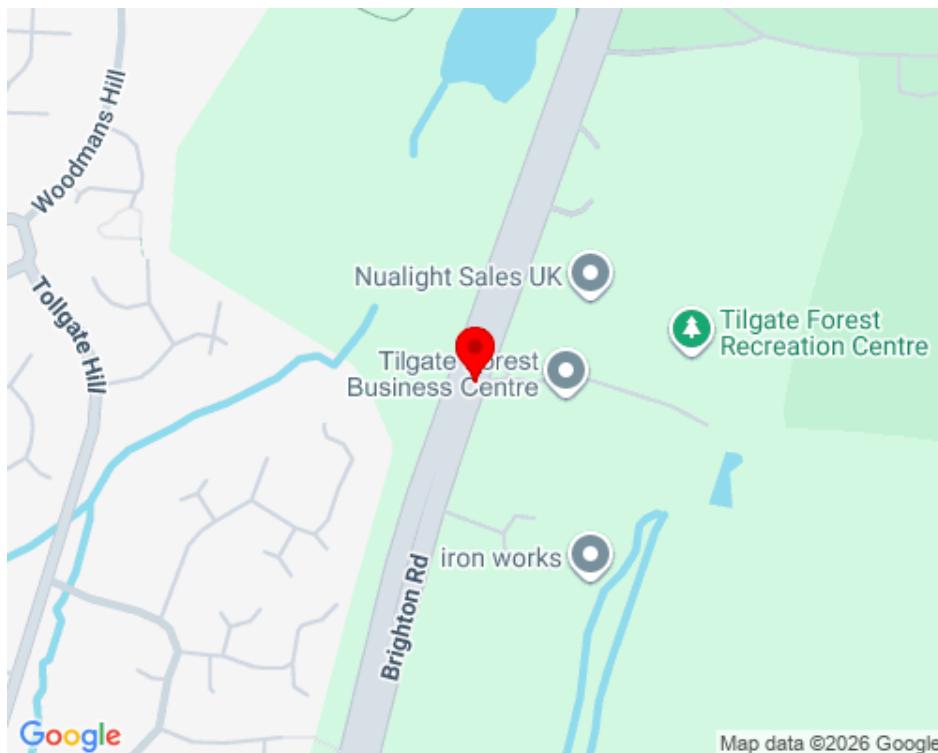




One Forest Gate Tilgate Business Centre, Crawley, RH11 9BT  
THREE STOREY GRADE A OFFICE BUILDING  
IMMEDIATELY AVAILABLE

# LOCATION



## 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
- LED LG7 compliant intelligent lighting
- Excellent car parking ratio of 1:198 sq ft
- Two 10 person passenger lifts
- 20 secure cycle spaces

## Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor: 717.86 sq m (7,727 sq ft)

Ground Floor Reception: 39.21 sq m (422 sq ft)

First Floor: 760.60 sq m (8,187 sq ft)

Second Floor: 773.70 sq m (8,328 sq ft)

**Total:** 2291.37 sq m (24,664 sq ft)

## Rent:

£25 per sq ft POA

## Price:

£3,500,000

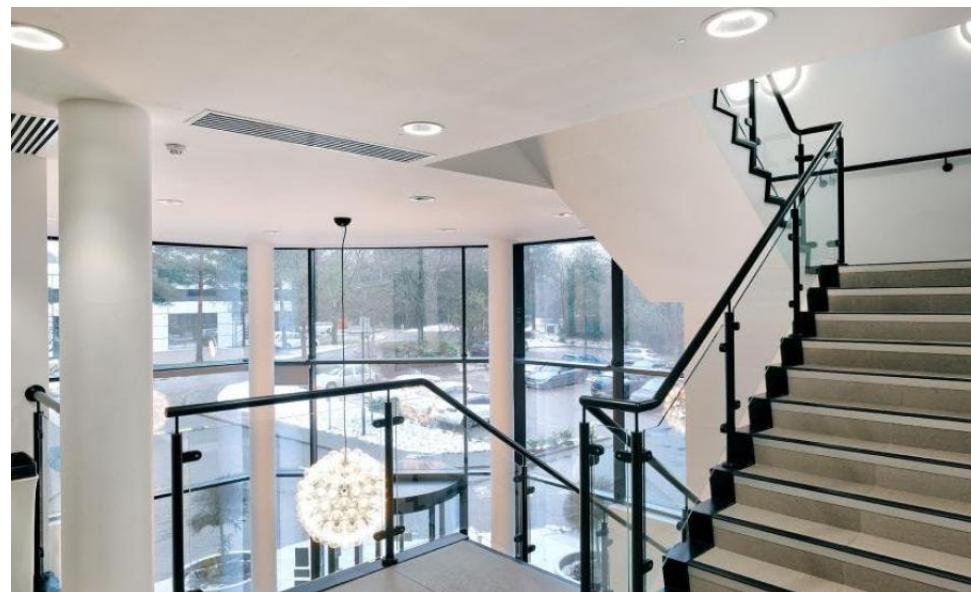
## VAT:

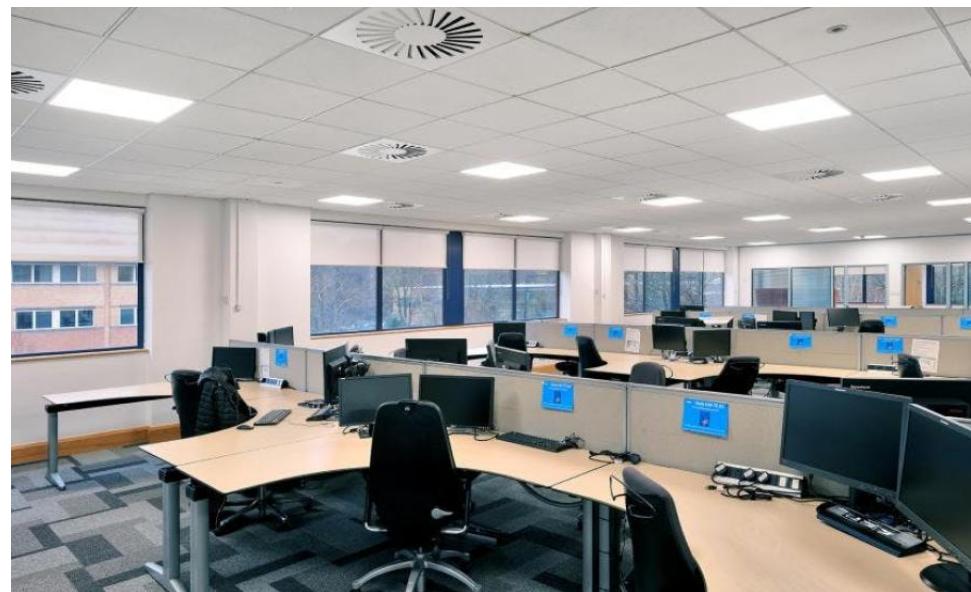
VAT is Applicable

## Legal Fees:

Each party to bear their own costs









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