

**FREEHOLD  
FOR SALE, OR  
TO LET**

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



**ONEFORESTGATE.COM**



**ONE  
FOREST  
GATE**

**BRIGHTON ROAD CRAWLEY RH11 9PT**



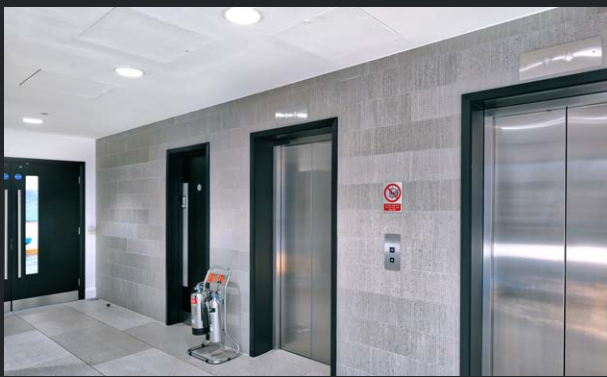


## DESCRIPTION

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



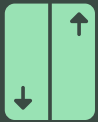
FULL ACCESS  
RAISED FLOOR



EXCELLENT CAR PARKING  
RATIO OF 1:198 SQ FT



TWO SHOWER &  
CHANGING ROOMS



TWO 10-PERSON  
PASSENGER LIFTS



