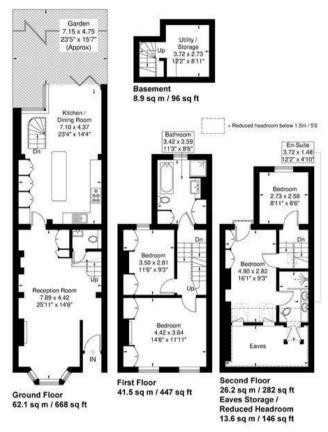


Duke Road



Approximate Gross Internal Area = 138.7 sq m / 1493 sq ft Eaves Storage / Reduced Headroom = 13.6 sq m / 146 sq ft Total = 152.3 sq m / 1639 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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| | | | | | Current | Potent |
|---------------------|-------------|-----------|-------|---|---------|--------|
| Very energy efficie | nt - lower | running o | costs | | | |
| (92 plus) A | | | | | | |
| (81-91) | 3 | | | | | |
| (69-80) | C | | | | | 78 |
| (55-68) | | D | | | 57 | |
| (39-54) | | E | | | | |
| (21-38) | | | F | | | |
| (1-20) | | | | G | | |
| Not energy efficier | nt - higher | running o | osts | | | |





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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