

TO LET
SUPERB OFFICES
3,266–11,453 SQ FT



ONEFORESTGATE.COM



**ONE
FOREST
GATE**

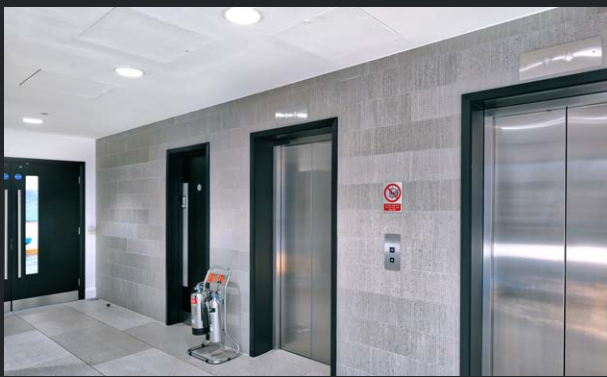
BRIGHTON ROAD CRAWLEY RH11 9PT



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 available space to let is situated on part of the ground floor and the whole of the first floor and 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



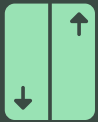
FULL ACCESS
RAISED FLOOR



EXCELLENT CAR PARKING
RATIO OF 1:198 SQ FT



TWO SHOWER &
CHANGING ROOMS



TWO 10-PERSON
PASSENGER LIFTS



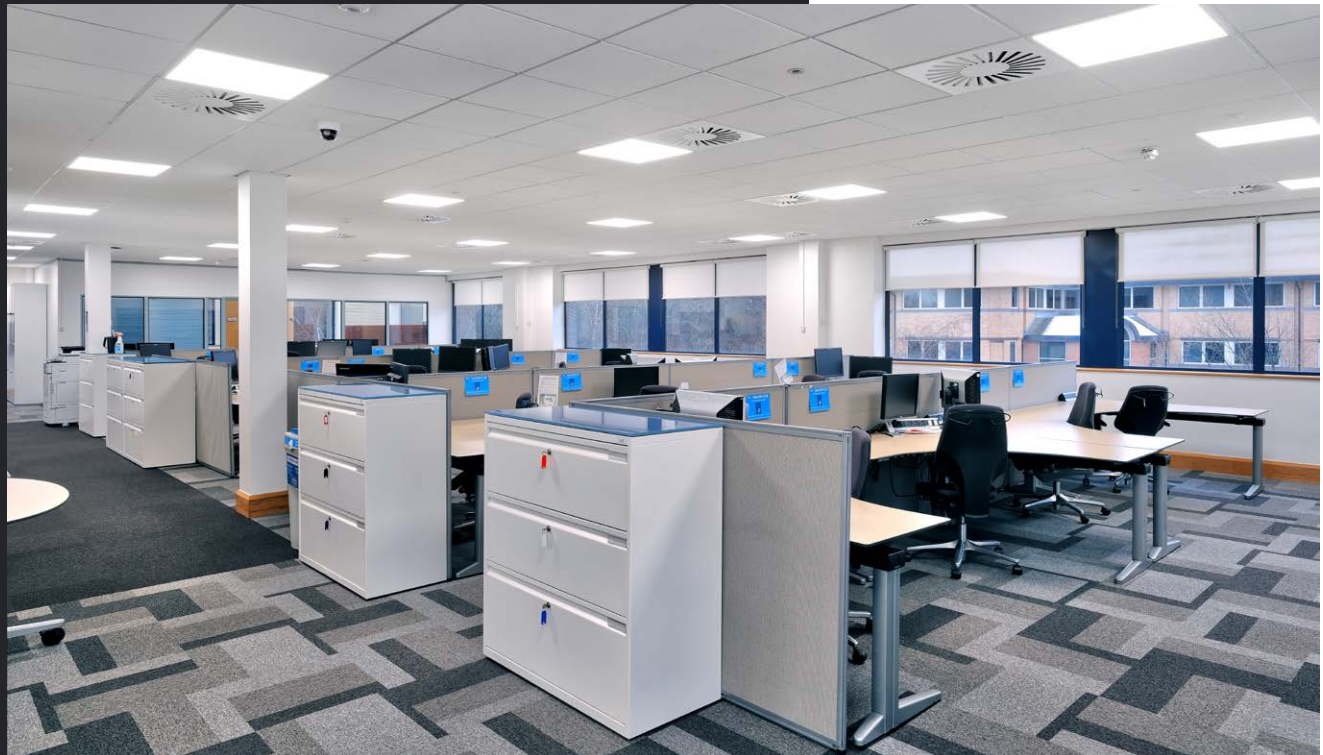
EPC
RATING B

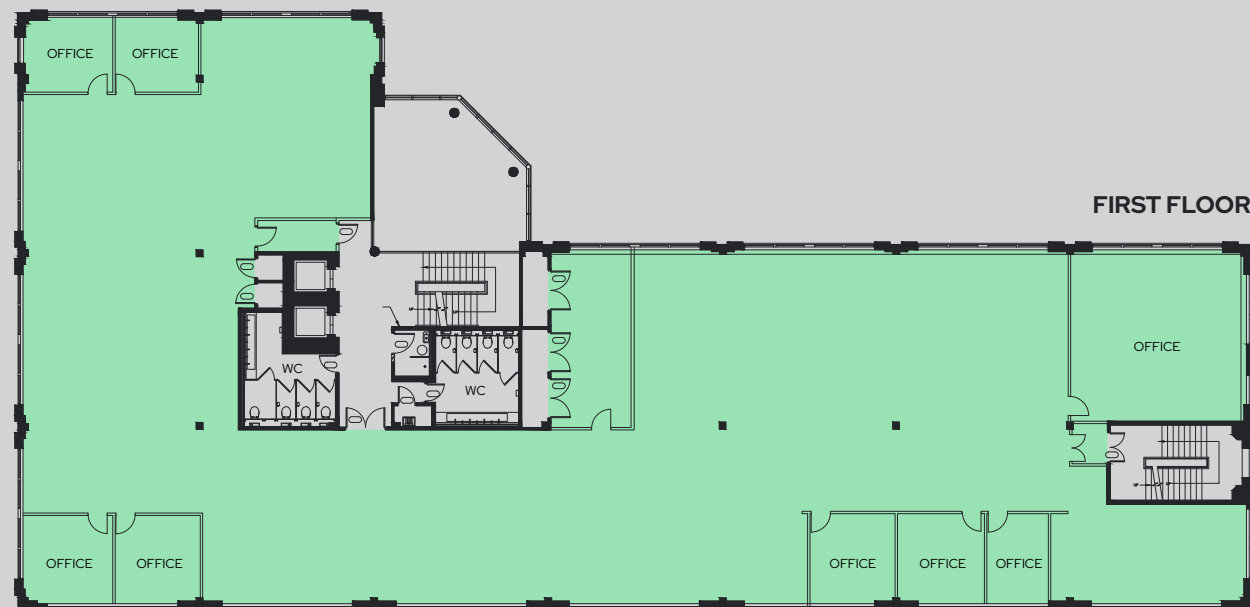


20 SECURE
CYCLE SPACES



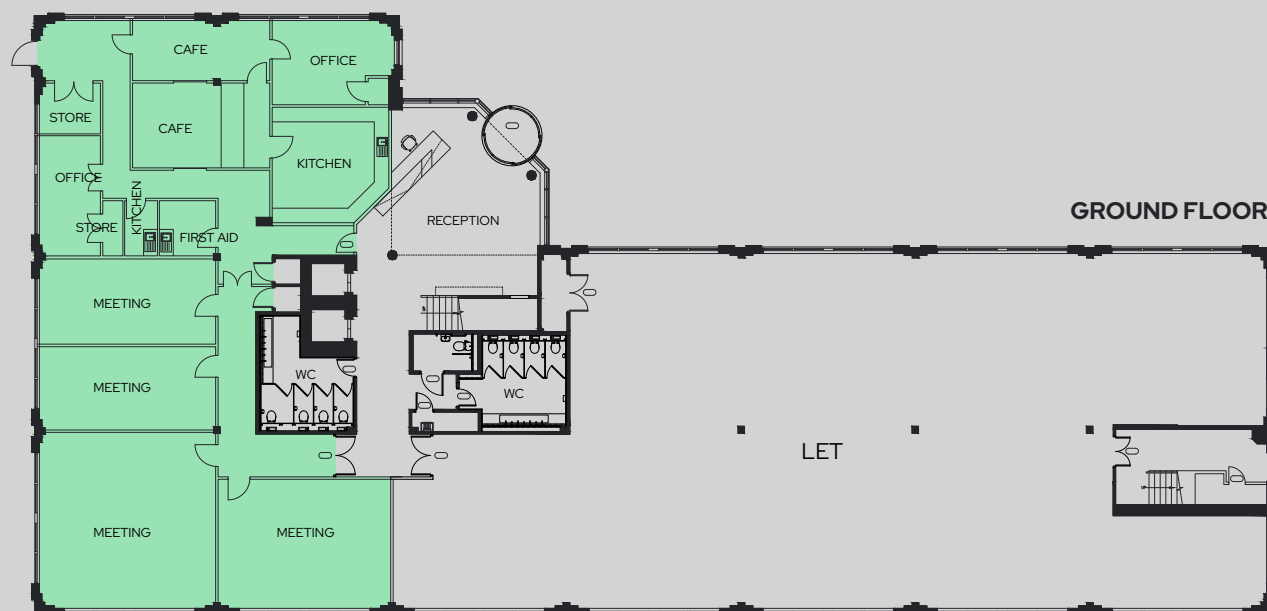
WCs ON EACH FLOOR
& DISABLED WC





ACCOMMODATION

	SQ FT	SQ M
First Floor	8,187	760
Part Ground Floor	3,266	303
TOTAL	11,453	1,063





GATWICK AIRPORT

A2011

CRAWLEY
TOWN CENTRE

A23

CRAWLEY TOWN FC

K2 CRAWLEY
FITNESS & ACTIVITY CENTRE

A23



ONE
FOREST
GATE

BRIGHTON ROAD
CRAWLEY RH11 9PT

