



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

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



Rent | £33,450 Per annum Plus VAT

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 (NIA)

	SQ FT	SQ M
Ground Floor Rear	1,115	103.58

TENURE

The property is available to let on an assignment until 2022. There is also potential for a surrender and new lease.

AMENITIES

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

PASSING RENT

£33,450 Per annum exclusive

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £27,250 RV (2017)

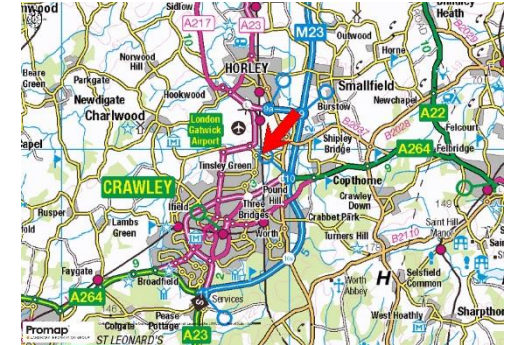
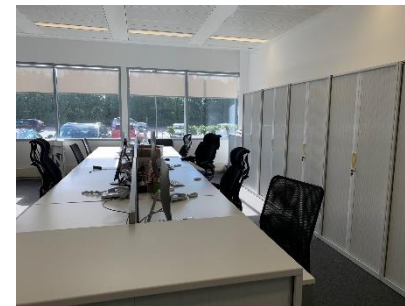
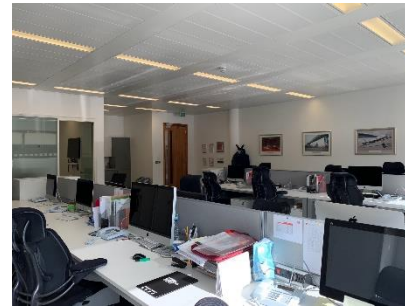
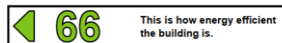
VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC



VIEWINGS – 01293 441300

Laura Miles t: 01293 441339 | e: lmiles@shw.co.uk

James Hamblyn t: 01293 441321 | e: jhamblyn@shw.co.uk



SOCIAL

Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK**

SHW.CO.UK