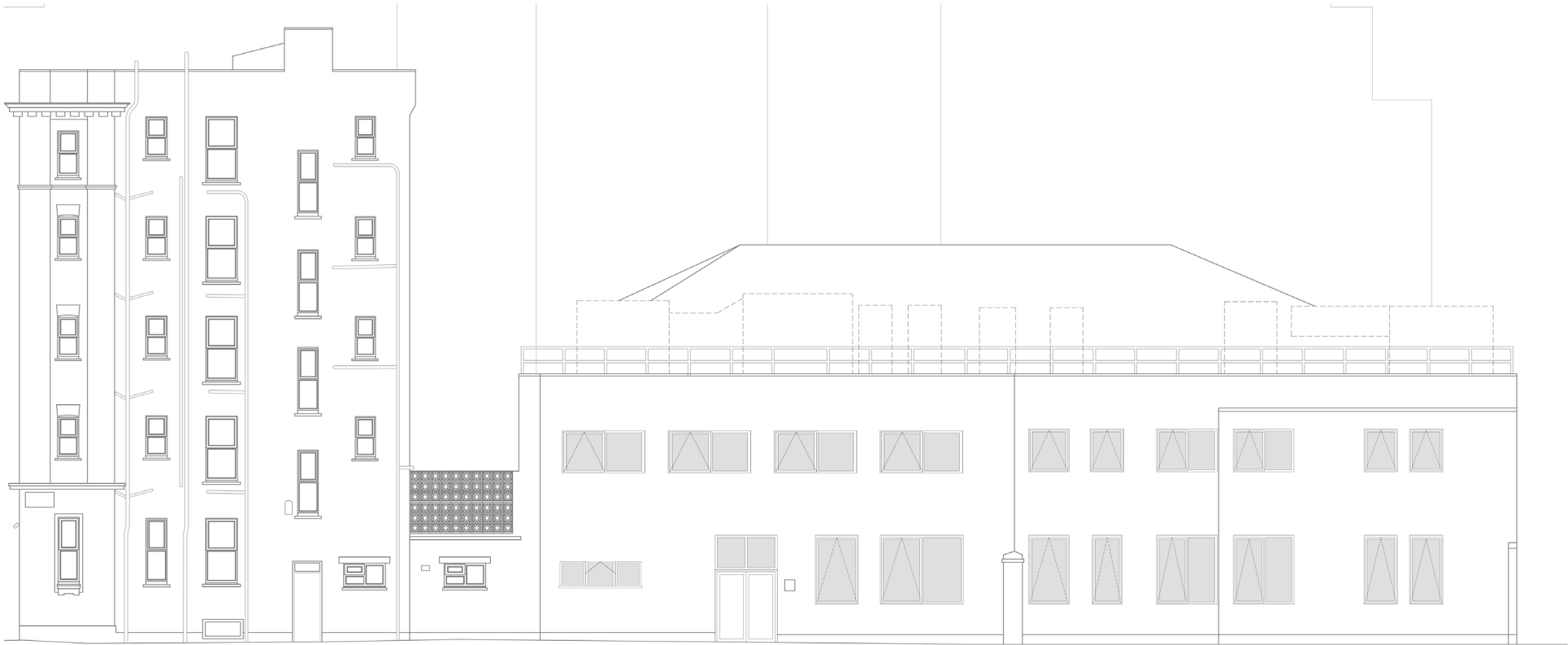


Douglas Street Studio Douglas Street SW1

Building Elevations

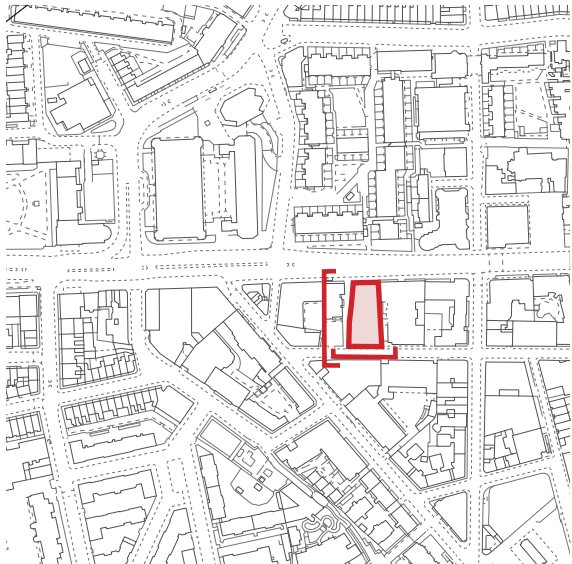


Douglas Street Elevation



Carey Place Elevation

Key

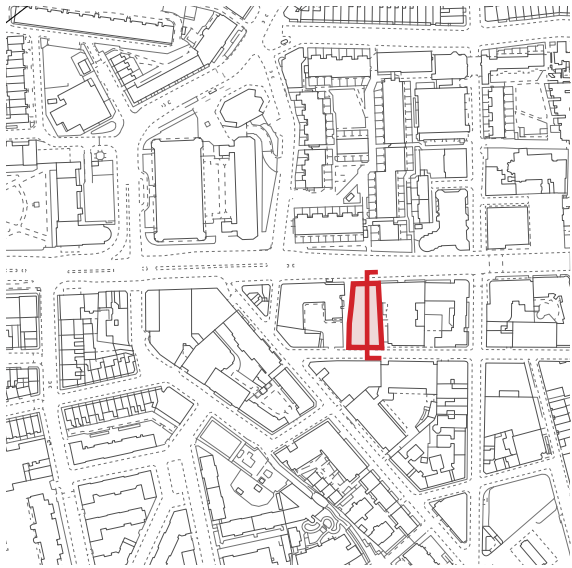


- General Notes
- Tenant to provide WCs
