



One Forest Gate Tilgate Business Centre

Brighton Road, Crawley, RH11 9BT

Three storey Grade A office building Immediately Available

7,727 to 24,664 sq ft
(717.86 to 2,291.36 sq m)

- 4 Pipe fan coil air conditioning
- LED LG7 compliant intelligent lighting
- Excellent car parking ratio of 1:198 sq ft
- Two 10 person passenger lifts
- 20 secure cycle spaces

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Summary

Available Size	7,727 to 24,664 sq ft
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (31)

Description

One Forest Gate provides a three-storey detached office building located to the south of Crawley town centre. The building underwent a comprehensive grade A refurbishment in 2019 to provide exceptional office space and still presents extremely well. The space is arranged over the ground and two upper floors, which are of excellent quality with partially fitted space benefiting from great natural light throughout.

Location

One Forest Gate is located on the popular Tilgate Forest Business Park, a few hundred yards from J11 of the M23. Gatwick Airport is just 7.6 miles to the north with the M25 approx 12 miles away. Nearby facilities include K2 Leisure Centre and Tilgate Forest Recreation Centre

Accommodation

Name	Building Type	sq ft	sq m
Ground	Office	7,727	717.86
Ground - Reception	Office	422	39.21
1st	Office	8,187	760.60
2nd	Office	8,328	773.70
Total		24,664	2,291.37

Terms

The freehold is available with vacant possession or to let as a whole or in floors.



Viewing & Further Information



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