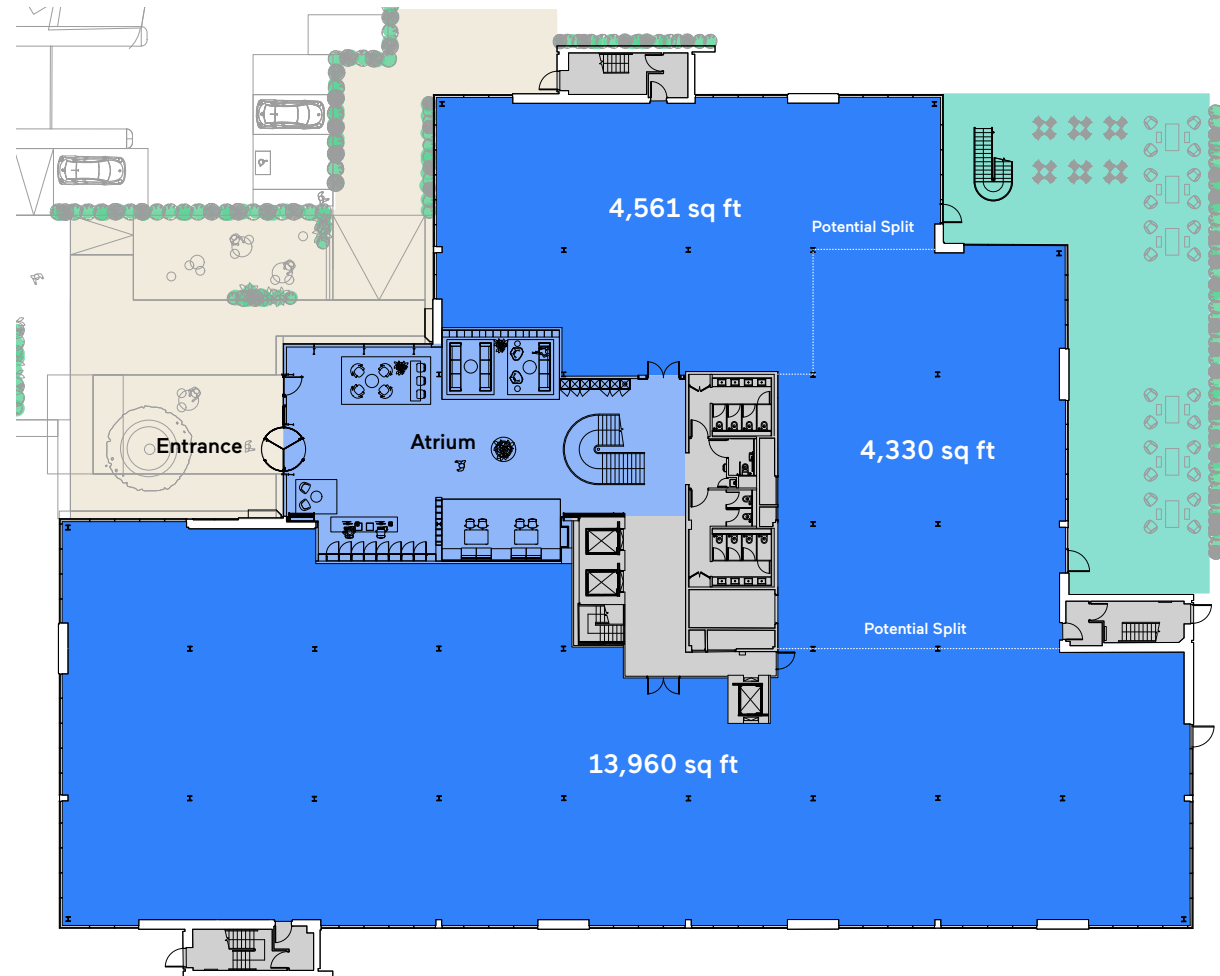


# 217 Bath Rd

**Ground Office**  
22,851 sq ft / 2,122.9 sq m

**Reception**  
2,476 sq ft / 230 sq m



