

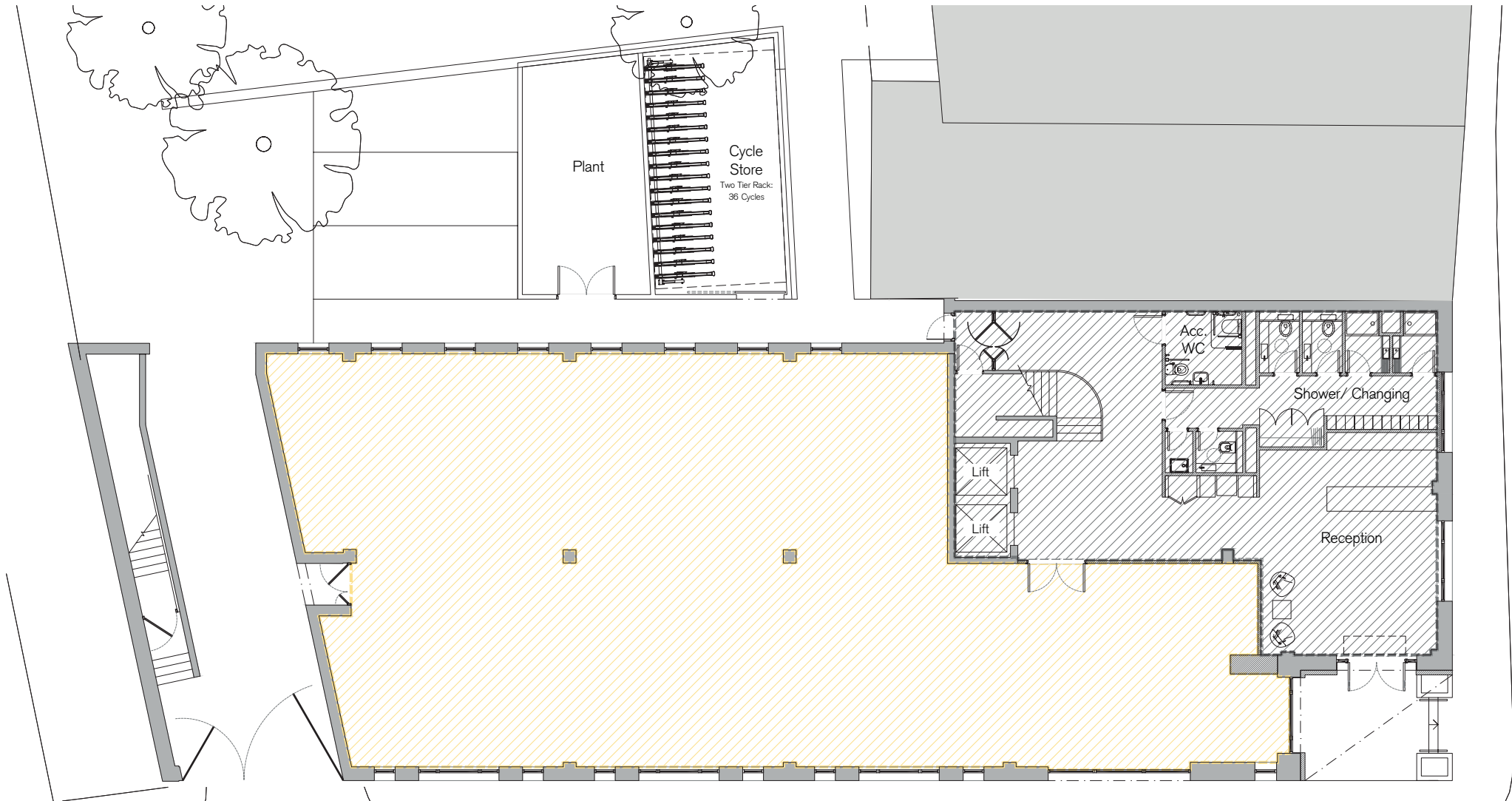
GROUND FLOOR PLAN

The premises benefit from the following floor area:

Area	Sq Ft	Sq M
Ground Floor	3,755	348

70 Redcliff Street, Bristol BS1 6AL

All figures are measured on a NIA basis.



