



CITY  
PLACE

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GATWICK

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# 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

← County Oak & Acorn retail parks 4 minute drive

2  
CITY PLACE

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

Manor Royal 2 minute drive ↘

27 minutes to Brighton ↙



# 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.



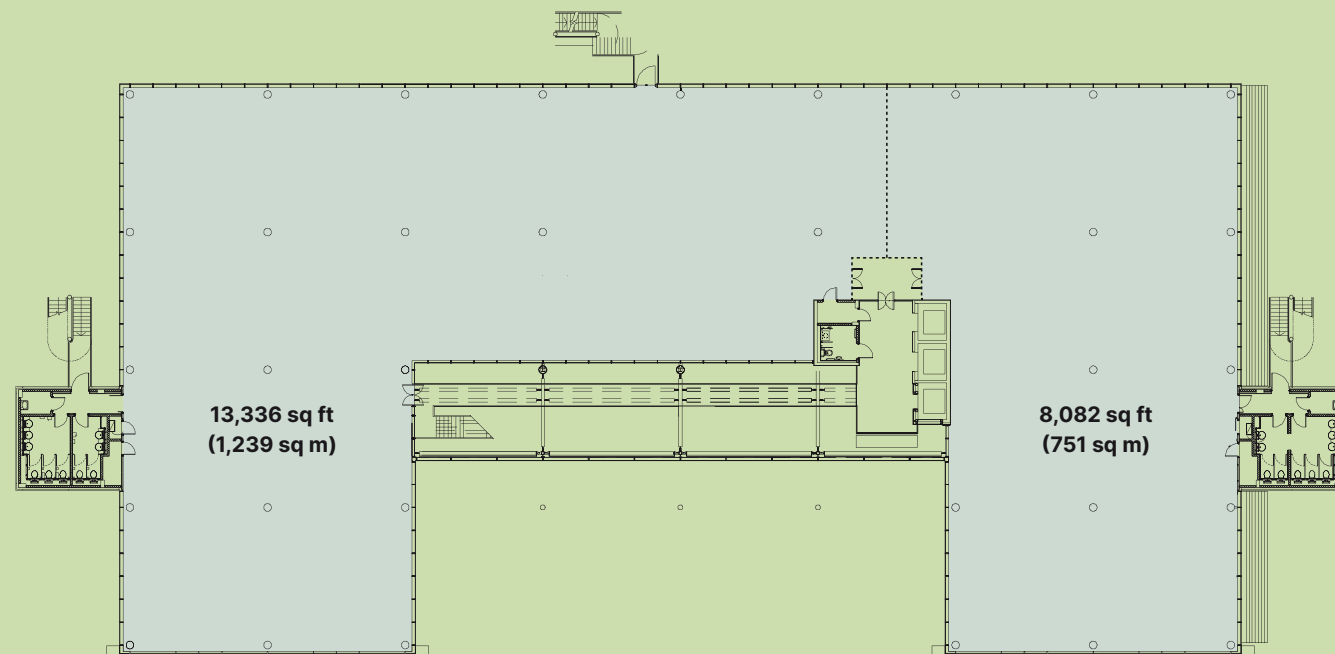
# FLEXIBLE OPPORTUNITIES

## 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
<b>Total</b>	<b>43,013 sq ft</b>	<b>3,996.2 sq m</b>

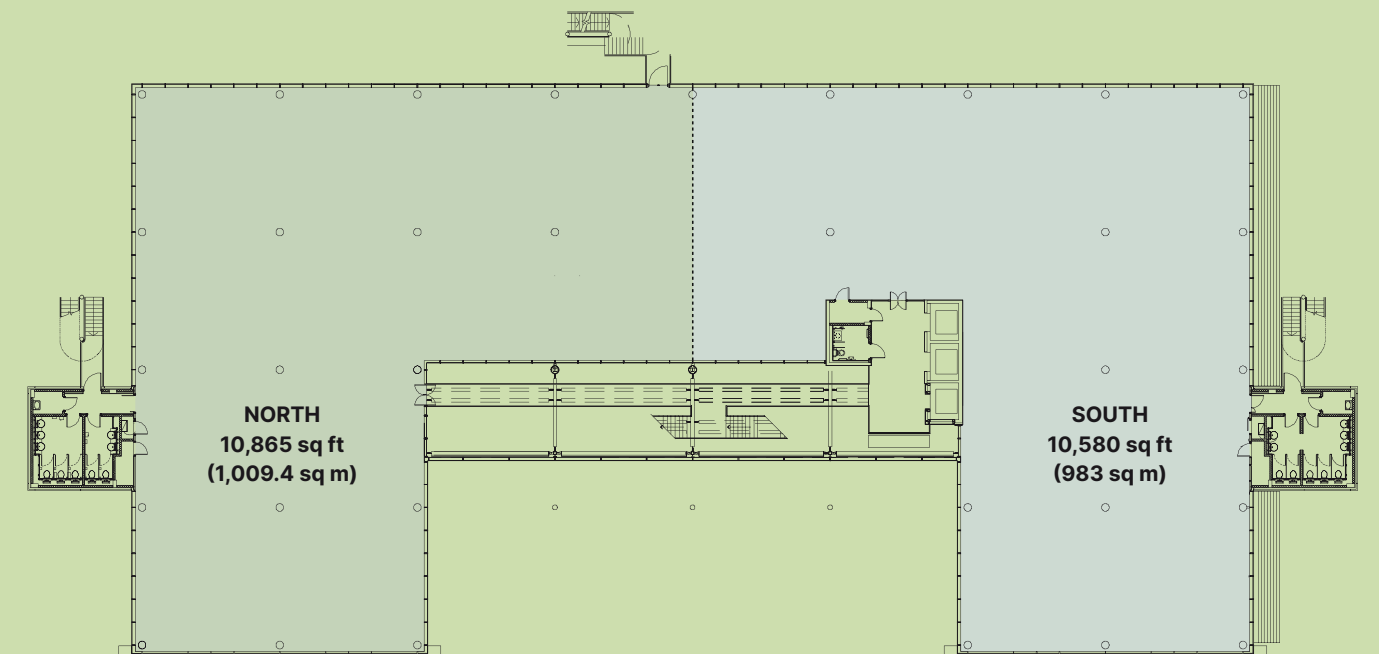
Measured on an IPMS3 basis in accordance with the RICS Property Measurement professional statement.

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



Computer generated image of indicative fit out.







