

**FREEHOLD
FOR SALE, OR
TO LET**

**SUPERB OFFICES
7,727-24,664 SQ FT**



ONEFORESTGATE.COM



**ONE
FOREST
GATE**

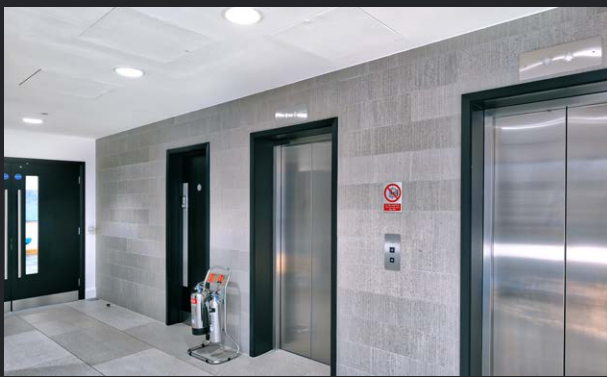
BRIGHTON ROAD CRAWLEY RH11 9PT



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.





SPECIFICATION



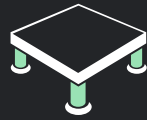
FOUR PIPE FAN
COIL AIR CONDITIONING



SUSPENDED
CEILING



LED LG7 COMPLIANT
INTELLIGENT LIGHTING



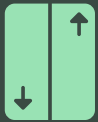
FULL ACCESS
RAISED FLOOR



EXCELLENT CAR PARKING
