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**TO LET**

**OFFICE – 1,115 SQ FT (103.58 SQ M)**

**Part Ground Floor 3 City Place, Beehive Ring Road, Gatwick, West Sussex, RH6 0PA**

**DESCRIPTION**

3 City Place provides top quality office accommodation built in 2008 arranged over ground and three upper floors. Car parking is arranged around the building at ground level. The available suite is located on the ground floor.

**LOCATION**

3 City Place is an established destination with award winning buildings and home to blue chip occupiers such as Keysource, Novo Nordisk, Nestle, BDO and HBOS. The 24 hour Fastway bus service runs every 7 minutes throughout the day connecting City Place to Gatwick Airport (3 minutes), Three Bridges Station (7 minutes) and Crawley town centre (10 minutes). The Gatwick Express rail service runs to London Victoria every 15 minutes with a journey time of 30 minutes.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Rear	1,115	103.58

**AMENITIES**

- Grade A accommodation
- LED lighting
- Feature reception and atrium
- Shower facilities on site
- 24 hour building management and security
- 5 allocated car parking spaces
- 3m floor to ceiling height
- Kitchenette

**RENT**

On application

**TENURE**

The property is available on a new FRI lease.

**RATES**

The current April 2023 Rateable Value of the property is £30,500.

**VAT**

VAT will be charged on the quoting terms.

**LEGAL COSTS**

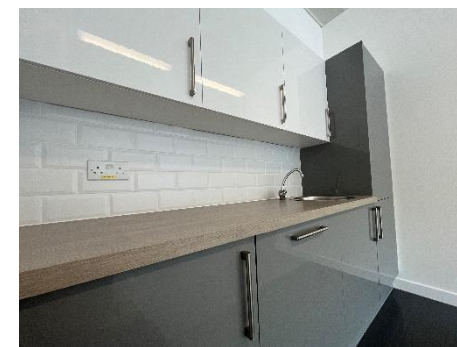
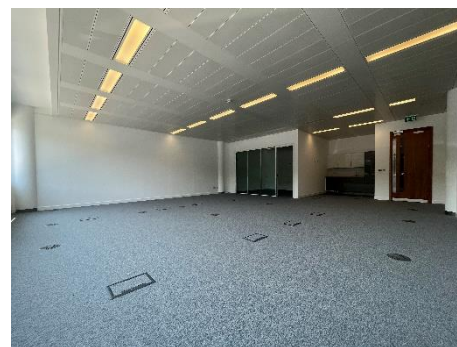
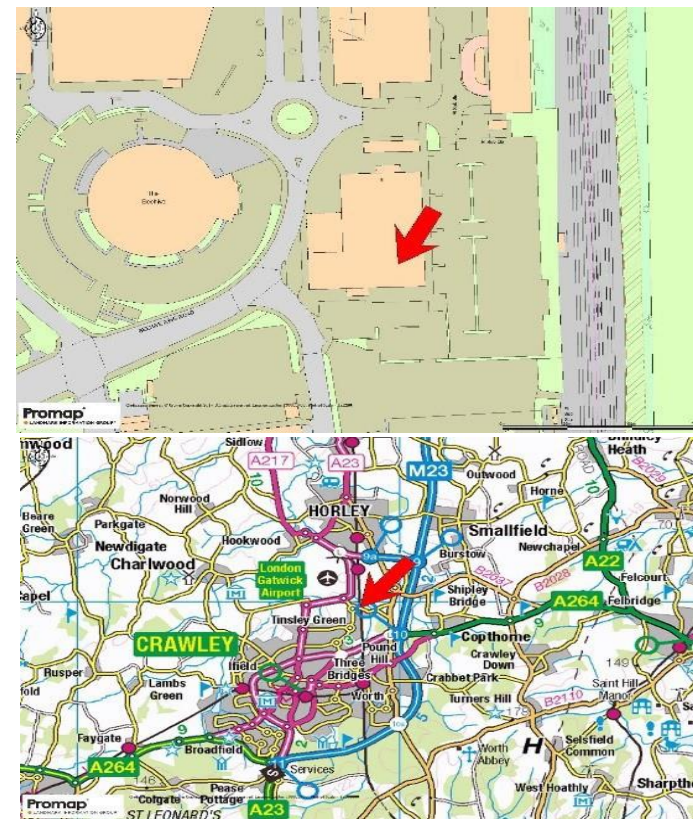
Each party to be responsible for their own legal costs.

**EPC**

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