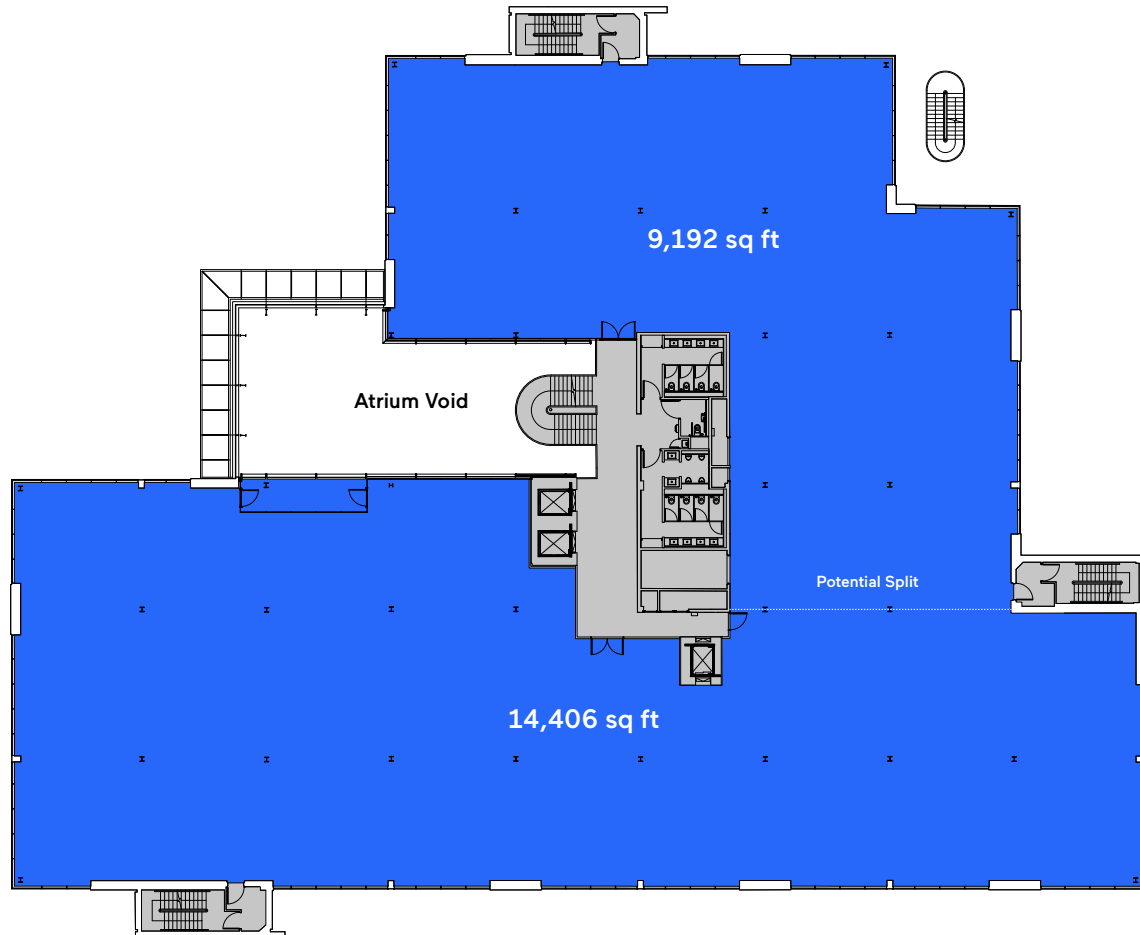
- Office
- Reception/Atrium
- Outdoor Seating
- Core

For indicative purposes only.  
Not to scale.



