

**WHOLE OF
BUILDING AVAILABLE
MARCH 2024**

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



ONEFORESTGATE.COM



**ONE
FOREST
GATE**

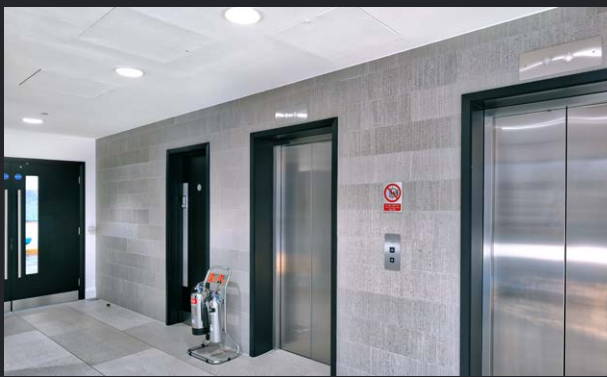
BRIGHTON ROAD CRAWLEY RH11 9PT



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



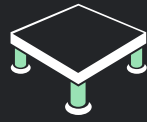
FOUR PIPE FAN
COIL AIR CONDITIONING



SUSPENDED
CEILING



LED LG7 COMPLIANT
INTELLIGENT LIGHTING



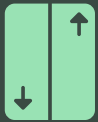
FULL ACCESS
RAISED FLOOR



EXCELLENT CAR PARKING
RATIO OF 1:198 SQ FT



TWO SHOWER &
CHANGING ROOMS



TWO 10-PERSON
PASSENGER LIFTS



EPC
RATING B

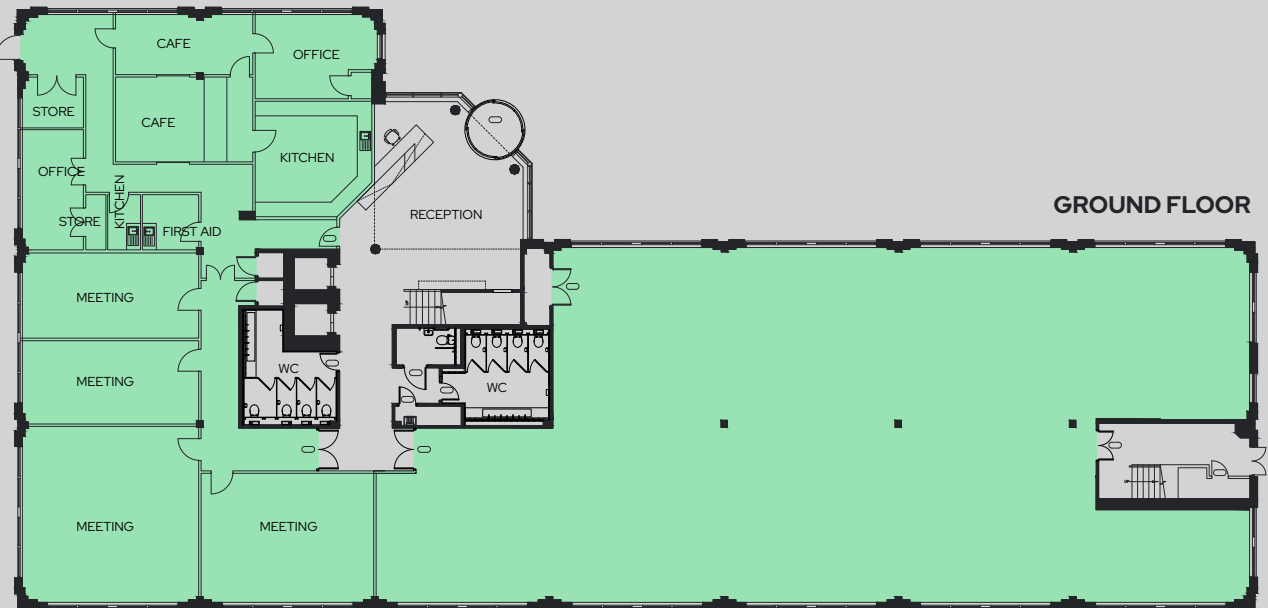
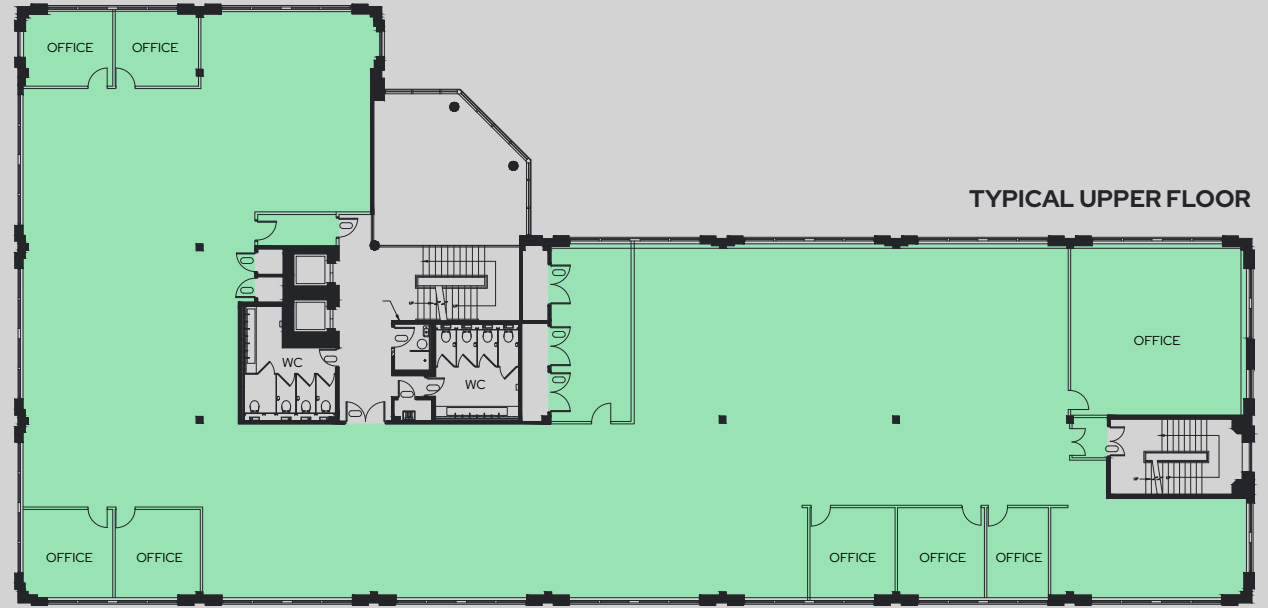
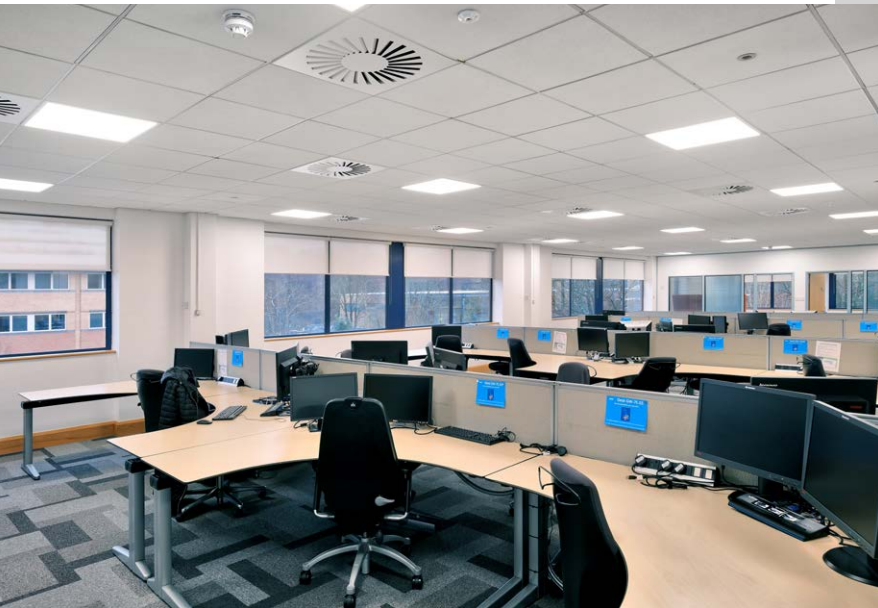