 - Drawings are Stage 1 and not coordinated with other consultants
 - Drawings are for illustrative purposes only

Not to scale

Building Sections

Key



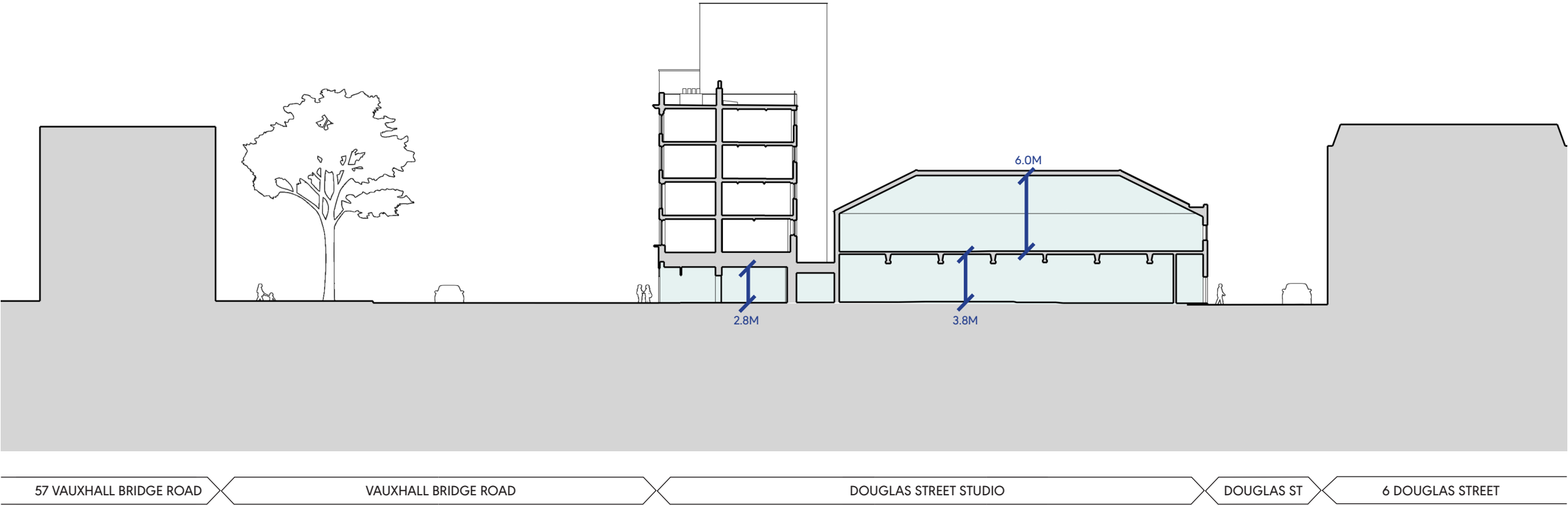
General Notes

- Tenant to provide WCs
- Drawings are Stage 1 and not coordinated with other consultants
- Drawings are for illustrative purposes only

