



**IAIN STEWART CENTRE, BEEHIVE RING ROAD, GATWICK,
RH6 0PB**

INDUSTRIAL / WAREHOUSE TO LET
31,496 SQ FT (2,926.07 SQ M)



**Vail
Williams**

Summary

INDUSTRIAL AND WAREHOUSE TO LET

Available Size	31,496 sq ft
Rent	Rent on application
Business Rates	To be reassessed
VAT	Applicable. VAT will be chargeable on the terms quoted.
Legal Fees	Each party to bear their own costs
EPC Rating	C

- 10m clear internal height
- GF & FF Offices
- Full height and full width loading doors
- Available on new lease
- Secure gated yard
- Ample on-site parking
- Directly opposite to Gatwick airport /Manor Royal

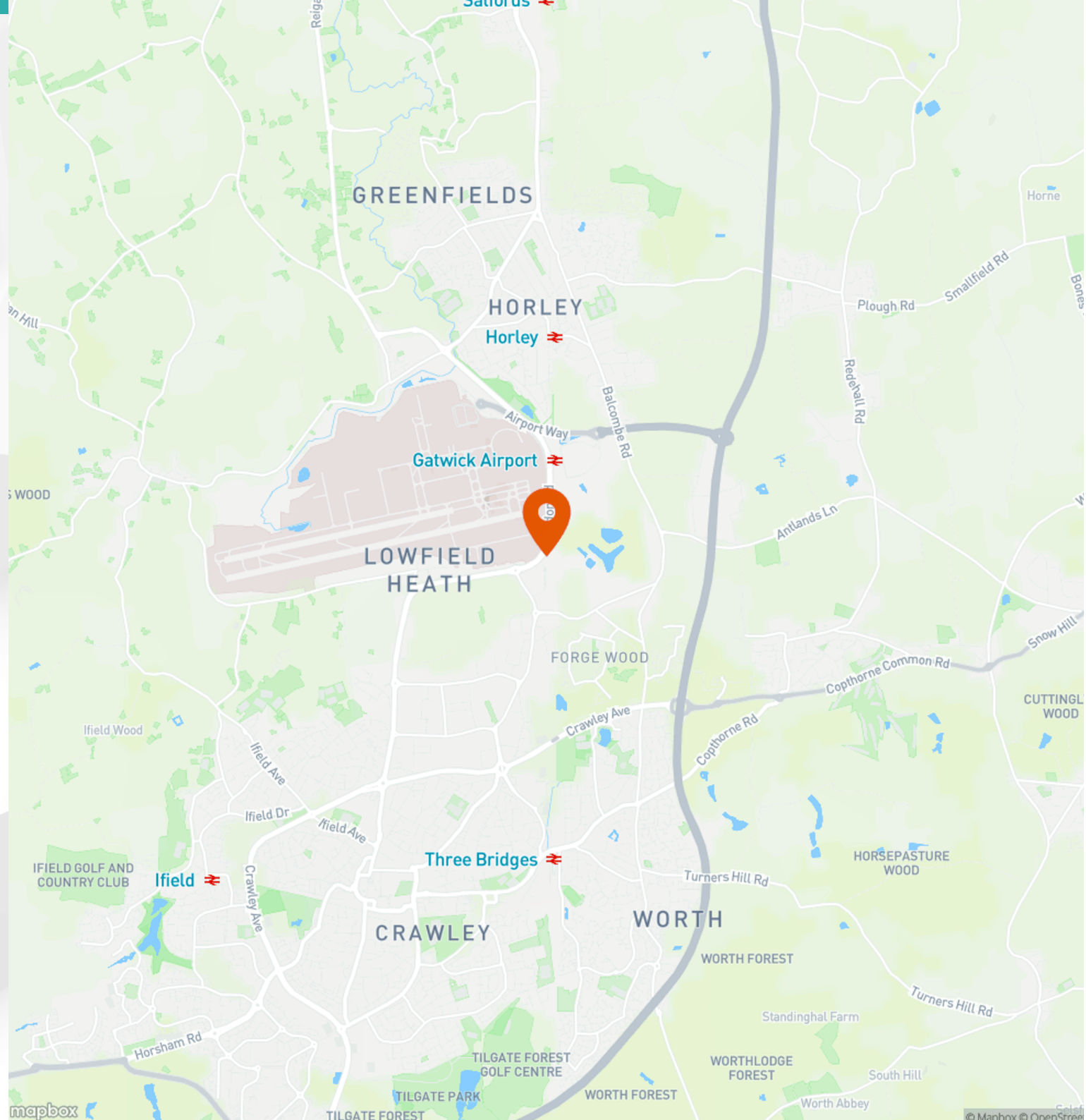


Location



Iain Stewart Centre, Beehive Ring Road, Gatwick, RH6 0PB

The property is situated south of the A23, within City Place Business Park near Gatwick Airport. It offers immediate access to the A23, with Junction 10 of the M23 located within 2 miles, providing direct routes north to London and the M25. Gatwick Airport train station is also within walking distance. Nearby occupiers include; local occupiers include Civil Aviation Authority, Air Partner, BDO & DNA Logistics.



Further Details

Description

The unit is a former helicopter hangar of steel frame construction with profiled steel cladding. It benefits from a unique full-height loading door system, allowing the entire western elevation to open directly onto the yard. Ancillary offices are located on the ground floor, with additional mezzanine space that can be utilised as further office accommodation. In addition to the secure yard, there is a car park to the side of the building providing approx. 36 car spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	27,115	2,519.07	Available
Mezzanine	2,138	198.63	Available
Mezzanine - 2	2,243	208.38	Available
Total	31,496	2,926.08	

Rent

POA

Lease term

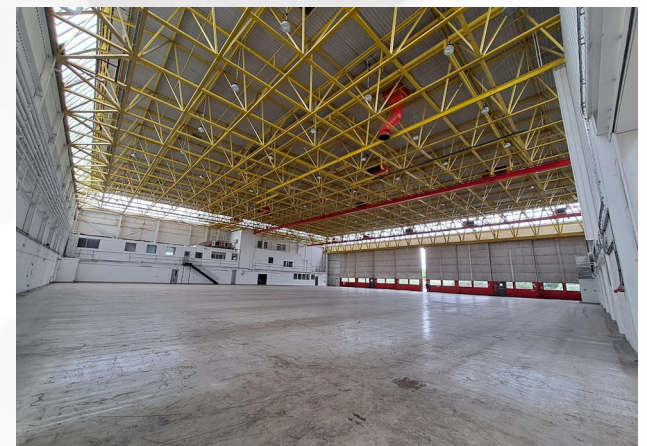
A new FR&I lease to be agreed.

Rates

To be reassessed.

VAT

VAT will be chargeable on the terms quoted.







Enquiries & Viewings



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