



**UNIT B, SPECTRUM HOUSE, CITY PLACE, GATWICK, RH6
0LG**

OFFICE TO LET

3,890 SQ FT (361.39 SQ M)



Summary

OFFICES TO LET WITH EXCELLENT PARKING

3,890 sq ft (361.36 sq m)

Available Size	3,890 sq ft
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

- Air conditioning
- Suspended ceilings
- LED lighting
- Carpeted offices
- EV charging points
- Ample car parking
- Male, female and disabled WCs
- Secure site with 24/7 barrier access
- Roof lantern lighting



Location



**Unit B, Spectrum House City
Place, Gatwick, RH6 0LG**

Spectrum House lies to the south of the A23 at City Place, adjacent to Gatwick Airport. The M23 is within three miles via Junction 9 or Junction 10, providing access to the M25 and the national motorway network. The FASTWAY bus service links Gatwick Airport, Horley and Crawley town centre, with services in both directions every 6-8 mins. Office occupiers in City Place include HBOS, Air Partner, Chapman Freeborn, Santander, Novo Nordisk, BDO, BMI-Monier/Redland and Sodexo.





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit B	3,890	361.39	Available
Total	3,890	361.39	

Viewings

Strictly by prior appointment through the joint sole agents Vail Williams or KBA.

Tenure

A new lease is available on terms to be agreed, outside of the Security of Tenure provisions of the Landlord and Tenant legislation.

Business Rates

Rateable Value: Not separately assessed.

Rent

Rent on application. VAT is payable.

EPC

EPC rating: C(55). Further information is available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

Anti-Money Laundering Legislation

In accordance with Anti Money Laundering legislation, the agents are required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Enquiries & Viewings



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**Vail
Williams**