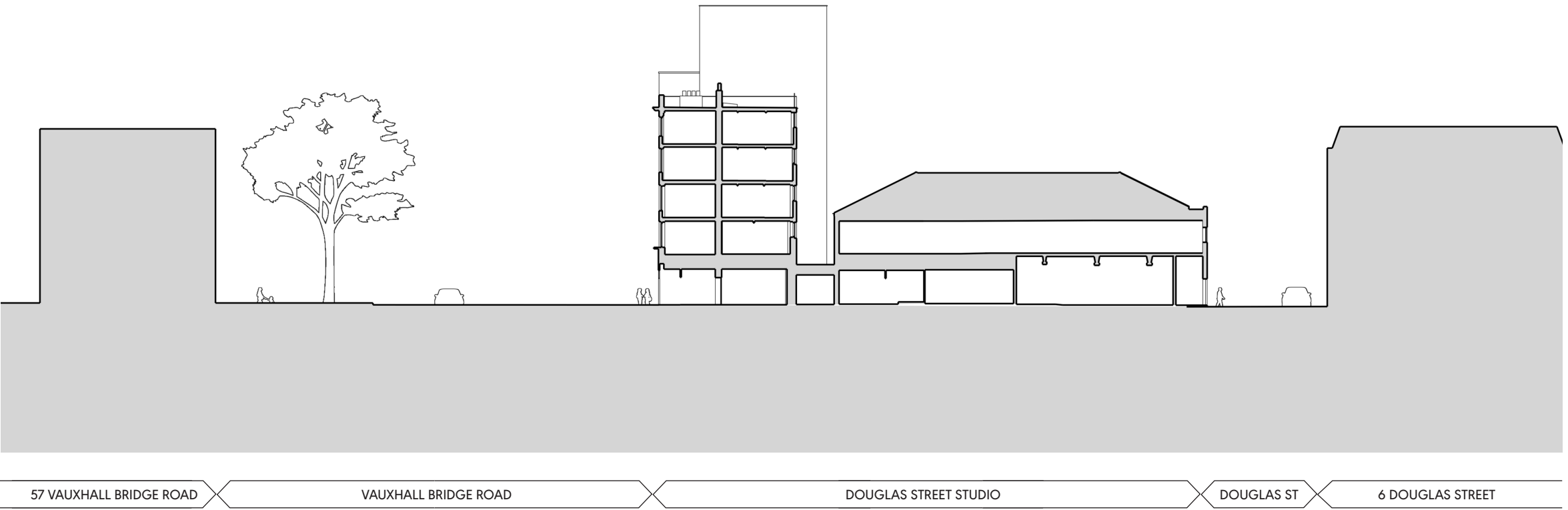
NIA Area

Not to scale

Douglas Street Studio



Proposed



Existing

Proposed Ground Floor Plan

Key