RATIO OF 1:198 SQ FT



TWO SHOWER &
CHANGING ROOMS



TWO 10-PERSON
PASSENGER LIFTS



EPC
RATING B

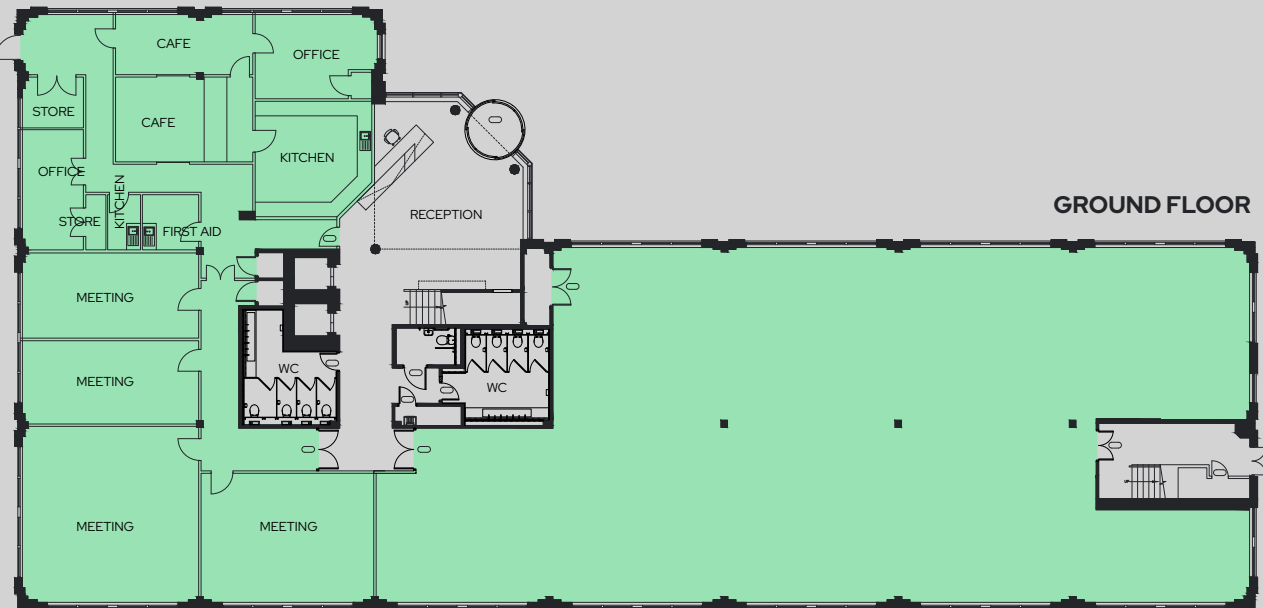
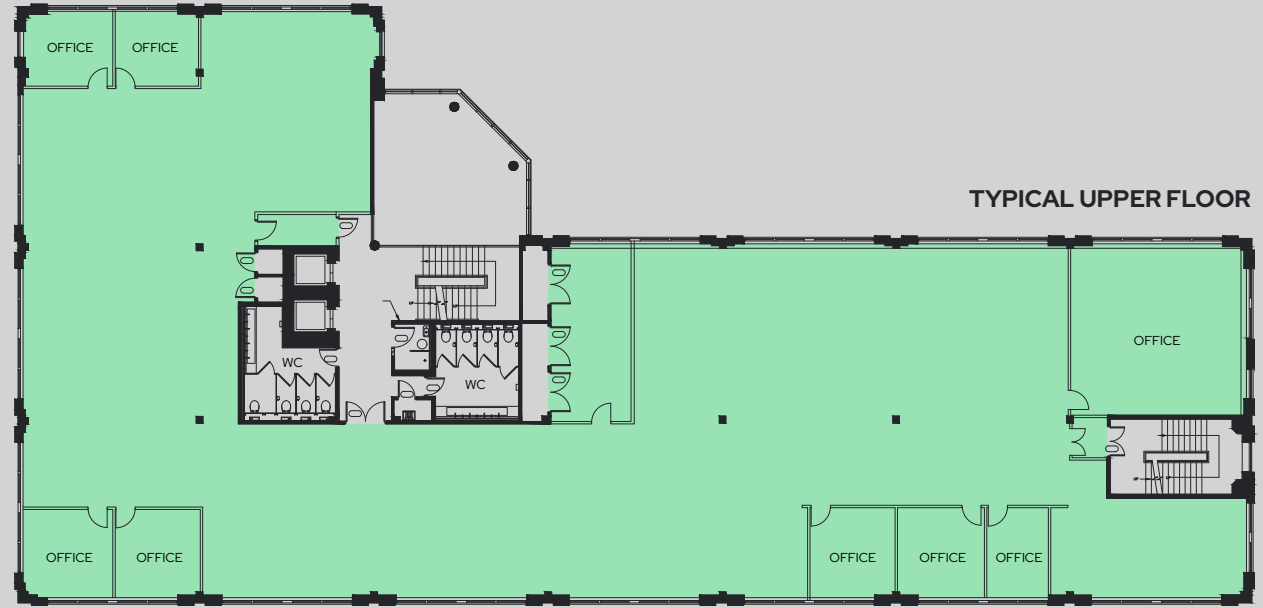
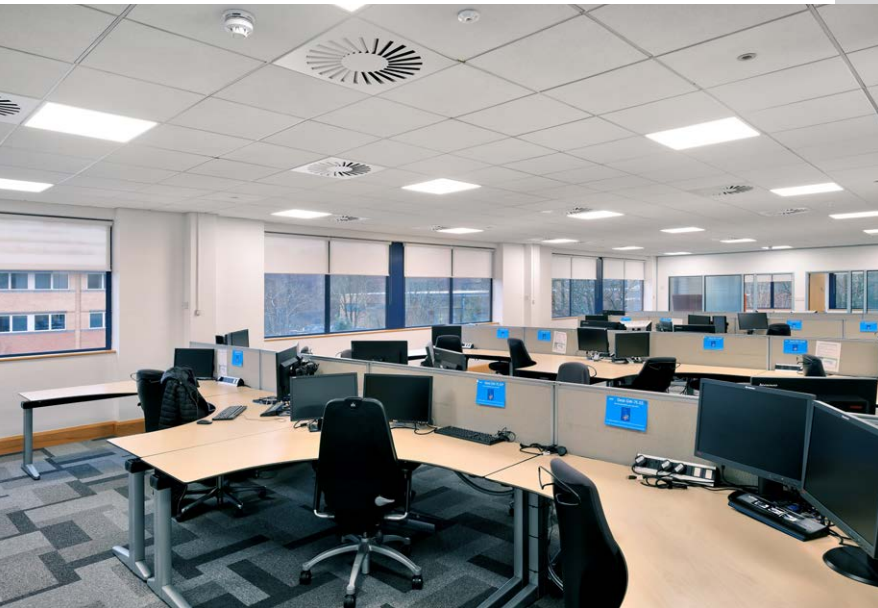


20 SECURE
CYCLE SPACES



WCs ON EACH FLOOR
& DISABLED WC





ACCOMMODATION

	SQ FT	SQ M
Second Floor	8,328	773.7
First Floor	8,187	760.6
Ground Floor	7,727	717.9
Reception	422	39.2
TOTAL	24,664	2,291.4



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.

