

CITY PLACE

GATWICK

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2

CITY
PLACE

BEEHIVE RING ROAD
GATWICK RH6 0PA

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.








31 minutes to London Victoria
M23 Motorway 3 miles
Gatwick Airport (North Terminal)
Gatwick Airport (South Terminal)
Gatwick Train Station
Gatwick Bus Terminal
5 minute cycle
15 minute walk
Fastway Bus (3 minute journey time)
A23
2 CITY PLACE
County Oak & Acorn retail parks 4 minute drive
Manor Royal 2 minute drive
27 minutes to Brighton
KEY
AMENITIES
1 Flavours Deli Café
2 M&S Simply Food
3 Costa Coffee
4 Caffé Nero
5 Giraffe Restaurant
6 Boots
7 Hilton London Gatwick
LOCAL OCCUPIERS
1 Nestlé
2 Civil Aviation Authority
3 Air Partner
4 Shearwater Geo Services
5 BDO
6 Novo Nordisk
7 Beehive Serviced Office Centre

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.



Computer generated image of indicative fit out.





Computer generated image of indicative fit out.

FLEXIBLE OPPORTUNITIES

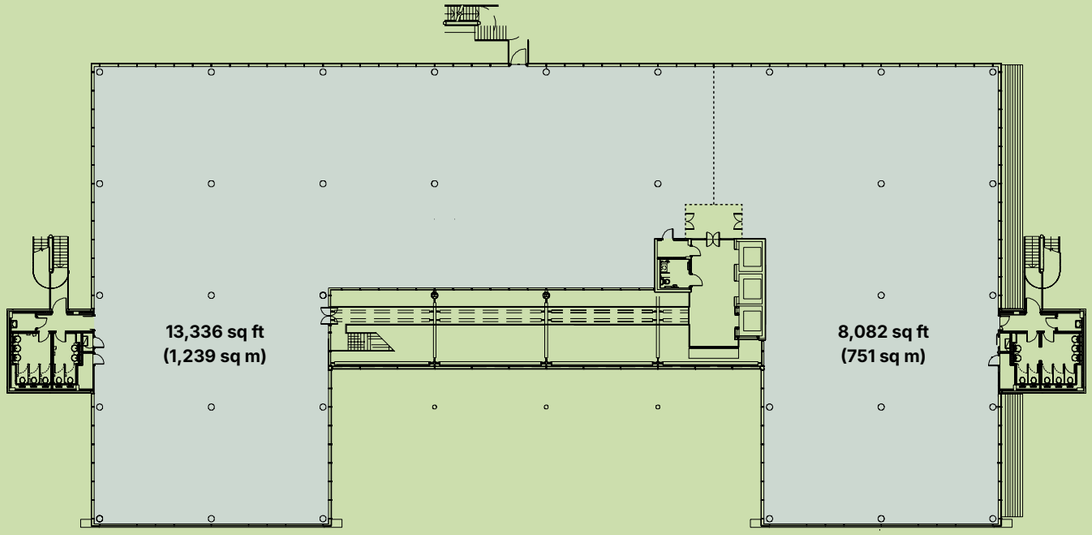
VIEW VIRTUAL TOUR

FLOOR AREAS

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

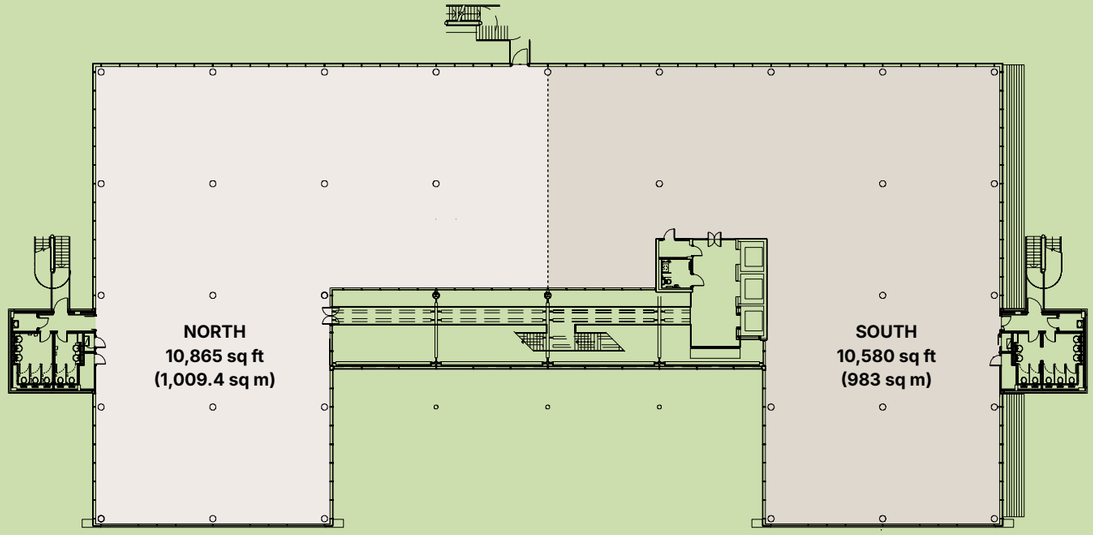
Measured on an IPMS3 basis in accordance with the RICS Property Measurement professional statement.

THIRD FLOOR



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

PART FIRST FLOOR



THIRD FLOOR INDICATIVE SPACE PLAN



Desks	148
Meeting Rooms	2 × 4 person 1 × 6 person 4 × 10 person 2 × 2 person
Breakout / Lounge Areas	5
Collaboration Workspaces	2
Kitchen/Coffee Bar	2



Computer generated image of indicative fit out.





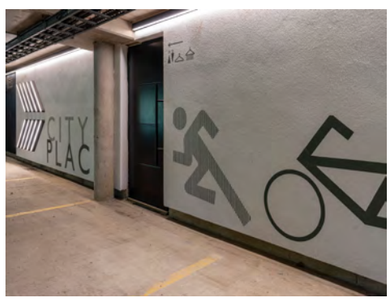