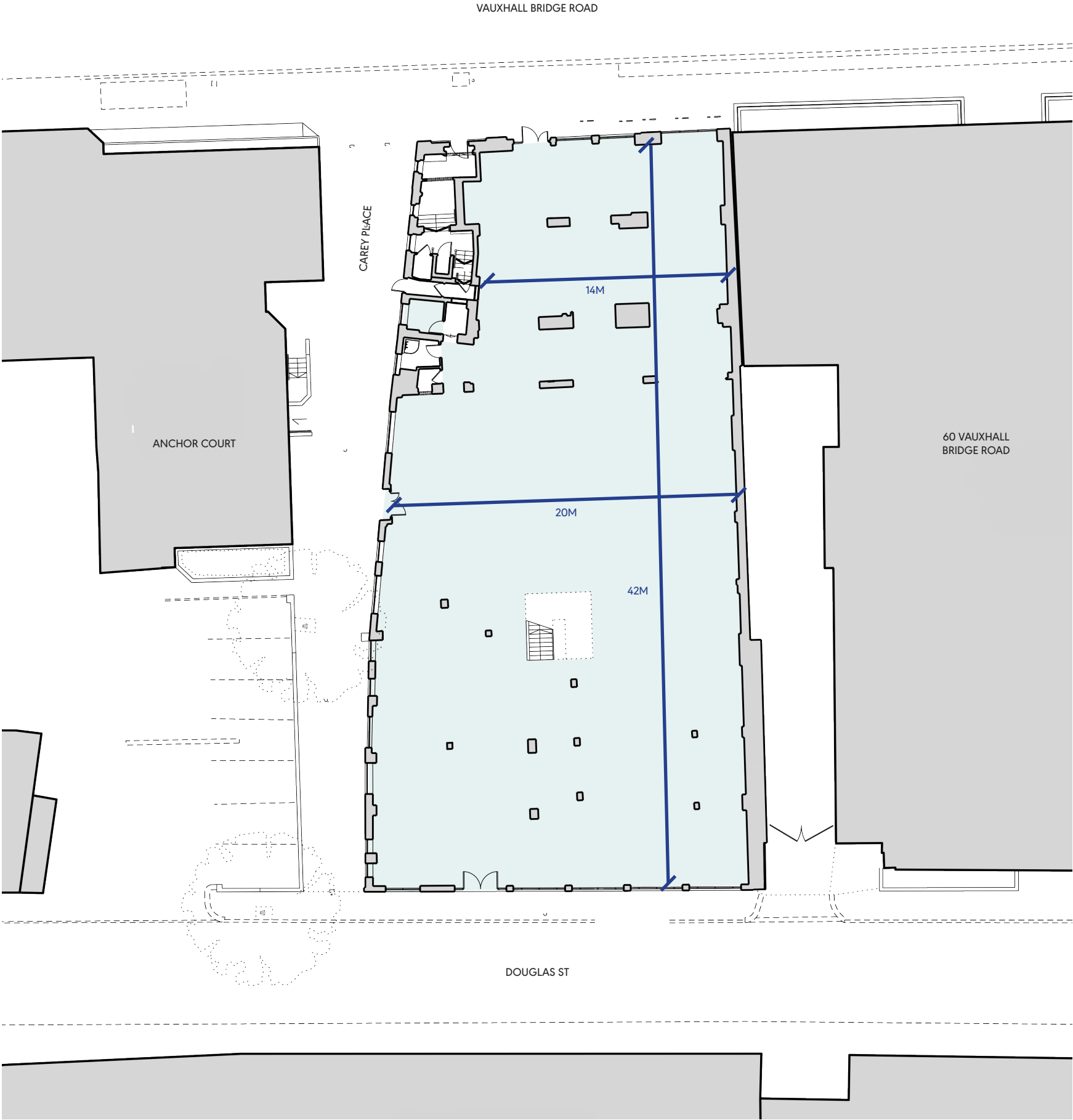
General Notes

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- Drawings are for illustrative purposes only

