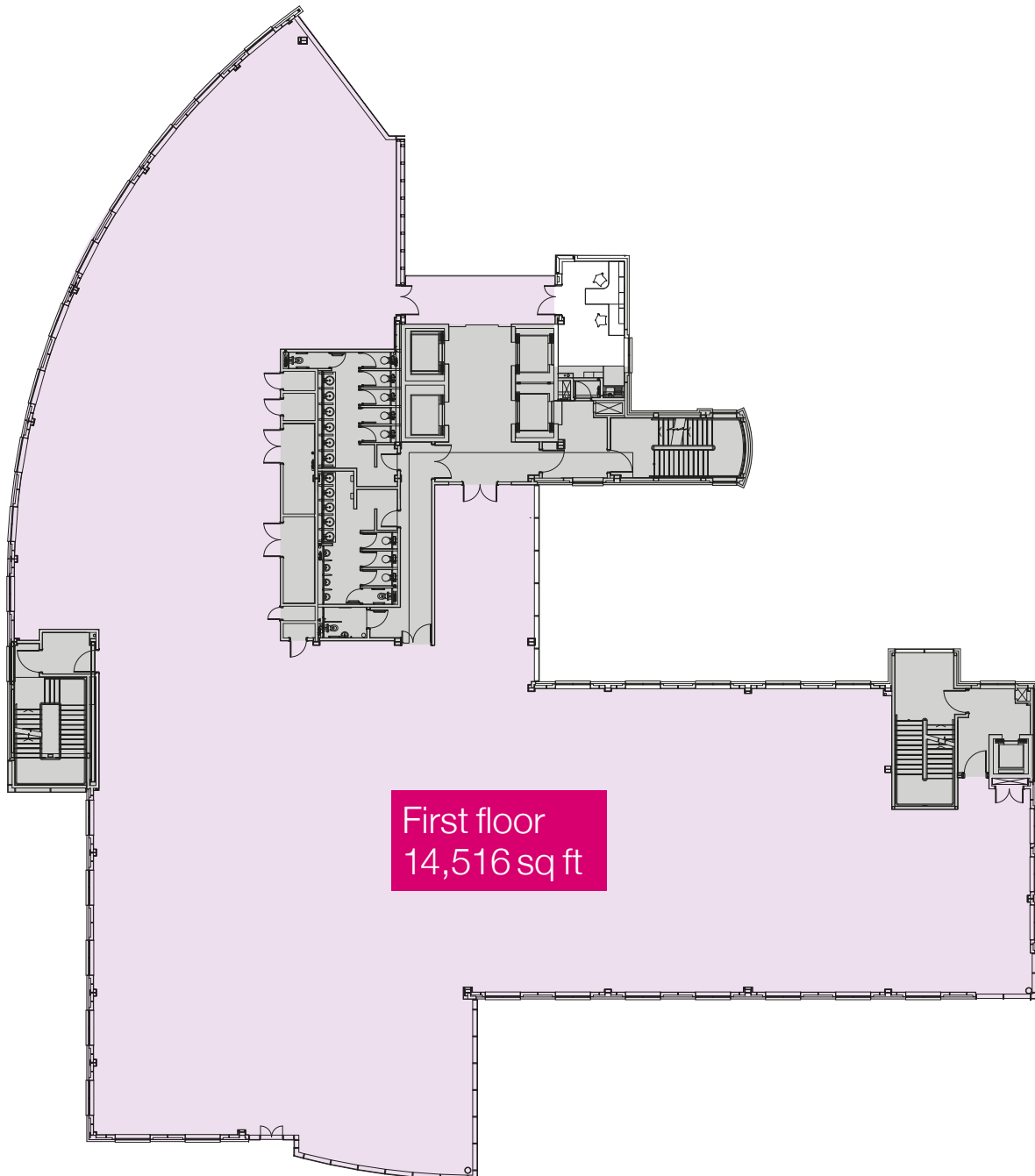


## First floor



**The vendor/lessor and its agent(s) give notice that:** 1. these particulars contain general information only (Particulars) to assist interested purchasers/lessees (Recipients) and may not be accurate, complete or up to date. These Particulars should not be relied upon and the contents do not form the basis of any contract;

2. no representation, warranty, assurance or undertaking is or will be made, and no responsibility or liability is or will be accepted by the vendor/lessor or its agent(s) (or by any subsidiary or respective officer/employee) for the adequacy, accuracy or completeness of these Particulars (or of any other information, notice or document

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3. unless otherwise stated, all measurements are approximate and prices and rents are quoted exclusive of VAT; and

4. the Royal Institution of Chartered Surveyors (RICS) Code for Leasing Business Premises in England and Wales (1st edition, effective 1 Sept 2020) recommends seeking professional advice before agreeing business tenancies in certain circumstances.