20 SECURE
CYCLE SPACES



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



M23

J11

A264



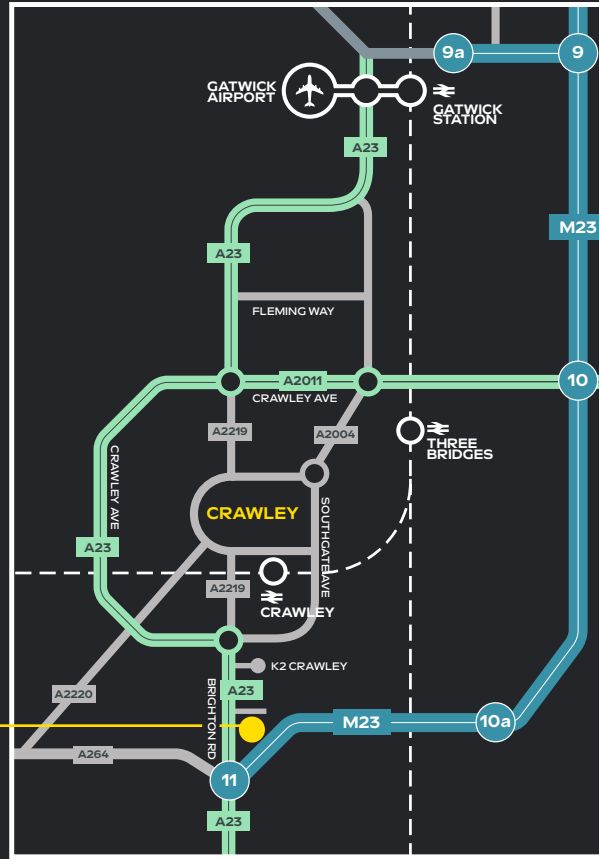
ONE FOREST GATE

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.



020 3130 6400
hanovergreen.co.uk

ANDY TUCKER
07721 260 545
atucker@hanovergreen.co.uk



01293 40 10 40
www.gravesjenkins.com

STEPHEN OLIVER
07786 577 323
oliver@graves-jenkins.com

ONEFORESTGATE.COM

Hanover Green and Graves Jenkins on their behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Hanover Green and Graves Jenkins has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. November 2023.