

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



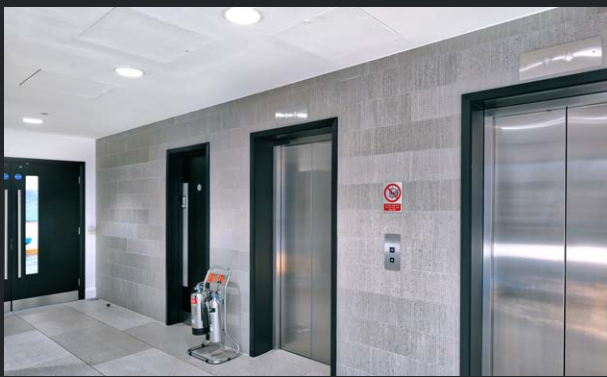


## DESCRIPTION

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



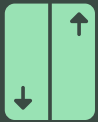
FULL ACCESS  
RAISED FLOOR



EXCELLENT CAR PARKING  
RATIO OF 1:198 SQ FT



TWO SHOWER &  
CHANGING ROOMS



TWO 10-PERSON  
PASSENGER LIFTS



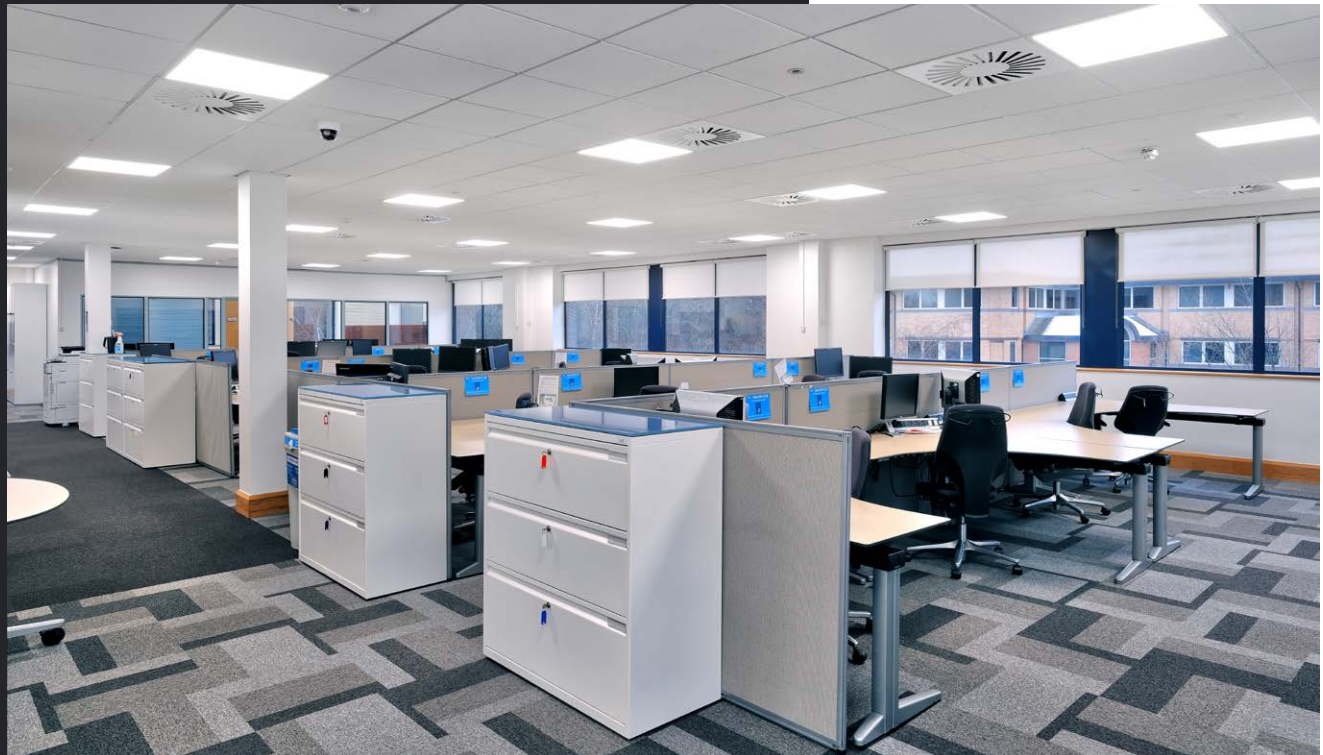
EPC  
RATING B

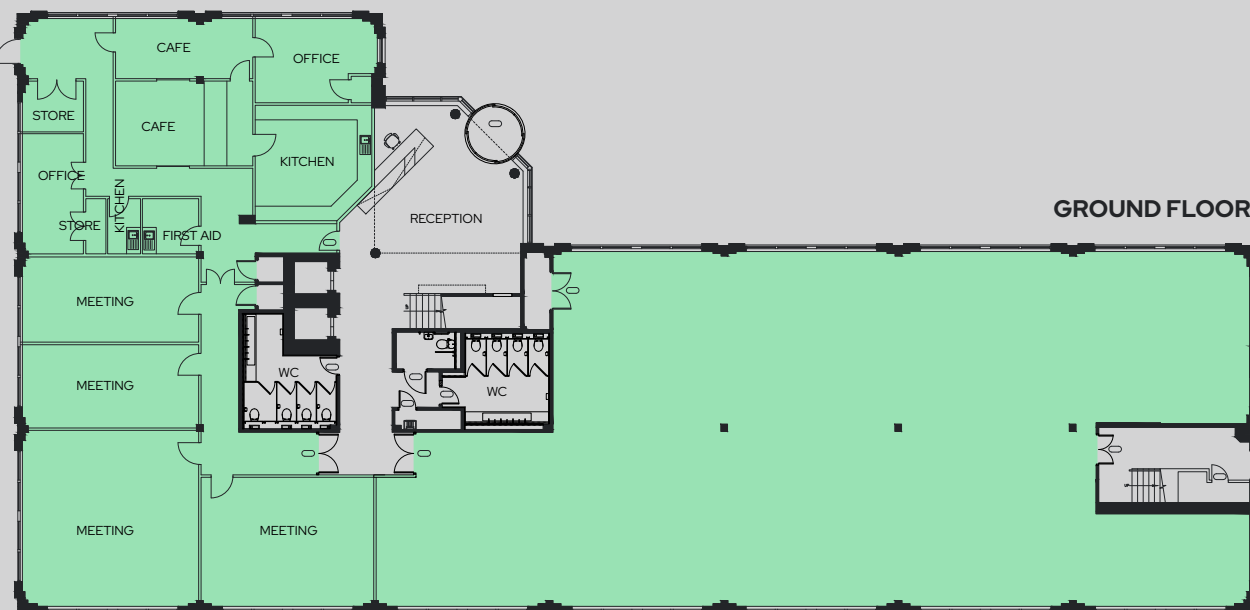
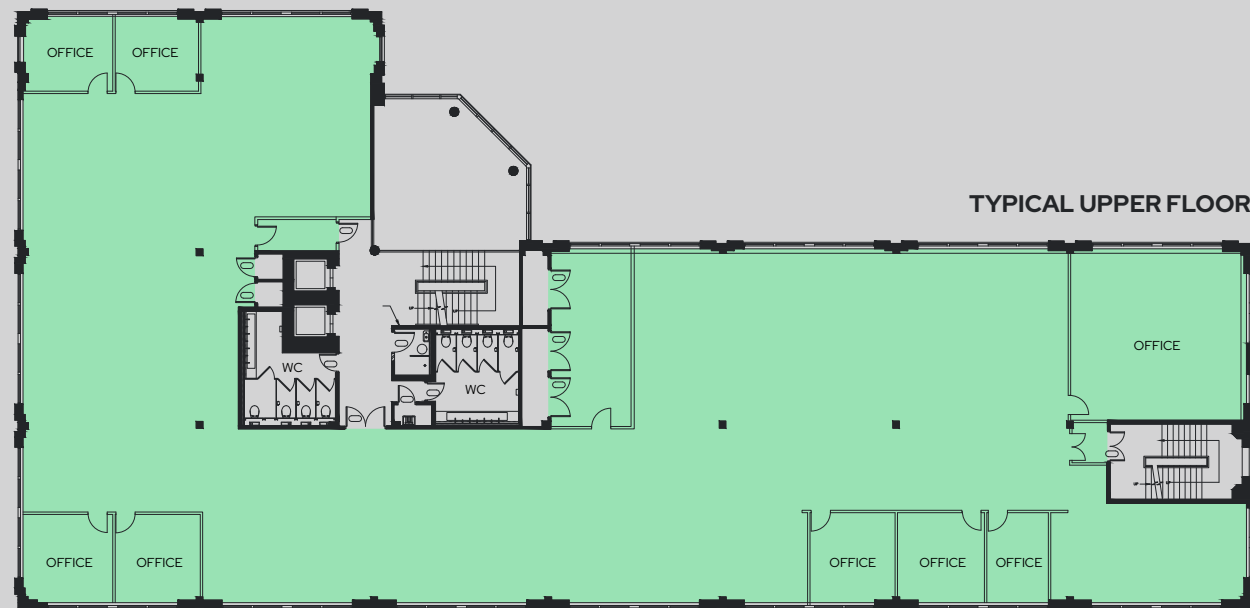