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GRADE A SPECIFICATION

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

- AIR CONDITIONING
- LED LIGHTING
- NEW FEATURE PLANK SUSPENDED CEILINGS
- FULL ACCESS RAISED FLOORS
- 3 PASSENGER LIFTS
- 24 HOUR ON-SITE SECURITY
- REMODELLED CONTEMPORARY RECEPTION/ ATRIUM
- CAR PARKING RATIO - 1:312 SQ FT APPROX.
- FLOOR TO CEILING HEIGHT 2.85M



Computer generated image of indicative fit out.

SUSTAINABILITY CREDENTIALS

- EPC RATING B
- EV CAR CHARGING (24)
- BREEAM IN USE ‘GOOD’
- NEW SHOWERS
- NEW CHANGING & DRYING ROOMS
- SECURE BIKE STORAGE
- RENEWABLE ENERGY SOURCES
- GREEN APPLE AWARD WINNER

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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).









GATWICK AIRPORT 2.2 MILES

LONDON VICTORIA 31 MINS

LONDON BRIDGE 29 MINS

DEDICATED PATH TO GATWICK 1 MILE

GATWICK BUSES EVERY 4-6 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
M23 (J10)	2.8 miles
Crawley	3 miles
Gatwick Airport (South terminal)	3.3 miles
M25	11 miles
Brighton	28 miles

Source: Google Maps

BY RAIL (from Gatwick)

East Croydon	15 mins
Brighton	27 mins
London Bridge	29 mins
London Victoria	31 mins

Source: National Rail

BY BUS

Gatwick Airport	3 mins
Crawley	13 mins

Source: Metro Bus









SAT NAV REF: RH6 0PA

Indicative maps, not to scale.



2 CITY PLACE

BEEHIVE RING ROAD
GATWICK RH6 0PA

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TERMS

New lease on terms to be agreed.

RENT

Upon application.

VIEWING

By prior appointment with joint sole agents.

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