# 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



# SUSTAINABILITY CREDENTIALS

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

## FLAVOURS DELI CAFÉ ON YOUR DOORSTEP.





# 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

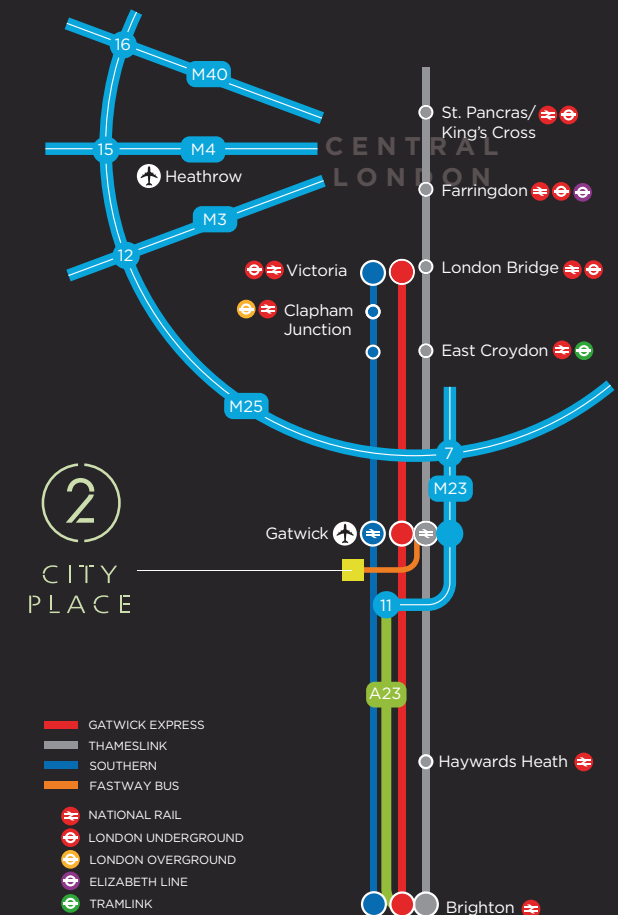
Gatwick Airport	3 mins
Crawley	13 mins

Source: Metro Bus



SAT NAV REF: RH6 0PA

Indicative maps, not to scale.



- GATWICK EXPRESS
- THAMESLINK
- SOUTHERN
- FASTWAY BUS
- NATIONAL RAIL
- LONDON UNDERGROUND
- LONDON OVERGROUND
- ELIZABETH LINE
- TRAMLINK





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# CITY PLACE

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GATWICK RH6 0PA

## TERMS

New lease on terms to be agreed.

## RENT

Upon application.

## VIEWING

By prior appointment with joint sole agents.



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