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## One Forest Gate, Brighton Road, Crawley RH11 9BT

TO LET OR FOR SALE: 3 STOREY OFFICE BUILDING - 7,727 SQ FT (717.9 SQ M) - 24,664 SQ FT (2,291.40 SQ M)  
AVAILABLE NOW

# 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.

For exact location use postcode RH11 9BP.



## 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.

## Key Features

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

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal basis as follows:

Ground floor – 7,727 sq ft (717.9 sq m)

Reception - 422 sq ft (39.2 sq m)

First floor – 8,187 sq ft (760.6 sq m)

Second floor - 8,328 sq ft (773.7 sq m)

**Total - 24,664 sq ft (2,291.4 sq m)**

## Amenities

- WCs on each floor & disabled WC
- 2 shower and changing rooms
- Two 10 person passenger lifts

## Terms

Available for sale freehold with vacant possession or to let on a new FRI lease for a term to be agreed either as a whole or in part.

## Price and Rent

On application

## 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.

## EPC

Rating B - 31

## VAT

VAT will be payable on the terms quoted.



## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

By appointment through joint sole agents Graves Jenkins & Hanover Green

### **Graves Jenkins - 01293 401040**

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