



Atrium Court, Tilgate Forest Business Park

Brighton Road, Crawley, RH11 9PT

**Two storey air-conditioned
offices**

33,384 sq ft
(3,101.48 sq m)

- Close to J11 M23
- Approx 107 car spaces
- Refurbishment to suit
- Good quality first floor offices

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Summary

Available Size	33,384 sq ft
Rent	Rent on application
Rates Payable	£240,000 per annum
Rateable Value	£500,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (34)

Location

Crawley lies in a strategic position served by the M23 which links to the M25 in the north, and Brighton to the south (A23).

Atrium Court is adjacent to J11 of the M23. London Gatwick airport is just 2 junctions to the north (approx 9.5m), and Crawley town centre 1.6m. There are direct trains to both London Victoria and London Bridge from Crawley and Three Bridges stations.

Within 400m to the north of the property is the K2 Leisure centre with numerous on site facilities including a 50m pool. Tilgate Park recreation area is behind the property with leisure facilities a cafe and public house. Pease Pottage services 1km to the east provides a Costa, M&S and Greggs.

Description

Tilgate Forest Business Park comprises 4 detached office buildings with Atrium Court being situated at the front of the scheme.

Atrium Court itself comprises modern two storey air conditioned offices arranged around a full height central glazed atrium, and benefits from raised flooring throughout, air conditioning, LED lighting, and a kitchen / breakout area.

The ground floor is predominantly open plan and benefits from a small area of storage with loading door. The first floor provides a mixture of open plan and fully glazed partitioned offices plus kitchen staff breakout area. There are male and female wcs on each floor, a shower, and lift.

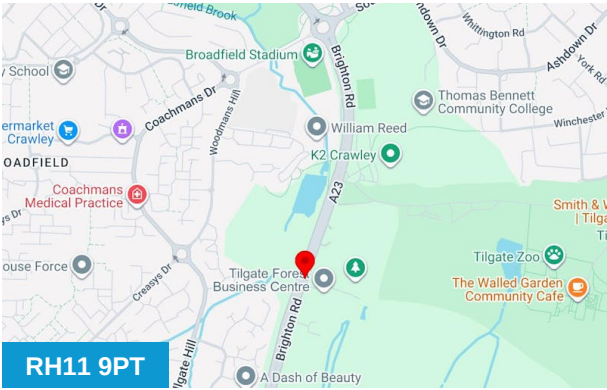
There are approx 107 on site car spaces allocated to the building.

A refurbishment can be tailored to suit occupiers individual needs.

Accommodation

The accommodation comprises the following net internal areas:

Floor/Unit	Description	sq ft	sq m
Ground	South	7,793	723.99
Ground	North	7,998	743.04
1st	South	7,815	726.04
1st	North	8,493	789.03
Ancillary	Atrium	1,285	119.38
Total		33,384	3,101.48



Viewing & Further Information



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Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