# 217 Bath Rd

**First  
Office**  
23,758 sq ft / 2,207.3 sq m



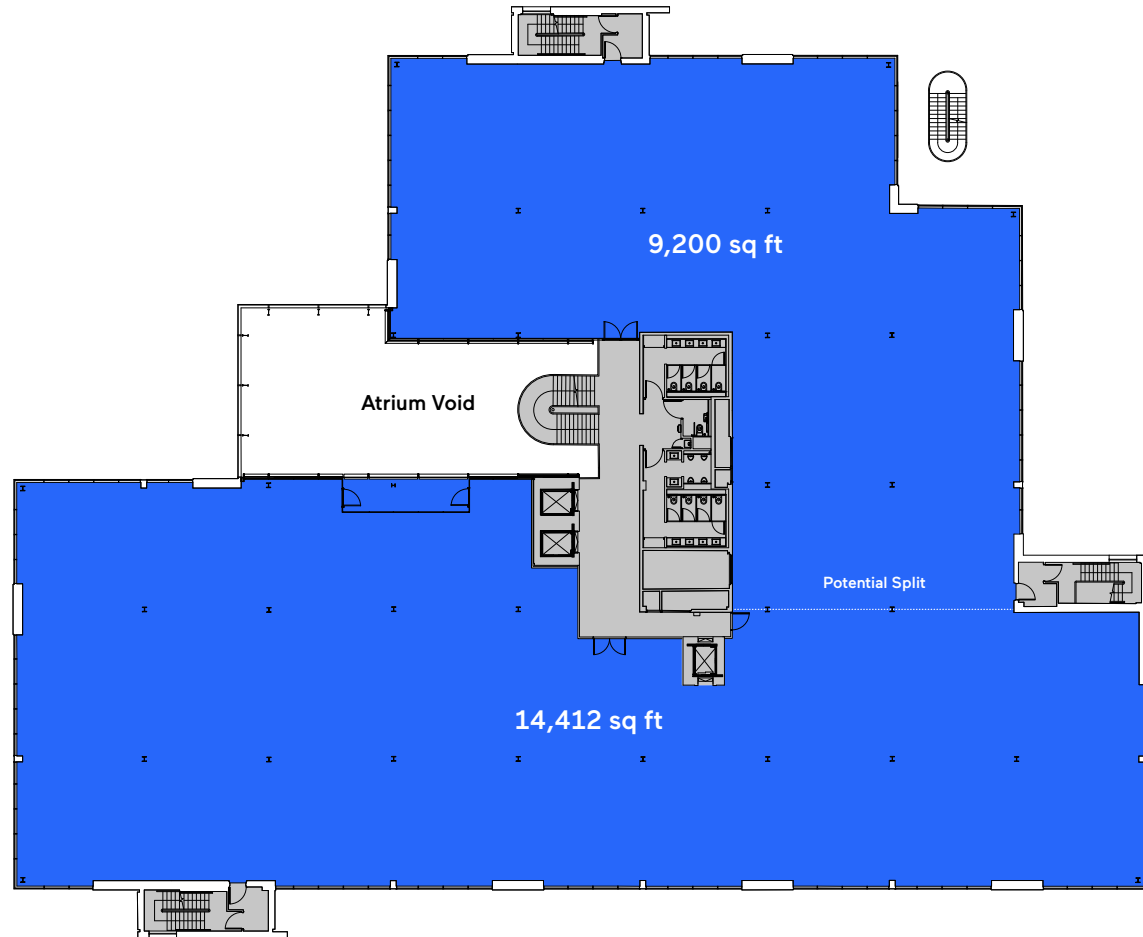
- Office
- Core

For indicative purposes only.  
Not to scale.



# 217 Bath Rd

**Second  
Office**  
23,775 sq ft / 2,208.8 sq m



- Office
- Core

For indicative purposes only.  
Not to scale.