GROUND FLOOR

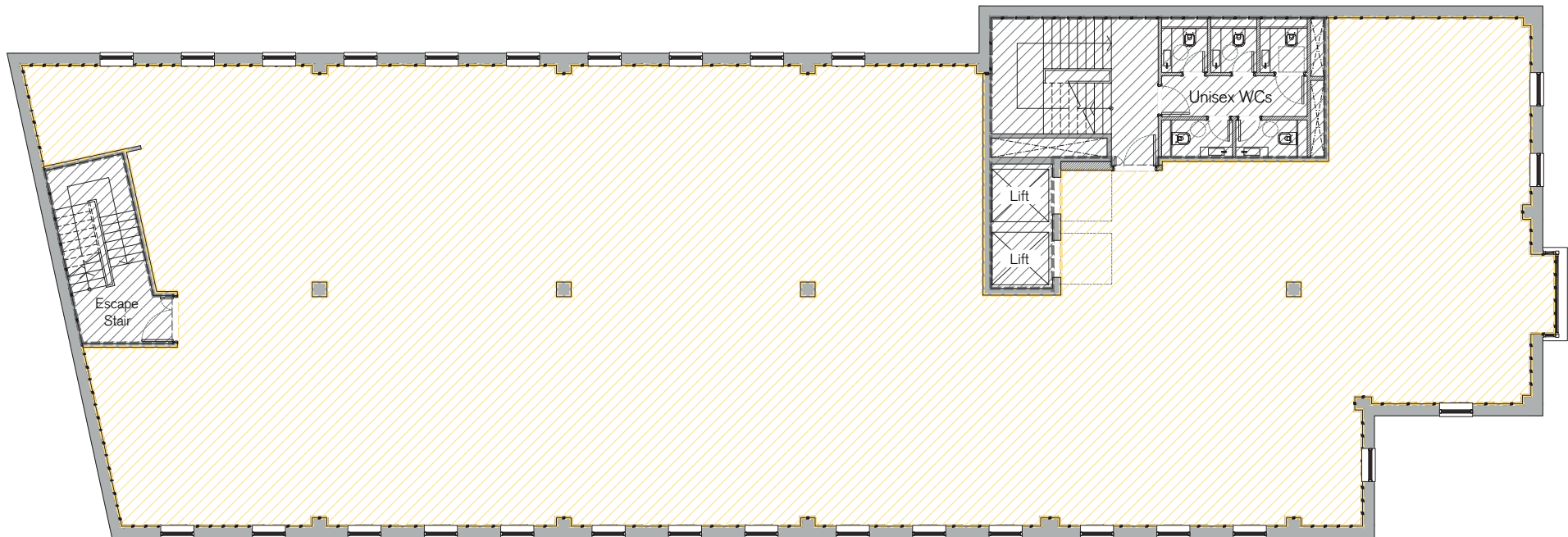
FIRST FLOOR PLAN

The premises benefit from the following floor area:

Area	Sq Ft	Sq M
First Floor	5,605	521

70 Redcliff Street, Bristol BS1 6AL

All figures are measured on a NIA basis.



FIRST FLOOR



SECOND FLOOR PLAN

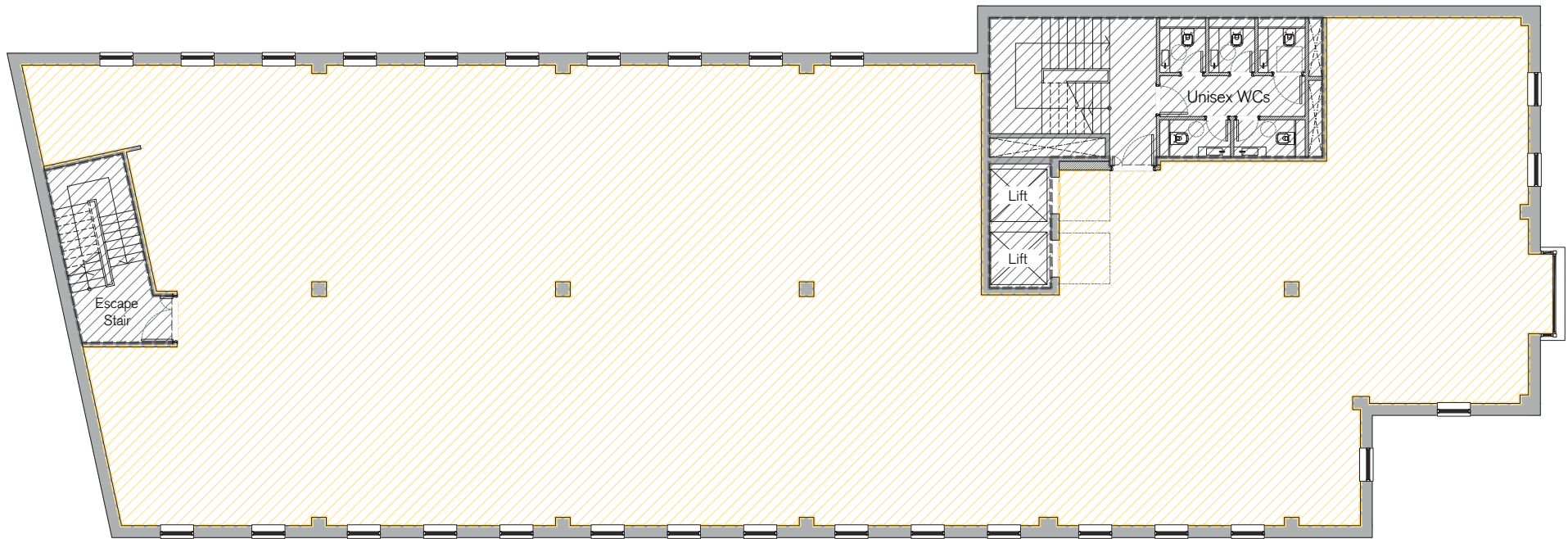
70redcliff.com

The premises benefit from the following floor area:

Area	Sq Ft	Sq M
Second Floor	5,605	521

70 Redcliff Street, Bristol BS1 6AL

All figures are measured on a NIA basis.



SECOND FLOOR