

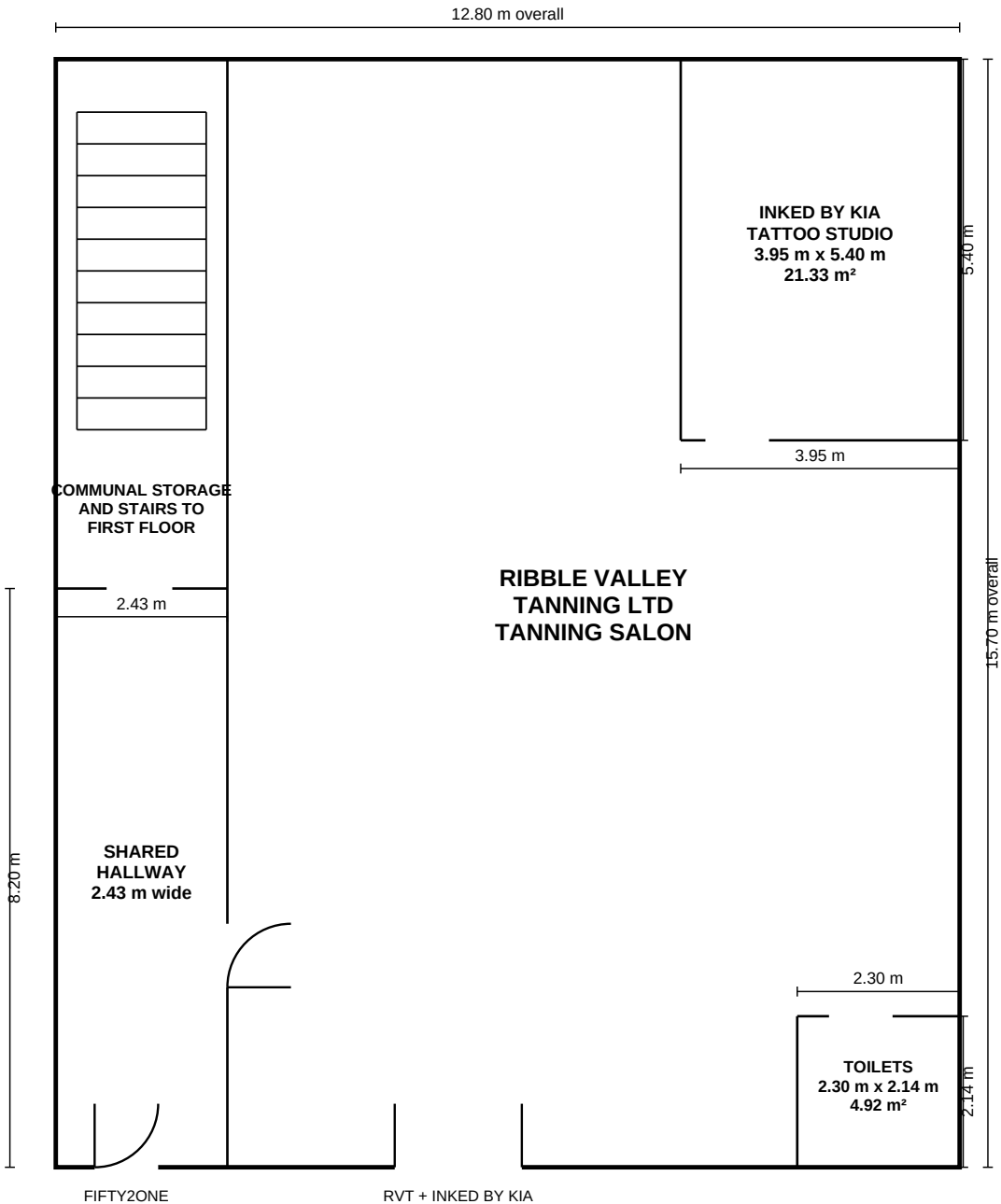
UNIT 3, DEANFIELD DRIVE, LINK 59 BUSINESS PARK, CLITHEROE BB7 1QJ

CURRENT / AS-BUILT GROUND FLOOR PLAN - RETROSPECTIVE CHANGE OF USE

Scale 1:100 @ A4

Measured dimensions supplied by applicant

September 2026



NOTES

1. Overall ground-floor dimensions measured on site by applicant: 12.80 m x 15.70 m.
2. Kia room, toilets and shared hallway dimensions are applicant site measurements.
3. Door positions and stair arrangement follow the existing layout shown in the applicant's earlier identification plan and are shown diagrammatically.
4. First floor remains occupied by Fifty2One Ltd and is not part of the change of use.
5. See separate Planning Portal location plan for site boundary and north point.

PROPERTY AREA REFERENCE

Trevor Dawson letting particulars state Ground Floor GIA: 197.50 m². This is retained as the agent's published floor-area figure.

SCALE BAR 1:100

