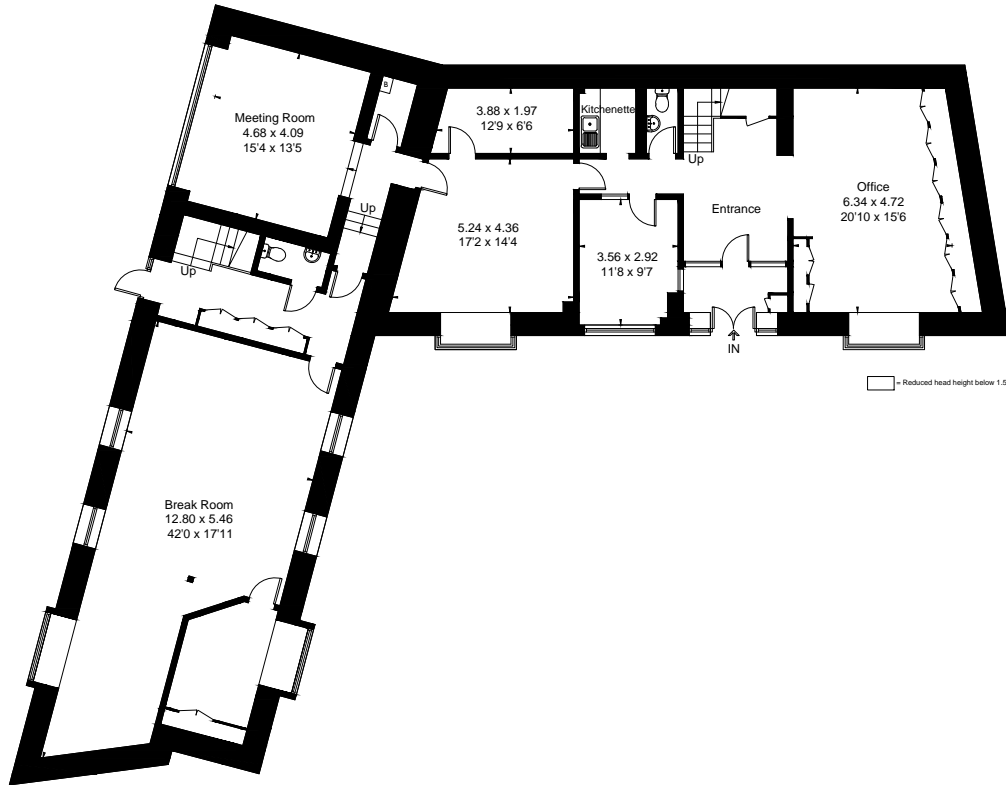
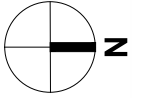


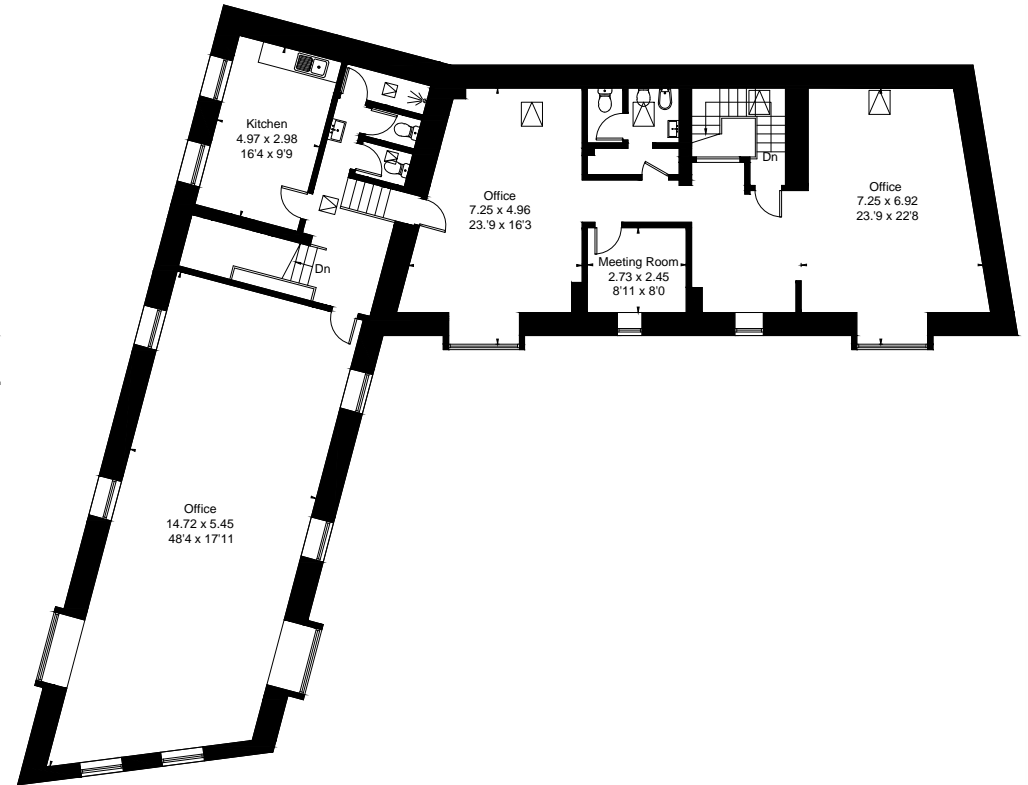
23/25 Coldharbour Road, Redland,
Bristol BS6 7JT

Approximate Area
Gross Internal Area = 434.4 sq m / 4676 sq ft
Net Internal Area = 293.1 sq m / 3155 sq ft



Ground Floor

GIA = 216.5 sq m / 2330 sq ft
NIA = 152 sq m / 1636 sq ft



First Floor

GIA = 217.9 sq m / 2346 sq ft
NIA = 141.1 sq m / 1519 sq ft

Plans not to scale and for identification purposes only.

Surveyed and drawn in accordance with RICS standards.
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