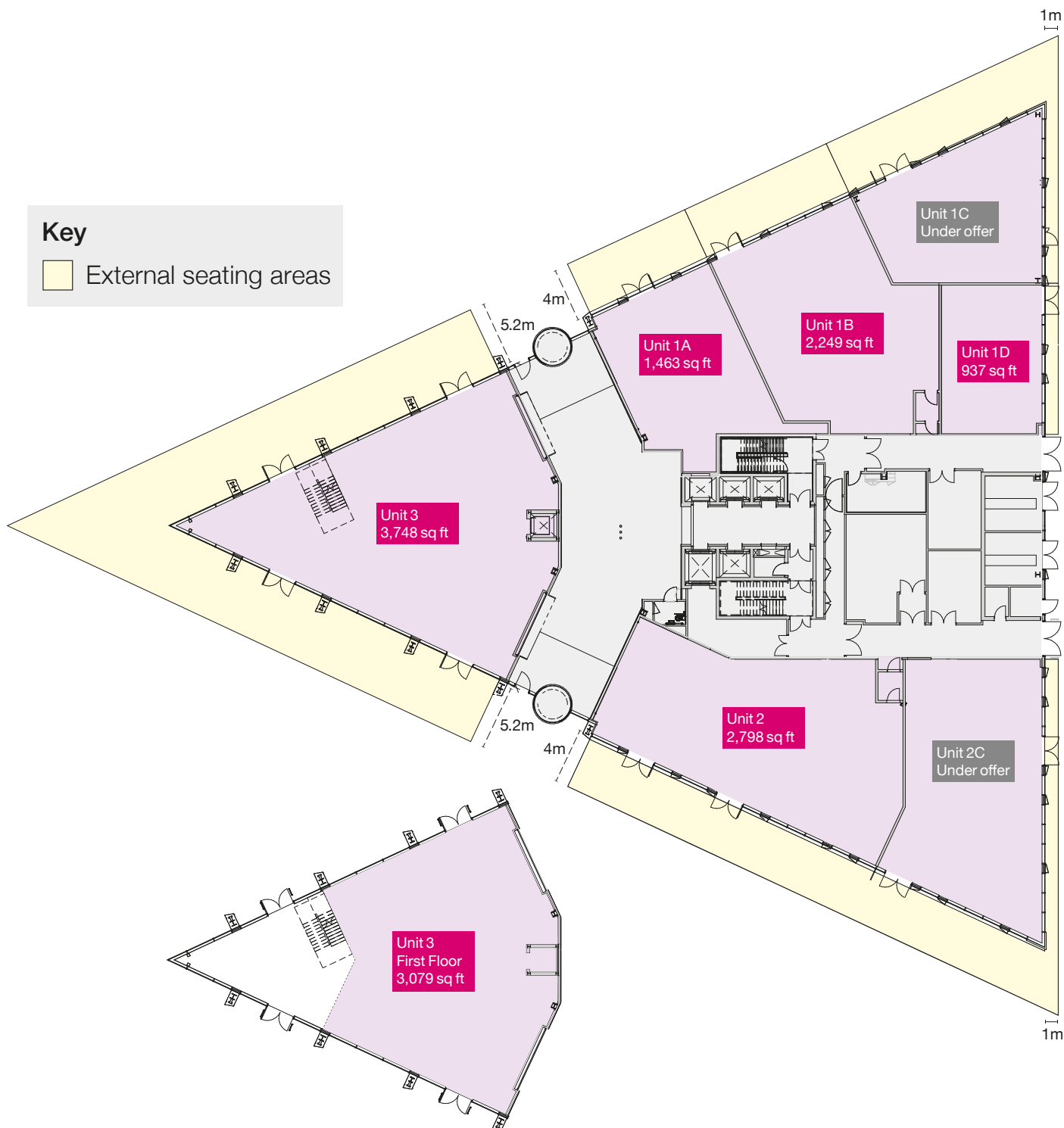


Ground floor



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

supplied or made available to Recipients). Any such responsibility and liability is expressly disclaimed;

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.