TO REDHILL & M25



M23

J11

TO BRIGHTON

A264

TO HORSHAM



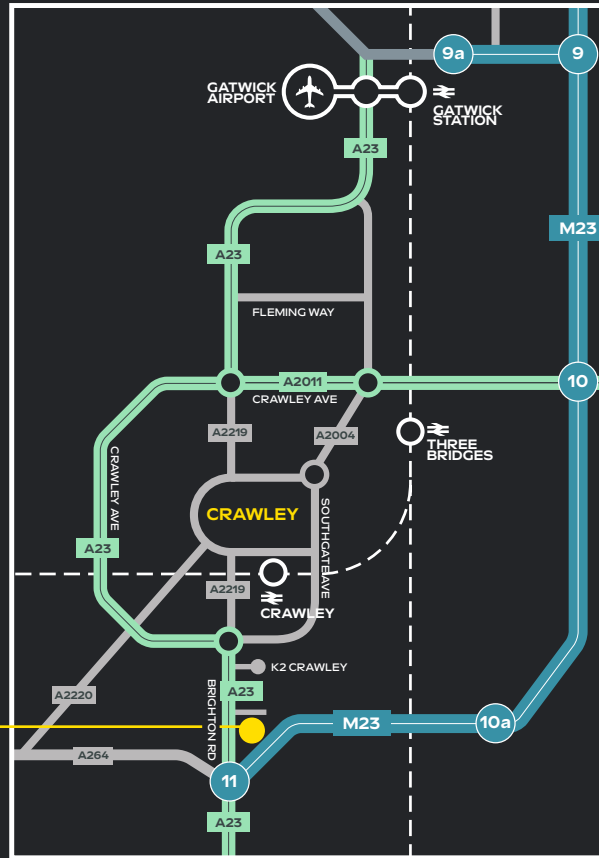
ONE FOREST GATE

BRIGHTON ROAD
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

Available to let on a new FRI lease for a term to be agreed either as a whole or in part.

RENT

On application.



ANDY TUCKER

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STEPHEN OLIVER

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ONEFORESTGATE.COM

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