

GATWICK



# FIRST CLASS OFFICE SPACE

A high quality corporate office building of 85,250 sq ft in Crawley's premier business location next to London Gatwick Airport. Key occupiers situated at City Place include Nestlé, Novo Nordisk, BDO, Air Partner, Chapman Freeborn and Shearwater.







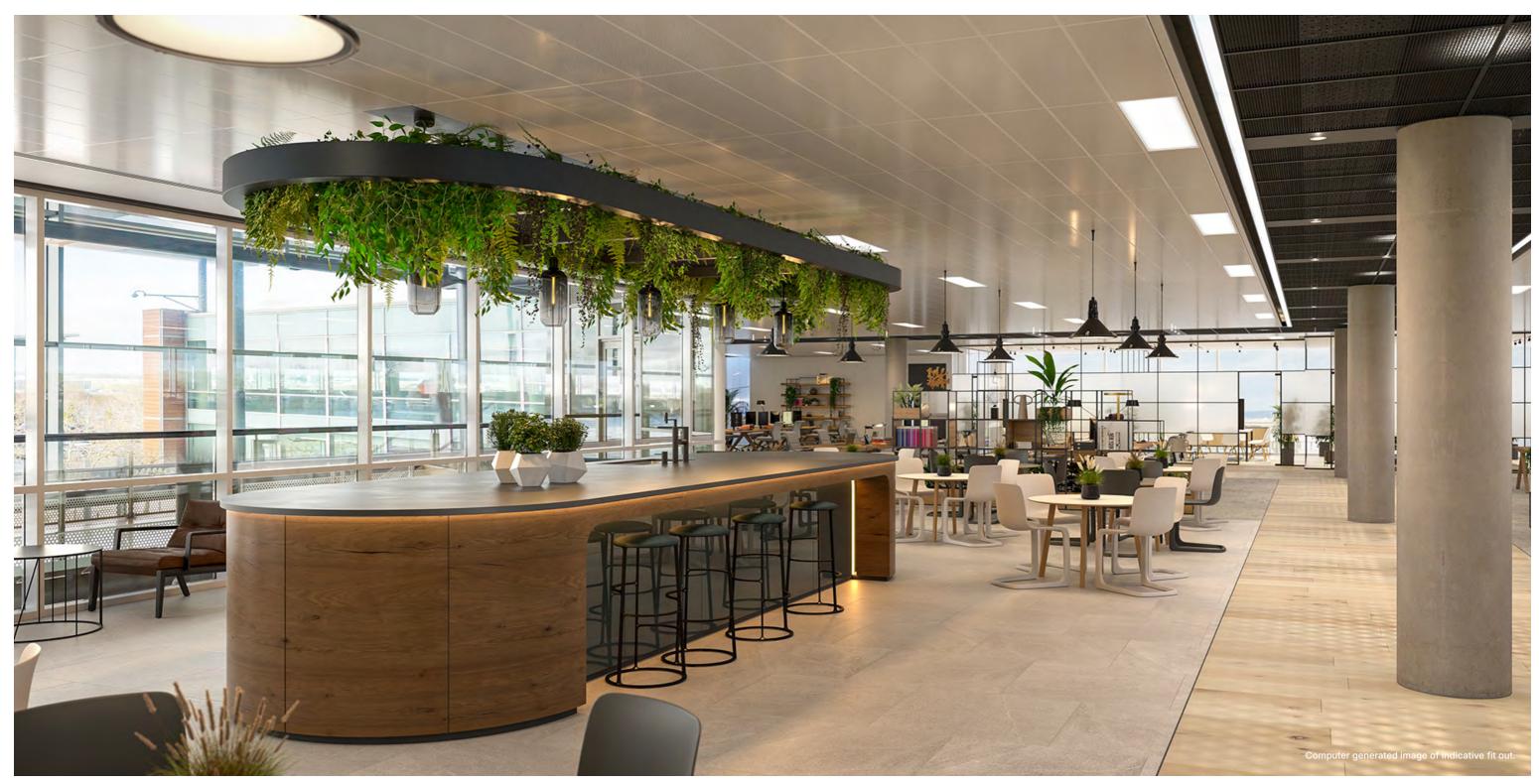


# ELEVATE YOUR PROFILE

The available offices and common parts have been newly refurbished to a high Grade A specification combining contemporary corporate finishes with unrivaled views over Gatwick Airport and the Surrey Hills. The refurbishment has been designed with ESG at the forefront with a brand new Cycle Hub including showers, lockers, changing and drying rooms and EV car charging points.





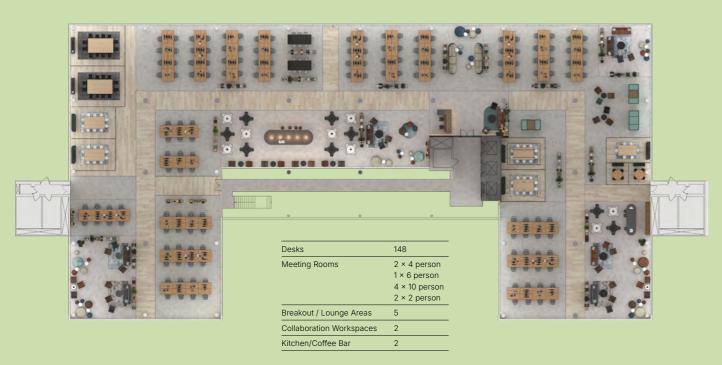


# FLEXIBLE OPPORTUNITIES

# THIRD FLOOR 13,336 sq ft (1,239 sq m) (751 sq m)

The third floor can be split to accommodate requirements from approximately 8,082 sq ft.

