



CITY
PLACE

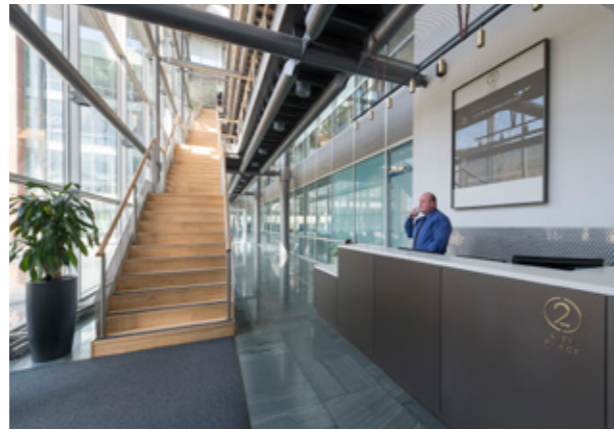
GATWICK



CITY
PLACE

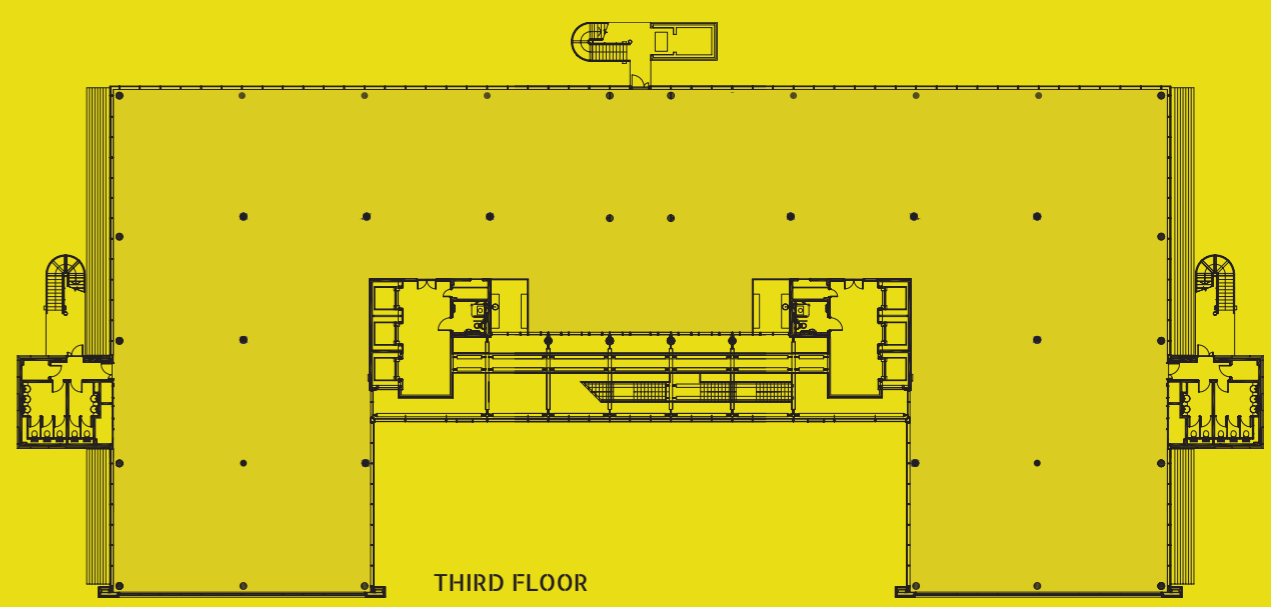
BUSINESS WITH PROMINENCE

A high quality corporate 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, BDO, Chapman Freeborn and Shearwater.

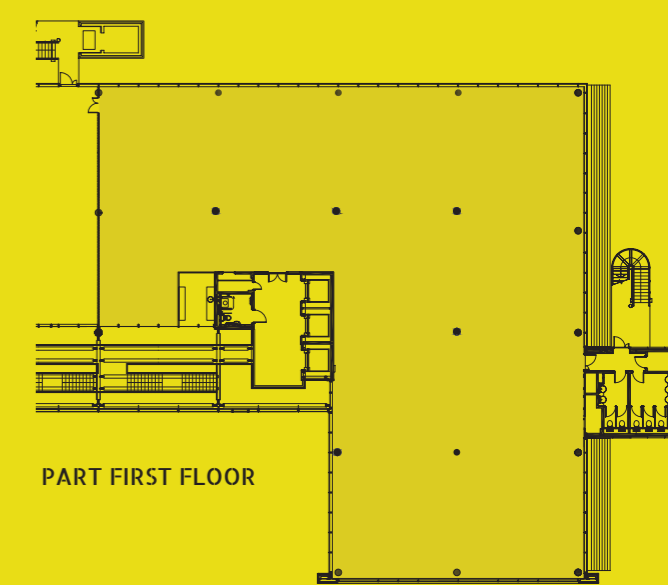




FLEXIBLE OPPORTUNITIES



THIRD FLOOR



PART FIRST FLOOR

FLOOR AREAS

IPMS3 (Approx)

Third Floor	21,568 sq ft	2,003.8 sq m
Part First Floor	10,580 sq ft	983 sq m
Total	32,148 sq ft	2,986.8 sq m

The third floor can be split to accommodate requirements from approximately 8,500 sq ft.



**GRADE A
OFFICE
SPACE**



**CAFE
NEXT DOOR**



**SHOWER
FACILITIES**

SPECIFICATION

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

- Four pipe fan coil air conditioning
- New LED lighting
- New feature plank suspended ceilings
- Remodeled contemporary reception/atrium
- Full access raised floors
- Full height glazing
- 3 passenger lifts
- 24 hr on-site security
- EPC Rating: D(85)
- New WC facilities and shower
- Car parking ratio - 1:312 sq ft approx.



Flavour's Deli - adjacent to 2 City Place.



Internal indicative photograph of ground floor office suite.



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

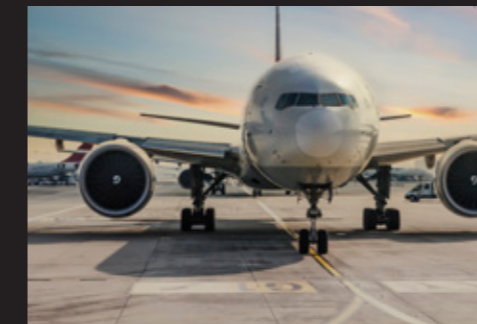
Source: National Rail

BY BUS

Gatwick Airport	3 mins
Crawley	9 mins

Source: Metro Bus

Fastway Buses run every 7 minutes from outside the building.



— GATWICK EXPRESS
— THAMESLINK
— SOUTHERN

Indicative maps, not to scale.



SAT NAV REF:
RH6 0PA



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.



Jack Riley

jack.riley@knightfrank.com
07867 002 484

Tom Slater

tom.slater@knightfrank.com
07870 803314



Tim Hodges

tim.hodges@altusgroup.com
07818 514403

Matt Walters

matt.walters@altusgroup.com
07976 681953

Knight Frank LLP and Altus Group 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 Altus Group (iv) No person in the employment of Knight Frank LLP and Altus Group has any authority to make or give any representation or warranty whatever in relation to this property. Photograph taken April 2016 and September 2019. Compiled July 2022.