



**DERBY STREET**  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 805 SQ FT / 74.8 SQ M  
 EXTERNAL OUTBUILDING FLOOR AREA 188 SQ FT / 17.5 SQ M  
 TOTAL COMBINED FLOOR AREA 993 SQ FT / 92.3 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.