### THIRD FLOOR INDICATIVE SPACE PLAN

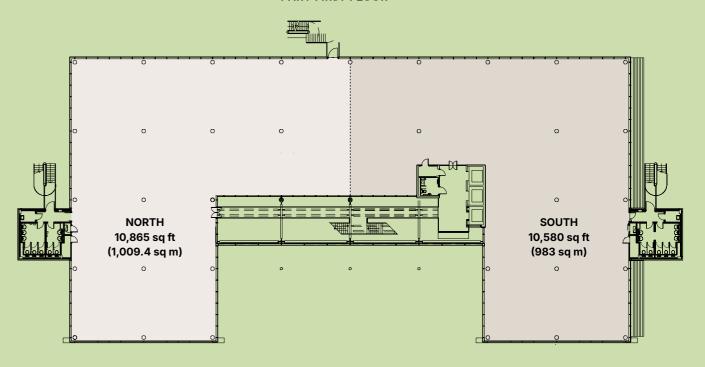


### **FLOOR AREAS**

Total	43,013 sq ft	3,996.2 sq m
First Floor South	10,580 sq ft	983 sq m
First Floor North	10,865 sq ft	1,009.4 sq m
Third Floor	21,568 sq ft	2,003.8 sq m
	04.500 ()	0.000.0

Measured on an IPMS3 basis in accordance with the RICS Property Measurement professional statement.

### PART FIRST FLOOR



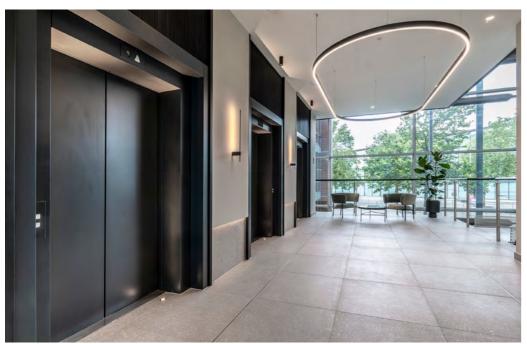






















# **GRADE A SPECIFICATION**

The available offices and common parts have been newly refurbished to a Grade A specification with high quality contemporary finishes.















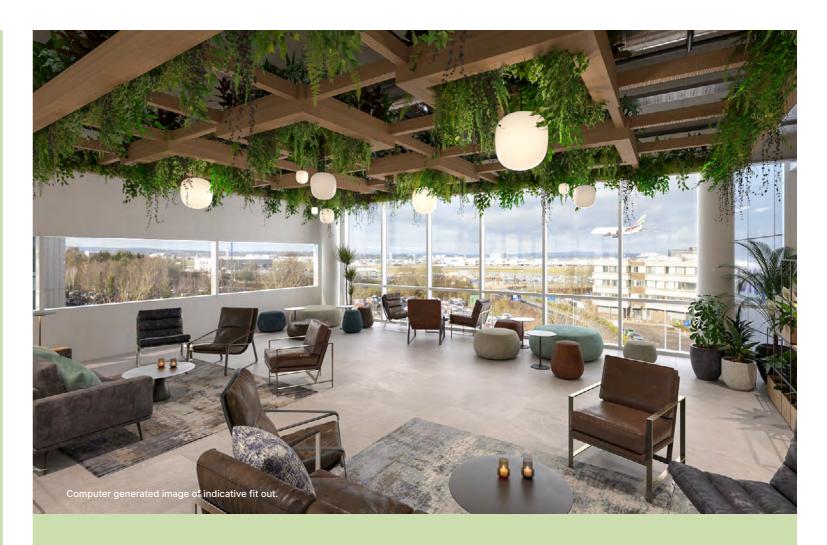




## FLAVOURS DELI CAFÉ ON YOUR DOORSTEP.







# SUSTAINABILITY CREDENTIALS

















# A FAST WAY TO WORK

City Place benefits from excellent transport connectivity by road, rail, bus, air and cycle. Junction 10 of the M23 is only 2.7 miles with the M25 only 11 miles to the north.

The Gatwick Express rail service runs regularly throughout the day to London Victoria (31 minutes). Fastway Buses run every 4-6 minutes from outside the building to Gatwick Airport (approx. 3 minutes) and every 8 minutes to Crawley Town Centre (approx. 13 minutes).



























### **BY CAR**

Gatwick Airport (North terminal)	2.2 miles
M23 (J10)	2.8 miles
Crawley	3 miles
Gatwick Airport (South terminal)	3.3 miles
M25	11 miles
Brighton	28 miles
Source: Coordo Mano	

### BY RAIL (from Gatwick)

East Croydon	15 mins
Brighton	27 mins
London Bridge	29 mins
London Victoria	31 mins
Source: National Pail	

### BY BUS

Gatwick Airport	3 mins
Crawley	13 mins



SAT NAV REF: RH6 OPA

Indicative maps, not to scale.











BEEHIVE RING ROAD GATWICK RH6 OPA

### **TERMS**

New lease on terms to be agreed.

### RENT

Upon application.

### **VIEWING**

By prior appointment with joint sole agents.





### Jack Riley

jack.riley@knightfrank.com 07867 002484

### **Tom Slater**

tom.slater@knightfrank.com 07870 803314

### **Tim Hodges**

tim.hodges@ryan.com 07818 514403

### **Billy Quelch**

billy.quelch@ryan.com 07827 806899

Knight Frank LLP and Ryan for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Knight Frank LLP and Ryan has any authority to make or give any representation or warranty whatever in relation to this property. Compiled October 2023.