ONE FOREST GATE
BRIGHTON ROAD
CRAWLEY RH11 9PT

TO REDHILL & M25

TO HORSHAM

TO BRIGHTON

GATWICK AIRPORT

A2011

CRAWLEY TOWN CENTRE

A23

CRAWLEY TOWN FC

K2 CRAWLEY FITNESS & ACTIVITY CENTRE

A23

A264

J11



M23



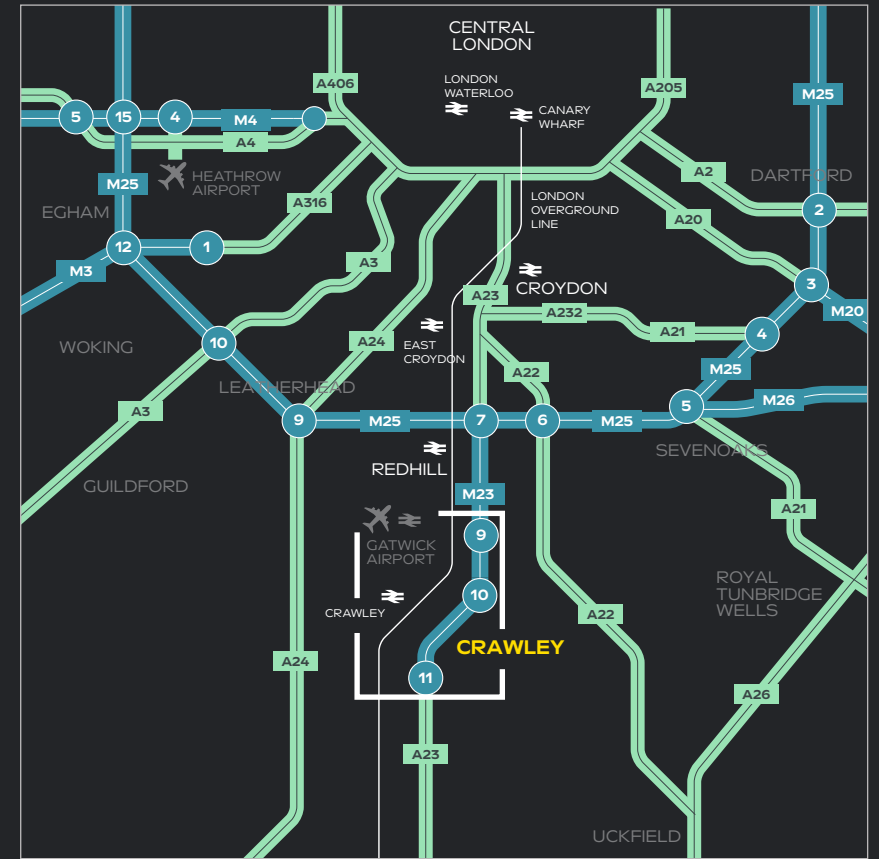
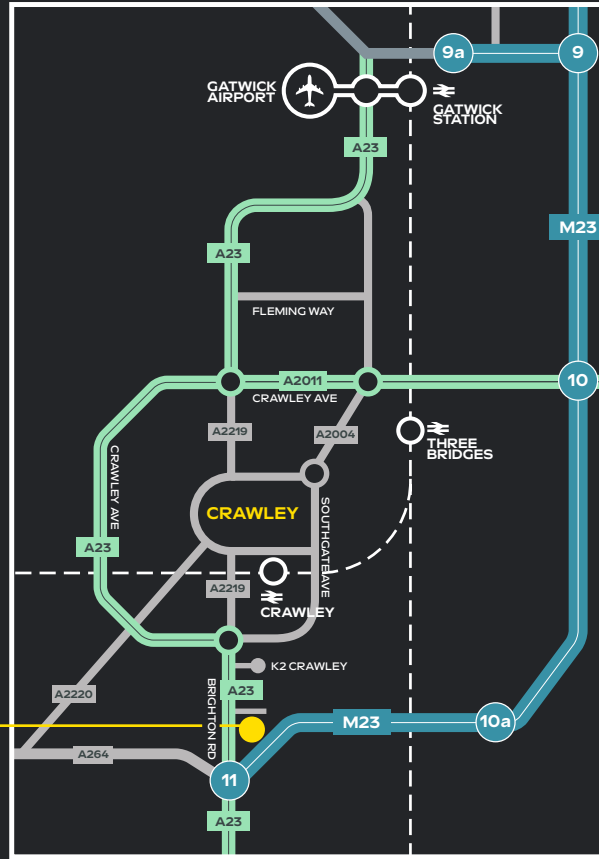
ONE FOREST GATE

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CRAWLEY RH11 9PT

TRAVEL DISTANCES

By Road (approx)	miles
M23 J11	0.4
Three Bridges Station	2
Crawley Station	3
Gatwick Airport	8
M25 J7	14.5
Brighton	21
Croydon	24
Heathrow Airport	44

Source: theaa.com



TERMS

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

PRICE/RENT

On application.

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ONEFORESTGATE.COM

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