20 SECURE  
CYCLE SPACES



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
<b>TOTAL</b>	<b>24,664</b>	<b>2,291.4</b>





## 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



M23

J11

TO BRIGHTON

GATWICK AIRPORT

A2011

CRAWLEY  
TOWN CENTRE

A23

CRAWLEY TOWN FC

K2 CRAWLEY  
FITNESS & ACTIVITY CENTRE

A23

TO HORSHAM

A264





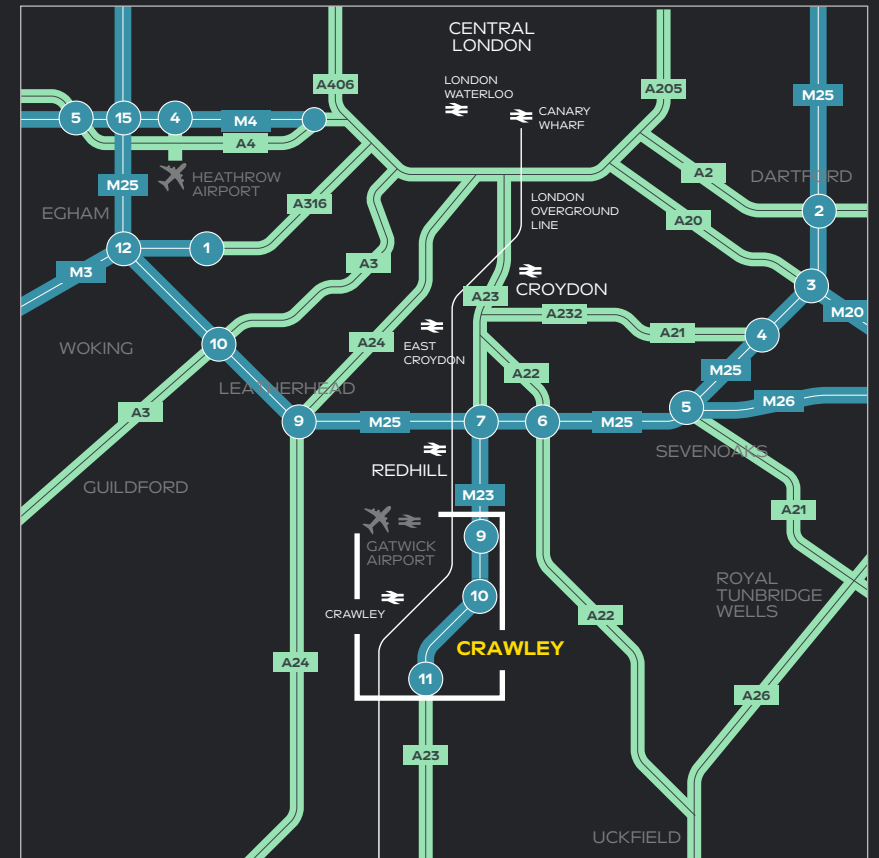
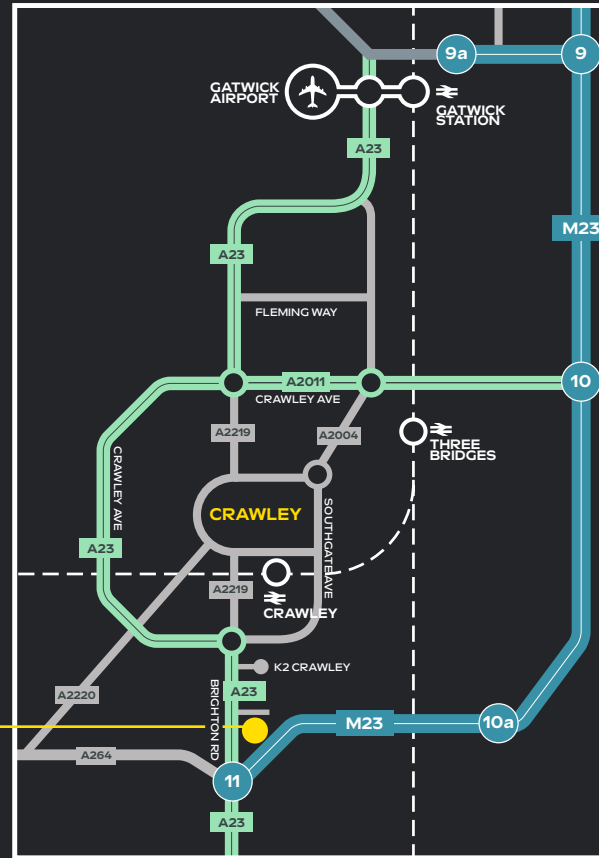
# ONE FOREST GATE

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.



**ANDY TUCKER**

07721 260 545  
atucker@hanovergreen.co.uk



**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.