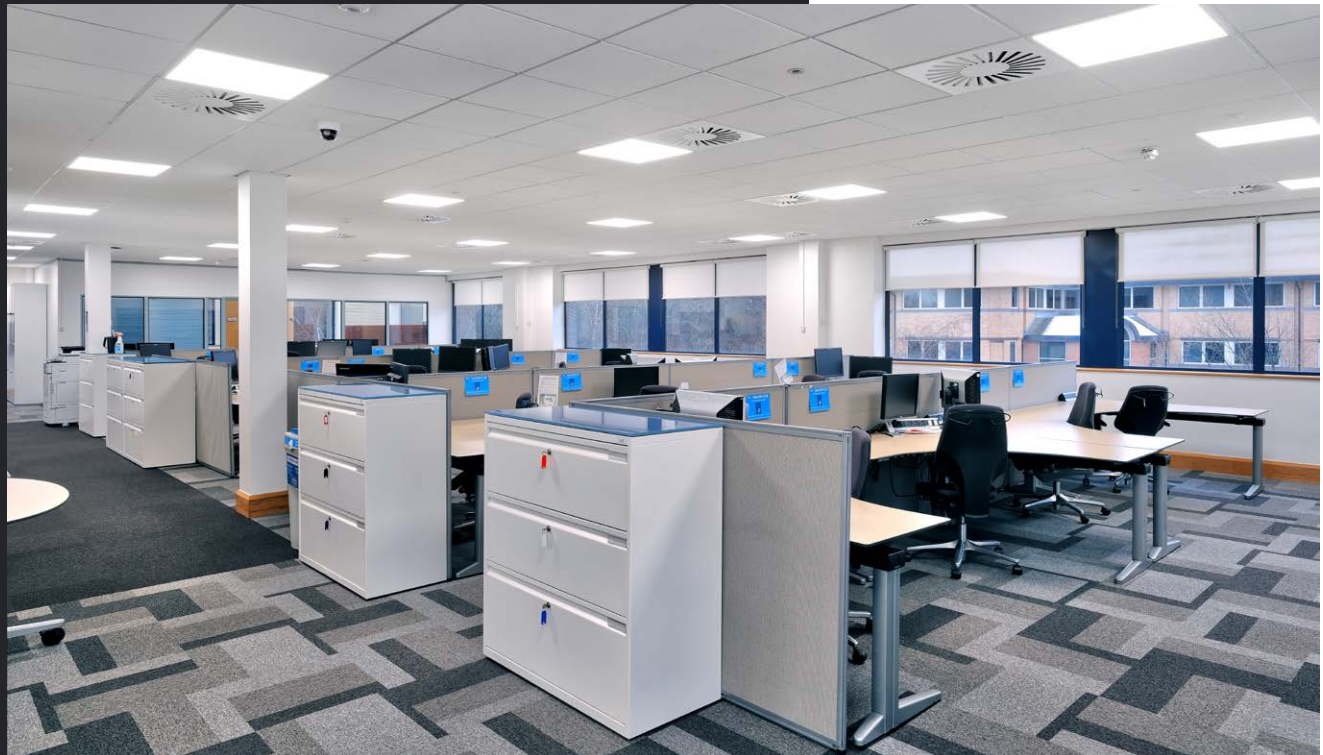
EPC  
RATING B

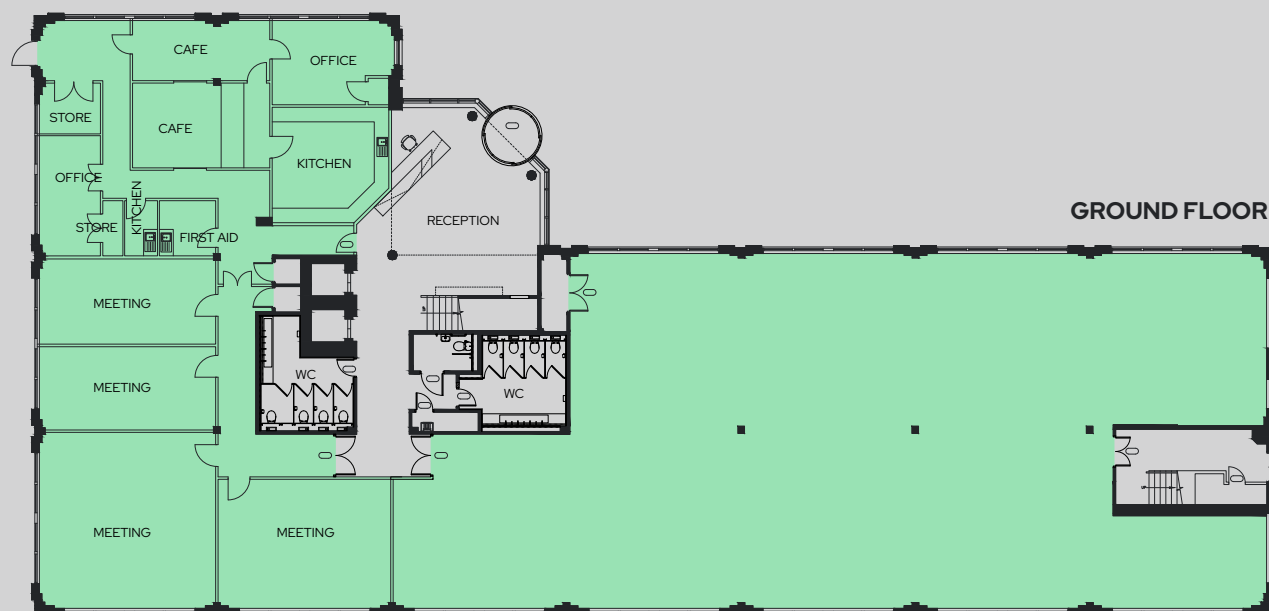
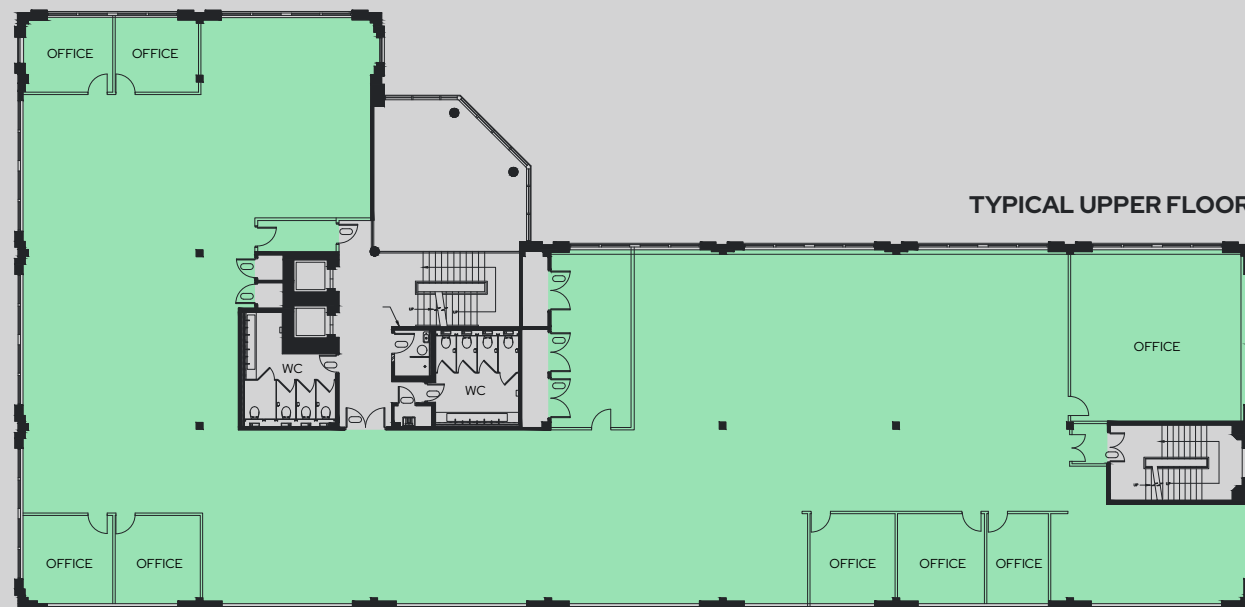


20 SECURE  
CYCLE SPACES



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
<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





## 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

[illegible]

## TERMS

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

## PRICE/RENT

On application.



## ANDY TUCKER

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