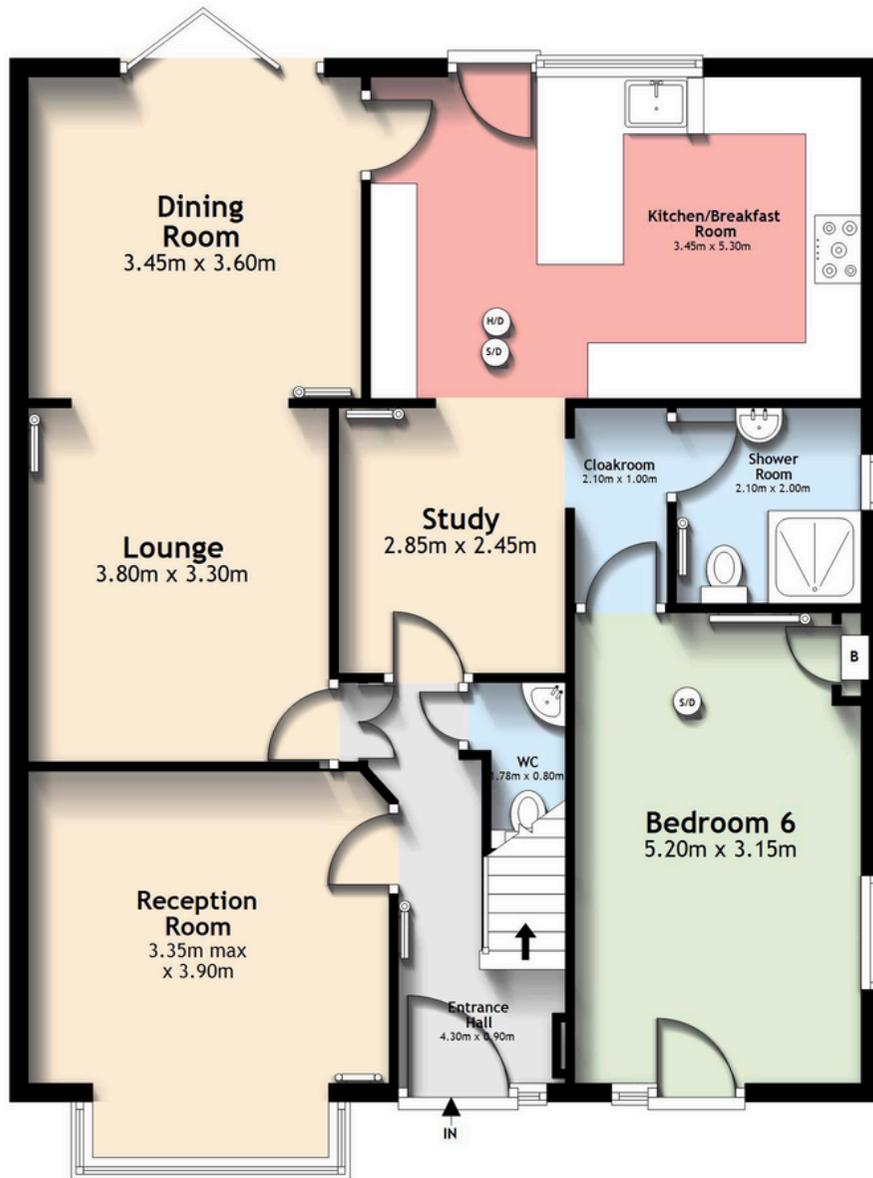
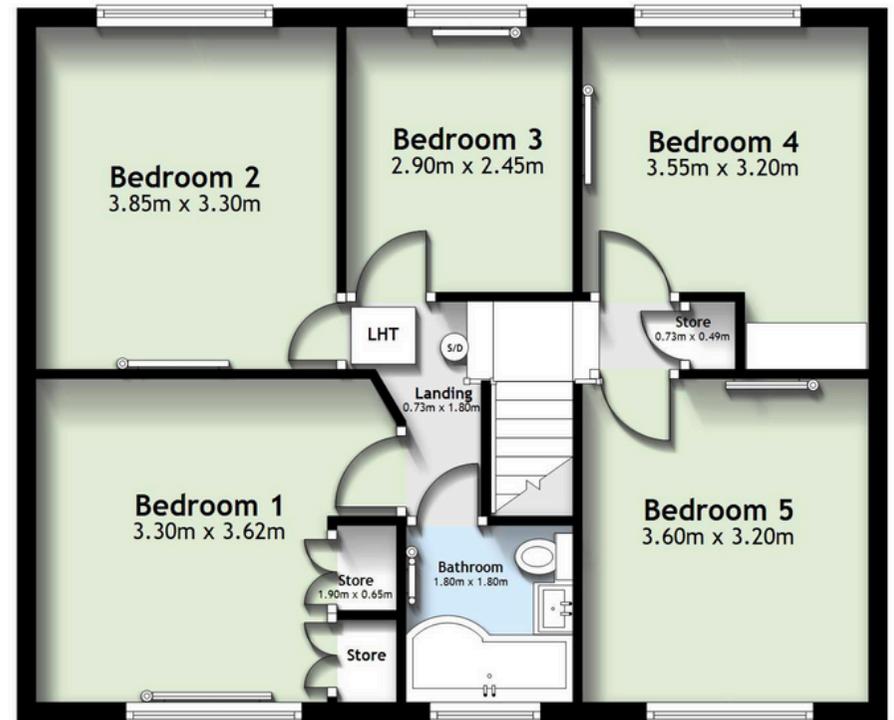


Ground Floor
Approx. 84.5 sq. metres



First Floor
Approx. 67.0 sq. metres



Total area: approx. 151.5 sq. metres

23 Fitzroy Avenue, Luton, Bedfordshire LU3 1RS