



CITY
PLACE

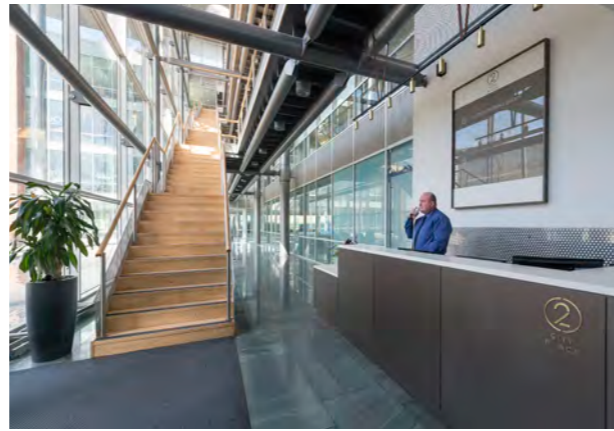
GATWICK

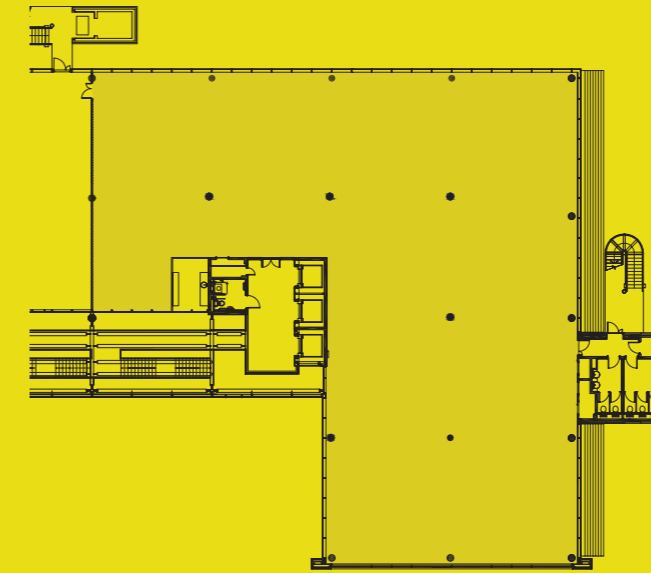
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CITY
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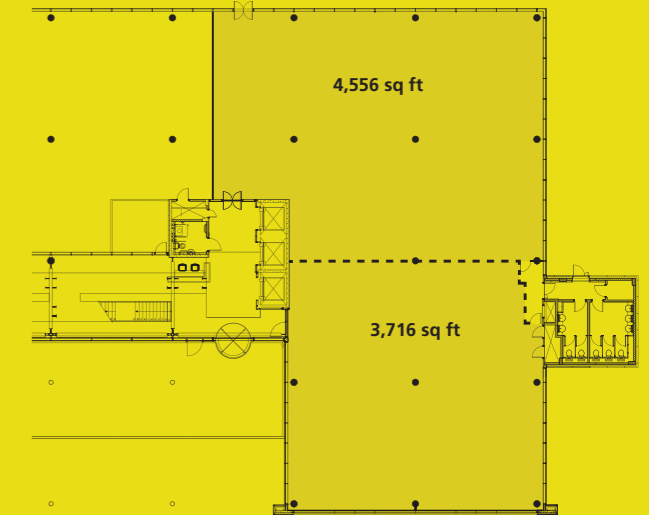
BUSINESS WITH PROMINENCE

A high quality office building of 85,250 sq ft in Crawley's premier business location next to London Gatwick Airport. Adjacent occupiers include the UK headquarters of Nestlé, Novo Nordisk, Air Partner, Chapman Freeborn, Lloyds Bank, Santander and BDO.





PART FIRST FLOOR
(AVAILABLE SUMMER 2020)



PART GROUND FLOOR
(POTENTIAL SPLIT)

FLEXIBLE OPPORTUNITIES

FLOOR AREAS

IPMS3 (Approx)

Ground Floor	8,450 sq ft	785 sq m
Part First Floor	10,580 sq ft	983 sq m
Total	19,030 sq ft	1,768 sq m

The ground floor can be split into two suites of 3,716 sq ft and 4,556 sq ft (approx) as shown on the plan above.



SPECIFICATION

- Ground floor fully refurbished to Grade A specification
- Four pipe fan coil air conditioning
- LED lighting
- Prestigious reception / atrium
- Full access raised floors
- 3 passenger lifts
- 24 hr on-site security
- EPC Rating: D(85)
- Male, female and disabled WC facilities and shower
- Car parking ratio - 1:312 sq ft approx.



Flavours Deli - adjacent to 2 City Place.



Internal photograph of ground floor taken prior to sub-division.



SUSTAINABILITY

- Carbon Saver Gold Standard Award
- 100% renewable energy throughout common areas
- 'Green Apple' environmental award winner
- Electric car charging points
- Secure bike storage

A FAST WAY TO WORK

City Place is Crawley's premier business location, less than 1 mile from Gatwick Airport (South Terminal). Junctions 9 and 10 of the M23 are within 3 miles with the M25 being only 9 miles to the north.

The Gatwick Express rail service runs every 15 minutes throughout the day non-stop to London Victoria (30 minutes). Fastway Buses run every 7 minutes from outside the building to Gatwick Airport (approx. 3 minutes) and Crawley Town Centre (approx. 12 minutes).



GATWICK AIRPORT
2.1 MILES



LONDON VICTORIA
30 MINS



TRAINS EVERY
15 MINS



DEDICATED ROUTE TO GATWICK



GATWICK BUSES EVERY
7 MINS



M23 MOTORWAY
2.8 MILES



BRIGHTON
27 MINS



HOME TO MAJOR COMPANIES



CLOSE TO LOCAL AMENITIES

BY CAR

Gatwick Airport (North terminal)	2.2 miles
Crawley	3 miles
Gatwick Airport (South terminal)	3.3 miles
M23	3.6 miles
M25	11 miles
Brighton	27 miles

Source: Google Maps

BY RAIL

East Croydon	14 mins
London Bridge	29 mins
Brighton	27 mins
London Victoria	30 mins
King's Cross	55 mins

Source: National Rail

BY BUS

Gatwick Airport	3 mins
Crawley	9 mins

Source: Metro Bus

Fastway Buses run every 7 minutes from outside the building.



Indicative maps, not to scale.





CITY PLACE

BEEHIVE RING ROAD
GATWICK AIRPORT
GATWICK RH6 0PA

TERMS

New lease on terms to be agreed.

RENT

Upon application.

VIEWING

By prior appointment with joint sole agents.



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