

**434 Montague Road, Modbury
First & Second Floor**

ESTIMATED GROSS LETTABLE AREA RETAIL

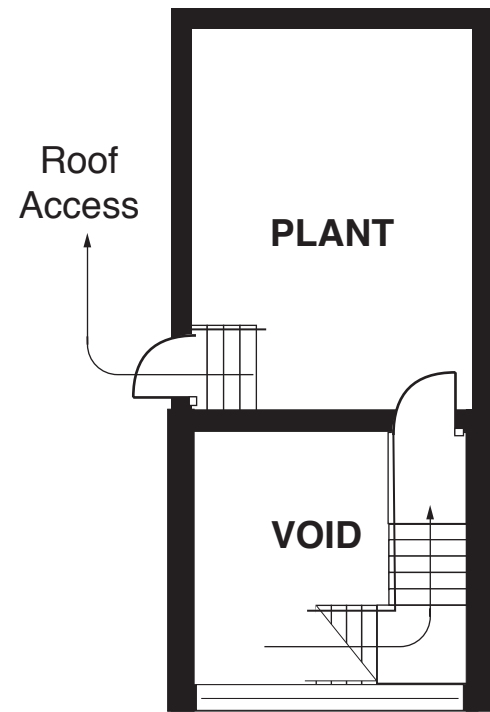
Ground Floor	278 sq. metres
First Floor	154 sq. metres

Total Gross L.A.R. 432 sq. metres

Site Lot 3	606 sq. metres
Site Lot 1	866 sq. metres
Total Site Area	1,472 sq. metres

Complies with the PCA Method of Measurement

Second Floor



First Floor



Montague Road