KBA
COMMERCIAL PROPERTY CONSULTANTS

SPECTRUM HOUSE

CITY PLACE, GATWICK RH6 0LG
PROMINENT AIR CONDITIONNED OFFICES
150 to 750sq ft(13.93 to 69.67sqm)



Front Elevation



Typical Larger Office

LOCATION: Spectrum House lies to the south of the A23 at CITY PLACE adjacent to GATWICK AIRPORT. The M23 is within three miles (J9 or J10) giving access to the M25 and national motorway network. The FASTWAY bus service links Gatwick Airport/Horley and Crawley Town Centre with service in both directions every 10-15 minutes.

Office occupiers in CITY PLACE include, HBOS, Chapman Freeborn, BDO, Novo Nordisk, BMI-Monier Air Partner, Sheerwater and Mitie.

FIRST FLOOR:

Offices currently available:	150sq ft	13.93sqm
	300sq ft	27.87sqm
	400sq ft	41.80sqm
	750sq ft	69.67sqm-inc kitchen area

AMENITIES:

- Suspended ceilings
- Carpeted
- Communal Kitchen facility-at 1st floor
- Male, Female and Disabled WCs
- Secure site with barrier access
- Air conditioning
- Inset LED lighting
- Window Blinds
- Ample car parking
- EV Charging points
- 24/7 access

Spectrum House • Beehive Ring Road • Gatwick Airport • RH6 0LG
www.kba-property.co.uk
Tel: 01293 422202

KBA for itself and for the vendors or lessors of this property whose agent or joint agents it is hereby gives notice that these particulars may not and do not constitute any part of a contract or representation and neither KBA nor its servants or agents have any authority to make or give any representation or warranty in relation to this property. KBA is not liable for any errors or omissions.

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

BUSINESS RATES: To be paid by the tenant.
Some tenants/licensees may be eligible for up to 100% Small Business Rates Relief. Contact Crawley BC for further details-01293 438615/357

RENT: On application.

VAT: VAT is payable at the prevailing rate.

ENERGY PERFORMANCE RATING: C(55). Further information available on request.

LEGAL COSTS: Each party is to be responsible for their own legal costs.

ANTI MONEY LAUNDERING LEGISLATION: in accordance with Anti Money Laundering legislation, KBA is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

VIEWING: Strictly by prior appointment through the sole agent
Ken Boyle 01293 422202 kenboyle@kba-property.co.uk



Code of Practice: Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk