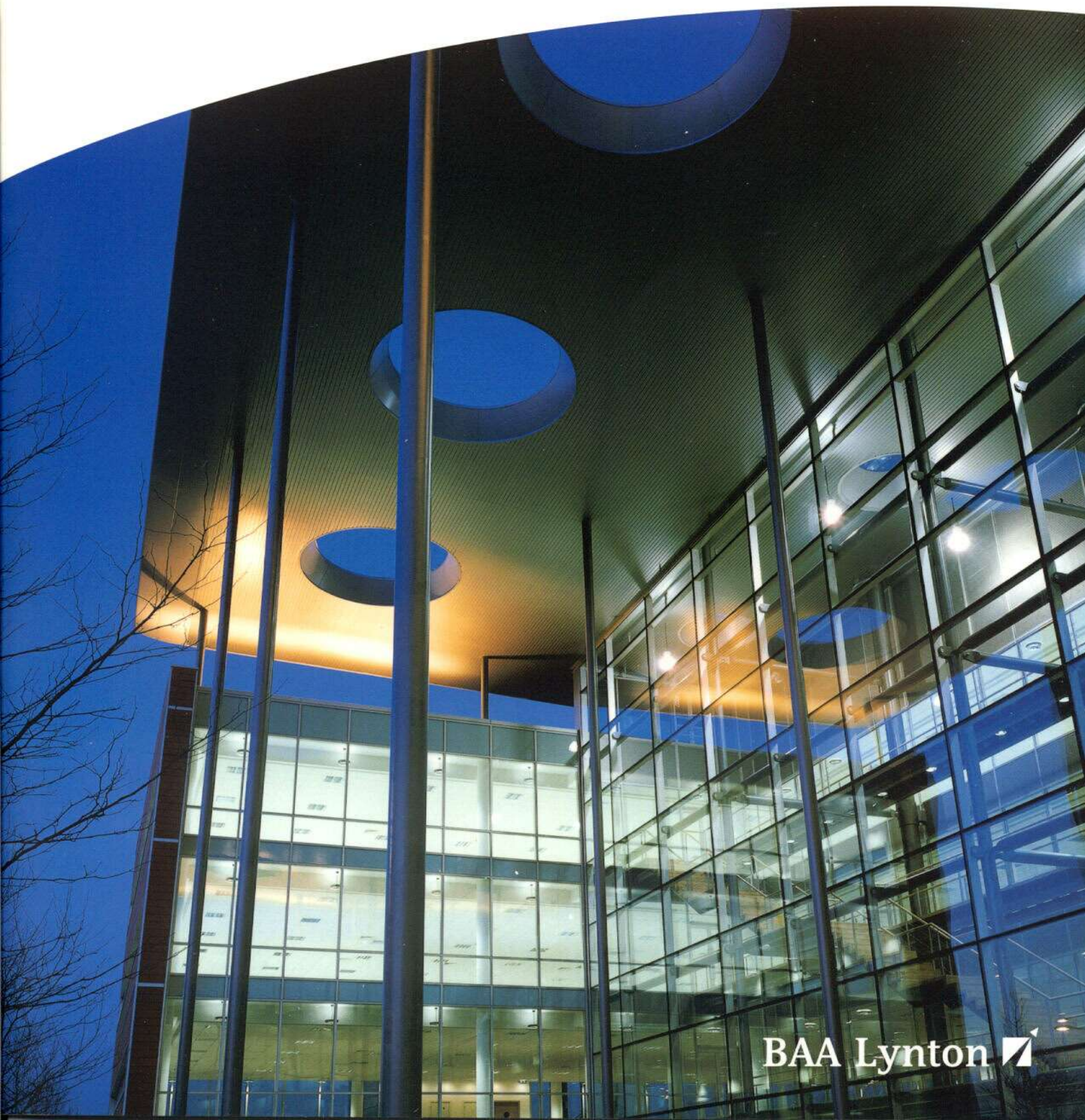


twocityplacegatwick



BAA Lynton 



There's a new office building in the market and it's something special.

It's the largest new office development for miles around.

It's in an exceptional location, with all the energy of the City.

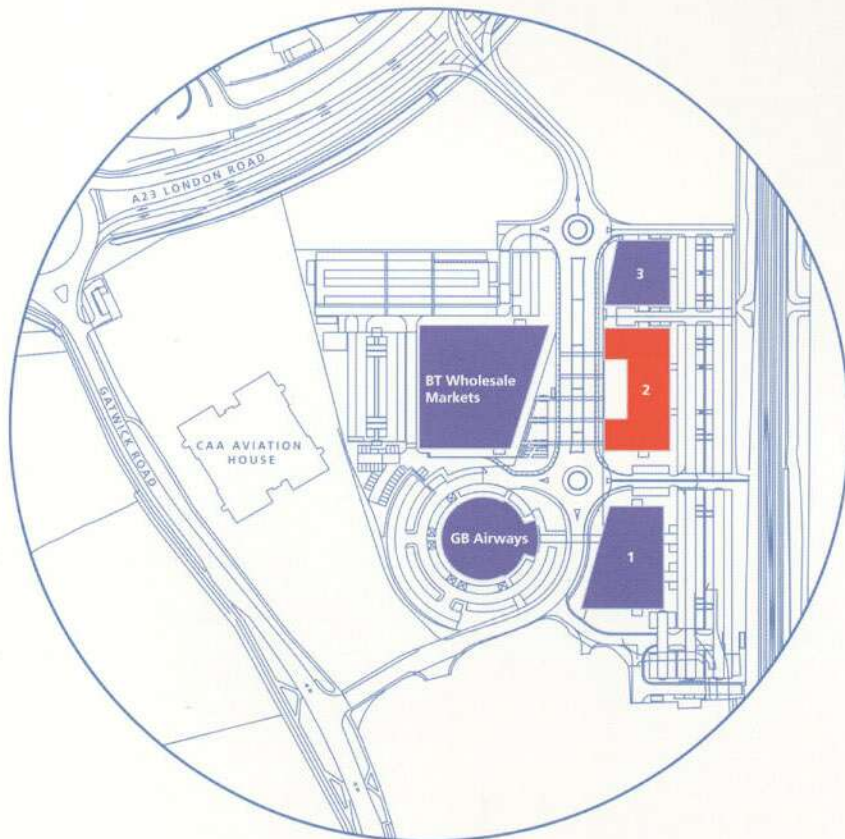
It has the world at its doorstep, with airline links to over 150 international destinations.

It has all the reassurance of a global name in property development.

It has been built with flexibility in mind.

We know you have questions. Here are some of the answers.

All the energy of the City?





It's simple. The combination of vibrancy, stimulation and pace is a major factor in developing today's most successful business people. It's why the City - with its rarely matched dynamic environment - is one of the world's most flourishing business centres. Multinationals such as BT and GB Airways have already bought into this exciting reality - a reality that has been designed solely to ensure that you get the very best out of your business and employees.











How much space is there?

87,153 sq ft, with over 21,000 sq ft per floor. No other new building in the surrounding area can boast such large floor plates. In fact, a single floor in Two City Place provides more space than most of these buildings. The external canopy - just one of the stunning architectural features - could alone house a 25,000 sq ft building. Floor by floor lettings are available.

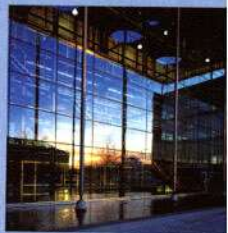


Two City Place has been designed to reflect occupier demand, with outstanding quality and impressive aesthetics.

With a planning grid based on a module of 1500 x 1500, the floor plates provide ultimate flexibility. Meanwhile, clean office floor plates have been achieved by pushing the fire escapes and service cores to the external perimeter of the building.

Across the full length of the atrium runs a feature linear staircase of folded timber treads supported on silver painted steelwork. On each floor, delicate walkways connect this stair to office spaces.

The atrium itself is exposed spectacularly to the outside world by a wall of glass at the front which sits adjacent to a courtyard area. A floating canopy roof makes this courtyard an ideal semi-enclosed and sheltered space away from the main avenue.







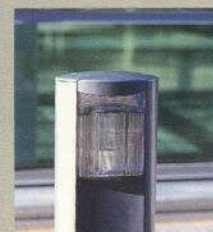
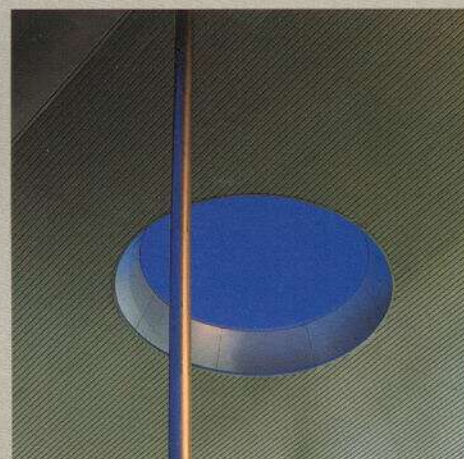


Is quality guaranteed?

Built to the highest specification, Two City Place has utilised its unique floorplate to best effect, allowing the creation of an impressive atrium entrance. With Kirkstone floor, beech staircase and seating areas for ad-hoc meetings, the atrium truly is the heart of the building.







## specification

Two City Place has been constructed to a headquarters specification to provide maximum functionality and flexibility for the exacting requirements of today's office occupier.

The key features of the building are as follows:

- Full height glazed atrium with feature staircase
- Three 13 person passenger lifts
- 18m floor width
- Fan coil cooling system throughout
- Suspended ceilings with Category 2 light fittings
- Fully accessible raised floors (150mm overall)
- 302 car parking spaces (1:280 sq ft net approx)
- Full height glazing
- Twin Male and Female WCs on each floor, including a disabled WC and shower facility



# What about location and transport links?



## location

City Place is positioned less than 1 mile south of London Gatwick Airport's South Terminal and Rail Station (from where North Terminal is only a short trip on the monorail).

Junctions 9 and 10 of the M23 lie approximately 2 miles from City Place with Junction 7 of the M25 only 9 miles away.

The Gatwick Express provides 4 services per hour to and from London Victoria (30 minutes) and Gatwick Airport Station provides direct services to many other destinations including Brighton, Guildford, East Croydon and Reading.

The new Fastway bus service will run directly through City Place providing excellent accessibility to Gatwick Airport, Horley, Crawley and Three Bridges.

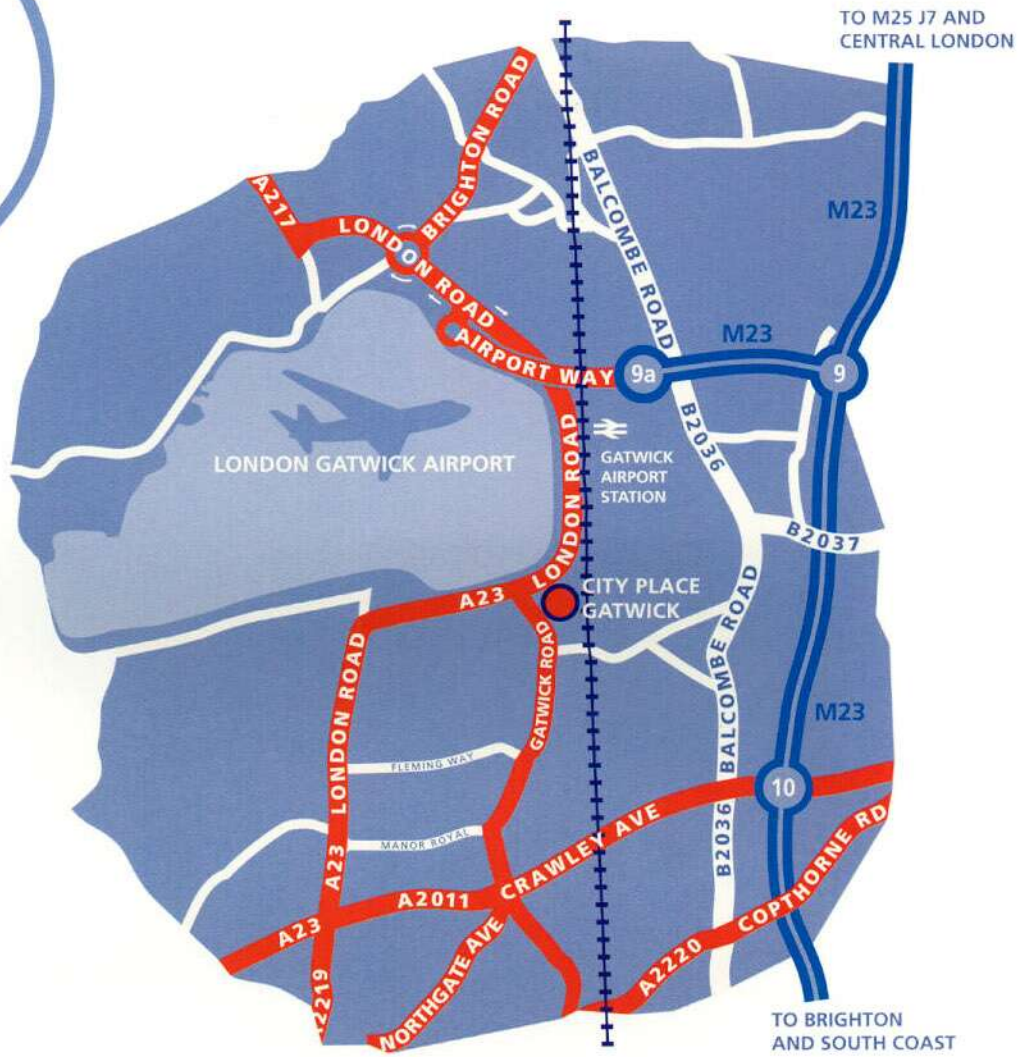
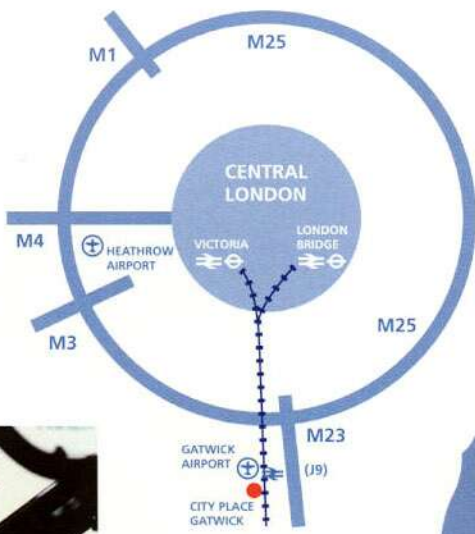
## amenities

City Place is a short trip from all the excellent retailing amenities of London Gatwick Airport, together with a wide range of hotels, restaurants and conference facilities.

Crawley town centre, only 2 miles to the south, provides excellent shopping in the County Mall Shopping Centre as well as a variety of other leisure and retail amenities.







Located in the heart of Gatwick, Two City Place benefits from superb links to London and the South, not to mention over 150 world destinations from Gatwick Airport. The surrounding area is a magnet for both business and employees, offering excellent amenities for conferences, leisure and retail.