NIA Area

Not to scale

Douglas Street Studio



Proposed First Floor Plan

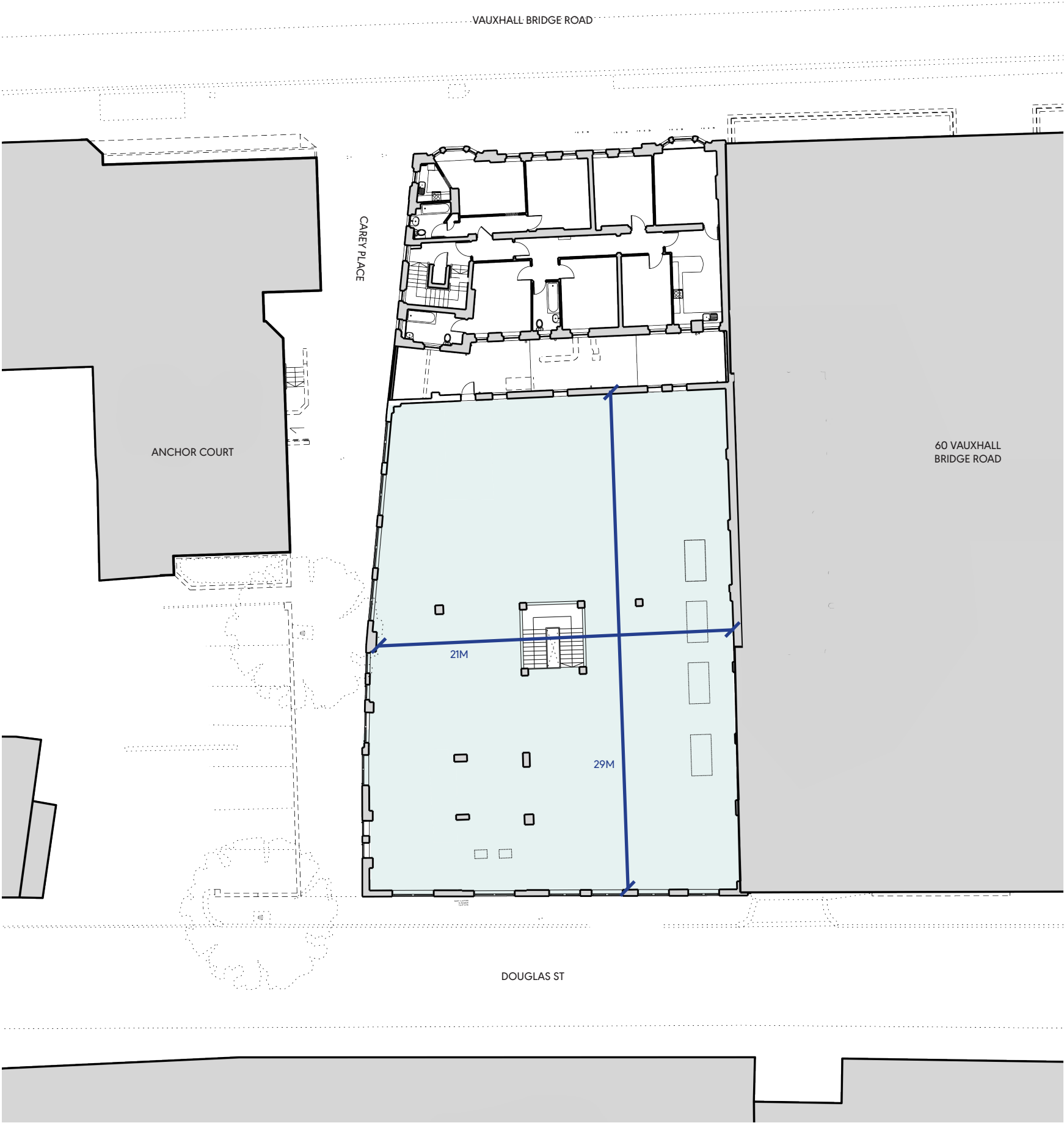
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General Notes

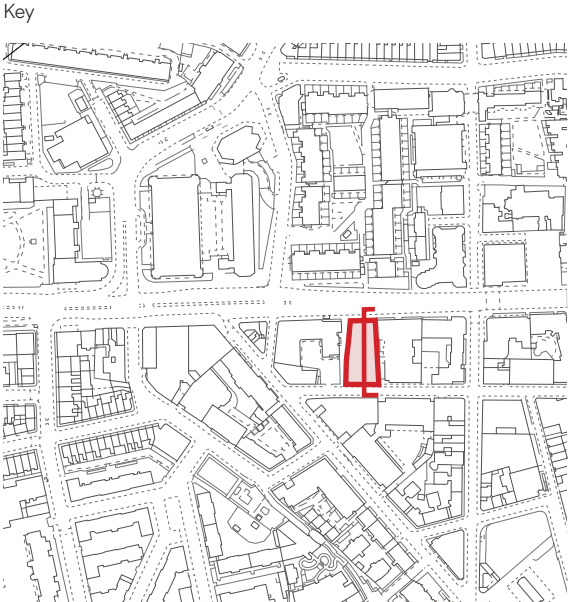
- Tenant to provide WCs
- Drawings are Stage 1 and not coordinated with other consultants
- Drawings are for illustrative purposes only