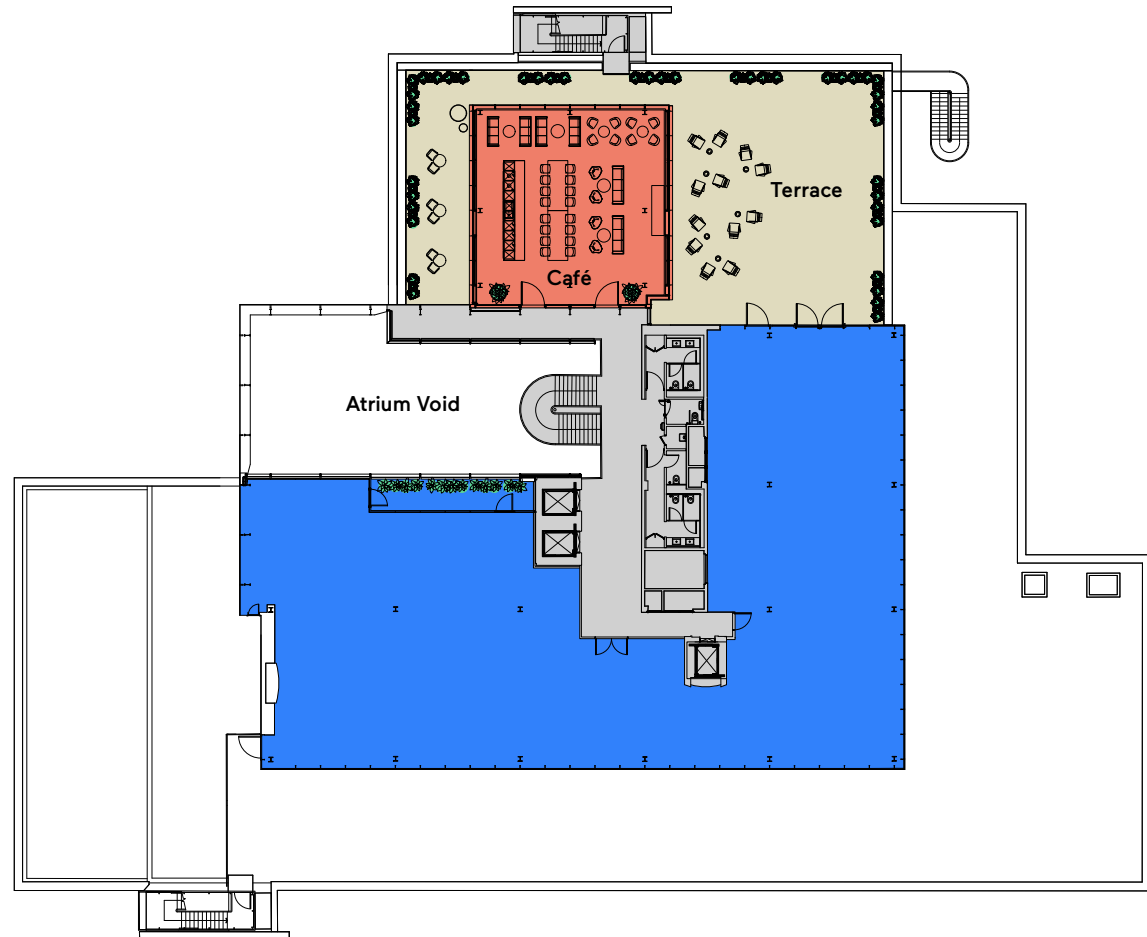


# 217 Bath Rd

**Third  
Office**  
7,481 sq ft / 695 sq m

**Café**  
1,428 sq ft / 132.7 sq m

**Terrace**  
2,935 sq ft / 272.7 sq m\*



- Office
- Café
- Terrace
- Core

\*Third floor terrace excluded from total area.  
For indicative purposes only.  
Not to scale.

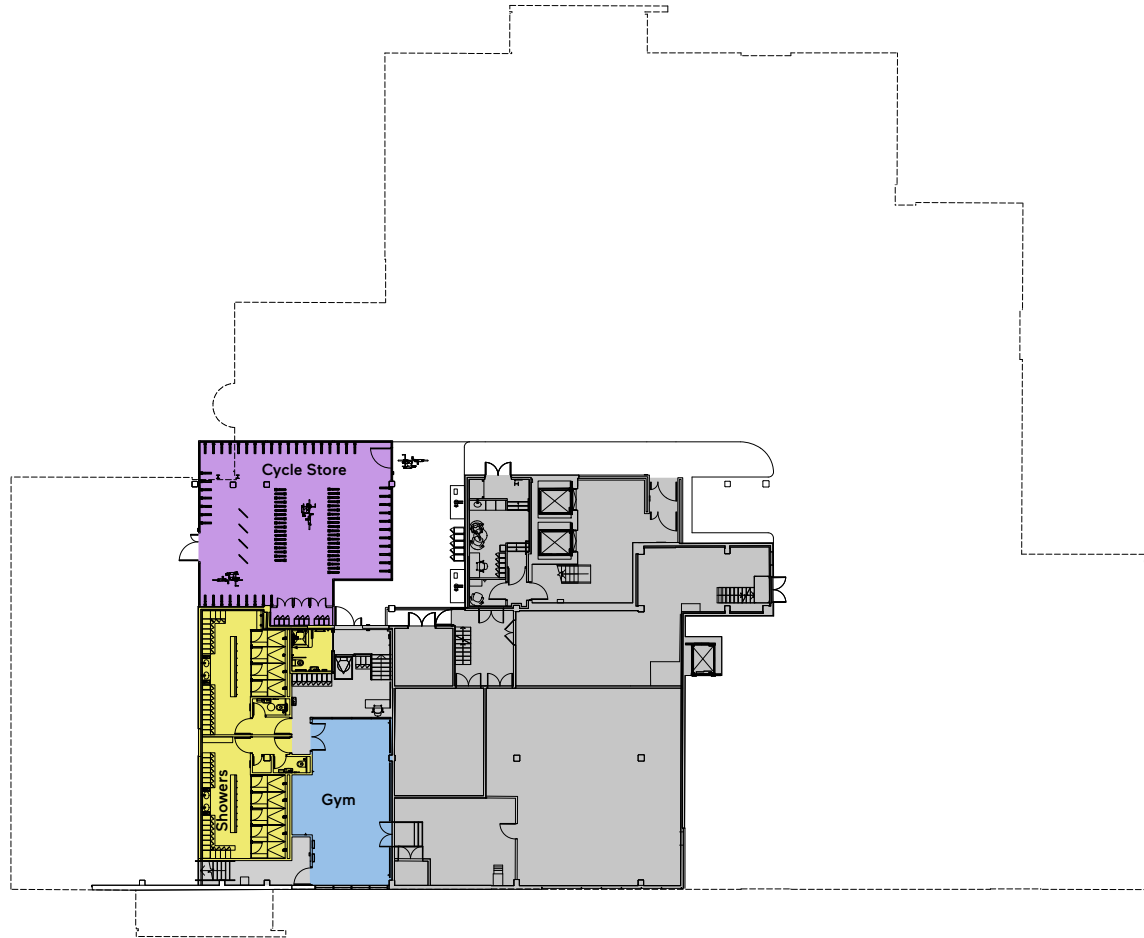


# 217 Bath Rd

## Lower Ground

### Gym

506 sq ft / 47 sq m



- Cycle Store
- Showers
- Gym
- Core

For indicative purposes only.  
Not to scale.

