



SPECTRUM HOUSE, CITY PLACE, GATWICK, RH6 0LG

OFFICE TO LET

150 TO 1,445 SQ FT (13.94 TO 134.24 SQ M)



Summary

Offices To Let from 150 to 1,445 sq ft

Available Size	150 to 1,445 sq ft
Business Rates	N/A
VAT	Applicable. VAT is payable at the prevailing rate
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

- Air conditioning
- Suspended ceilings
- Inset LED lighting
- Carpeted offices
- Window blinds
- Communal kitchen facility at first floor level
- Male, female and disabled WCs
- Secure car parking
- EV charging points
- Security barrier access
- 24/7 access



Location



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

Spectrum House is situated to the south of the A23 at City Place, adjacent to Gatwick Airport. The M23 is within approximately three miles, via Junction 9 or Junction 10, providing onward access to the M25 and the national motorway network.

The Fastway bus service links Gatwick Airport, Horley and Crawley town centre, with regular services in both directions. City Place is an established business location with nearby occupiers including HBOS, Chapman Freeborn, BDO, Novo Nordisk, BMI-Monier, Air Partner and Sheerwater.





Further Details

Description

Spectrum House offers flexible, well-presented office accommodation in a highly accessible Gatwick location. The building provides a range of office sizes suitable for small and medium businesses, project teams and occupiers seeking a convenient base close to Gatwick Airport, Crawley and the regional motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Suite AG01	750	69.68	Available
Ground - Suite AG16	1,445	134.24	Available
1st - Suite AF19	400	37.16	Available
1st - Suite AF28	300	27.87	Available
1st - Suite AF31	150	13.94	Available
1st - Suite AF32	150	13.94	Available
1st - Suite AF33	450	41.81	Available
Total	3,645	338.64	

Viewings

Please contact joint sole agents Vail Williams 01293 612600 or KBA 01293 422202

Tenure

New leases are available on terms to be agreed. Leases granted will be outside the Security of Tenure provisions of the Landlord and Tenant legislation. Smaller offices may be available on an inclusive licence basis.

Business Rates

Business rates are to be paid by the tenant. Some tenants or licensees may be eligible for up to 100% Small Business Rates Relief. Interested parties should contact Crawley Borough Council for further details on 01293 438615 or 01293 438357.

Anti-Money Laundering

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



Enquiries & Viewings



Steve Berrett

sberrett@vailwilliams.com

07780 324 996

01293 612600



Mikael Goldsmith

mgoldsmith@vailwilliams.com

07435 829 861

Ken Boyle (KBA)

kenboyle@kba-property.co.uk

07711 068 015

01293 422 202



**Vail
Williams**

[View on our website](#)