NIA Area

Not to scale



Proposed 3D View



General Notes

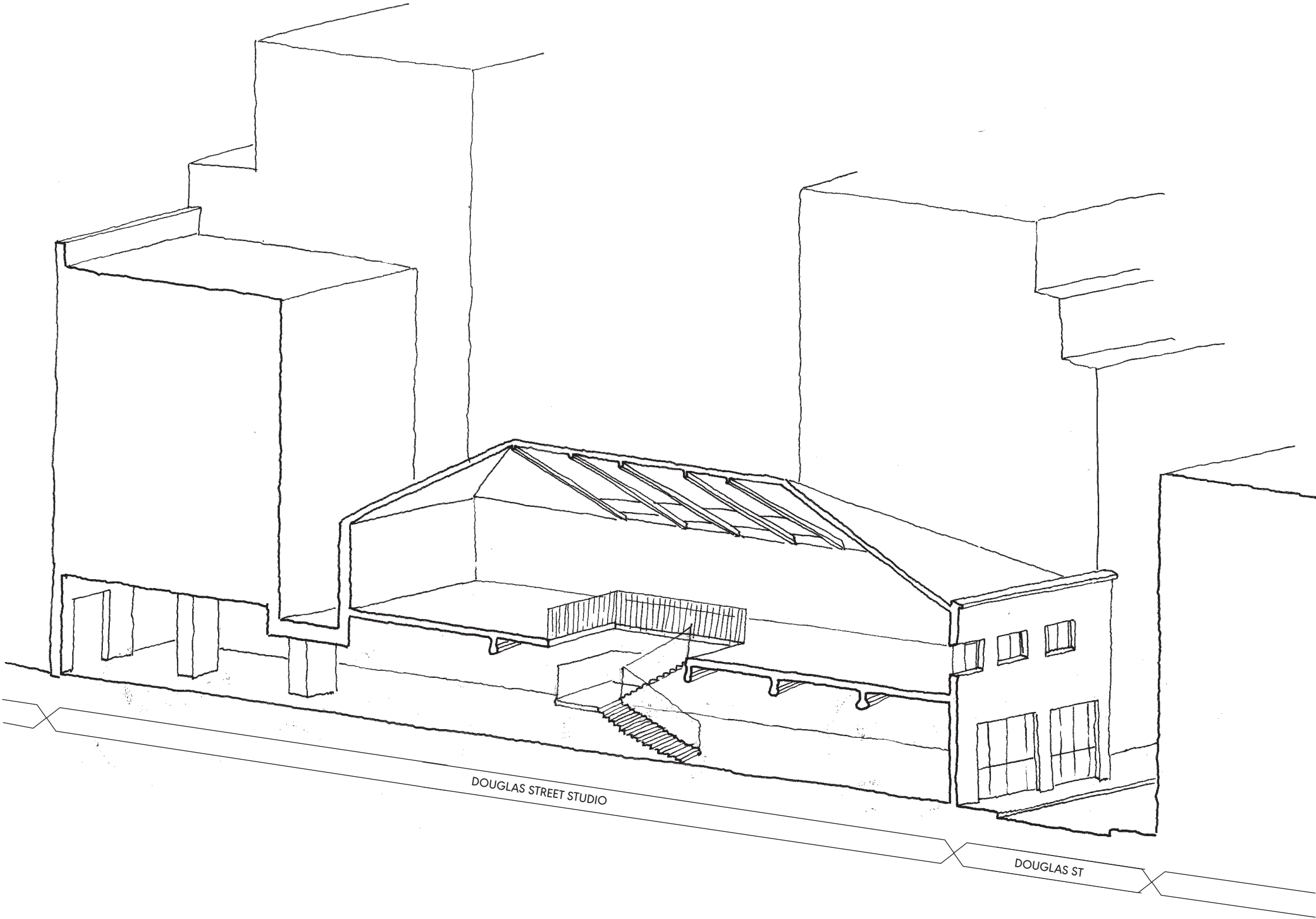
- Tenant to provide WCs
- Drawings are Stage 1 and not coordinated with other consultants
- Drawings are for illustrative purposes only



Not to scale

Douglas Street Studio

 NIA Area



As Existing:

	Existing GIA		Existing NIA	
	(sqm)	(sqft)	(sqm)	(sqft)
Ground	830.0	8,934	678.0	7,298
First	600.0	6,458	568.0	6,114
TOTAL	1,430.0	15,392	1,246.0	13,412

Areas
Existing and Proposed

As Proposed:

	Proposed GIA		Proposed NIA	
	(sqm)	(sqft)	(sqm)	(sqft)
Ground	830.0	8,934	792.0	8,525
First	600.0	6,458	585.0	6,297
TOTAL	1,430.0	15,392	1,377.0	14,822

* All areas are based on measured survey drawings by MobileCAD, provided in Dec 2024.

** All measurements are approximate. They relate to the likely areas of the project at the current state of design and are based on the Gross Internal Area and Net Internal Area following the RICS Code of measuring Practice 6th Addition. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increase and decreases inherent in the design development and building processes.