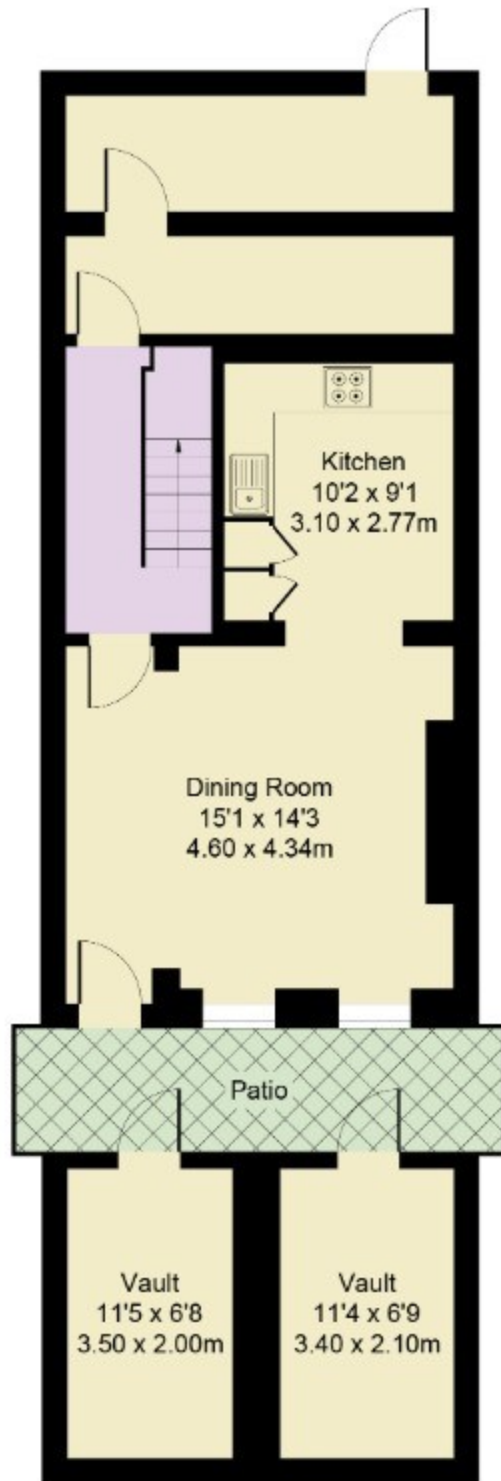


Derby Street, W1J

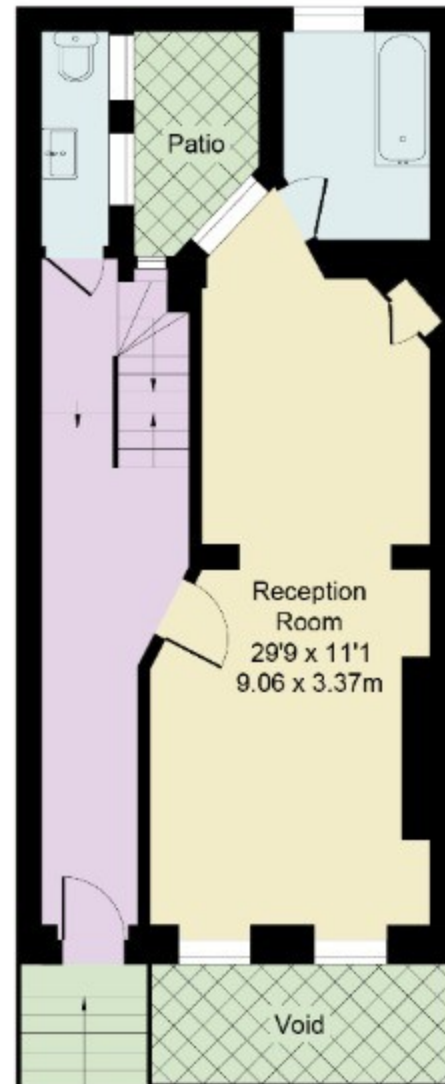
Approximate Gross Internal Area 2447 sq ft - 227 sq m
(Including Vaults & Excluding Water Tanks Room)

Vaults 175 sq ft - 16 sq m

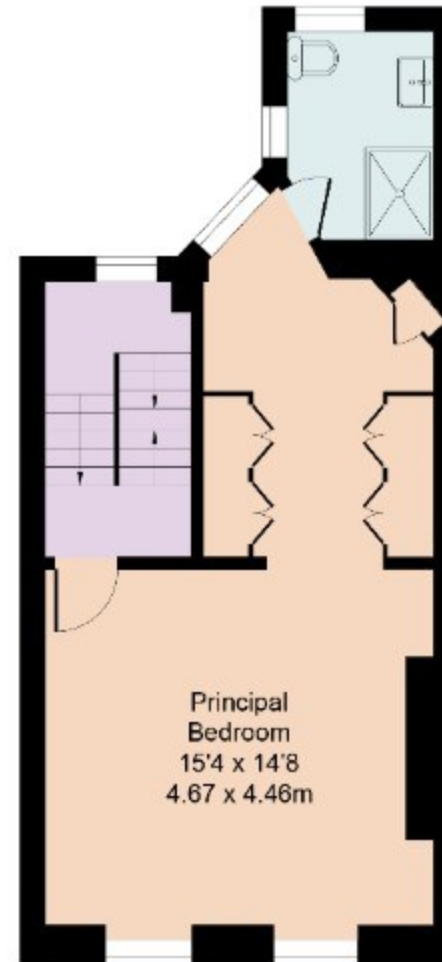
Key :
CH - Ceiling Height



Lower Ground Floor



Raised Ground Floor



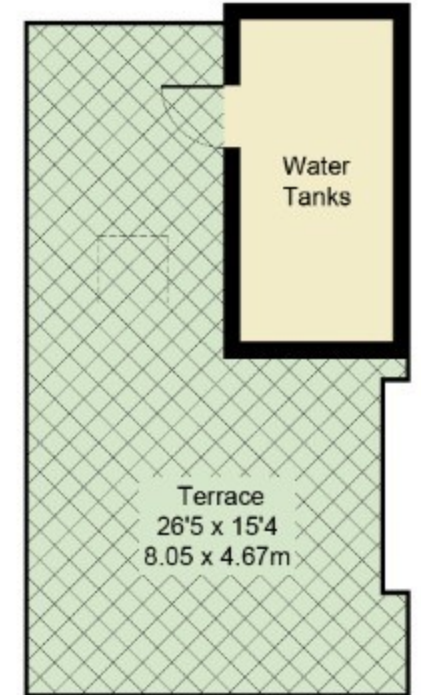
First Floor



Second Floor



Third Floor



Roof Terrace

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.