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One Forest Gate, Tilgate Business Park, Crawley. RH11 9BP
TO LET: QUALITY GROUND AND FIRST FLOOR OFFICES - 11,453 SQ FT (1,064 M2)

LOCATION



Tilgate Business Park comprises 4 detached office buildings and is situated to the south of Crawley town centre in a very accessible vehicular location less than half a mile from Junction 11 of the M23. London Gatwick Airport is 8 miles distance, J7 of the M25 just 14 miles, and Brighton 19 miles, all via motorway/dual carriageway. The park has direct access into Tilgate Forest Recreation Centre with its numerous facilities, K2 Leisure (Everyone Active), is just 400m to the north, and there are food and drink facilities at Pease Pottage services being 1 mile distance (including M&S Food, Costa, Greggs and WH Smith).

For exact location use postcode RH11 9BP.

Description

One Forest Gate is located at the front of the park and comprises a 3 storey detached modern office that was comprehensively refurbished throughout in 2018.

There is a good level of on site car parking.

Key Features

- New VRF air conditioning system (2018).
- Car parking at 1 space per 198 sq ft
- 4 EV charging points
- Secure cycle storage
- Attended reception

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal basis as follows:

Ground floor – 3,266 sq ft (303.4 m²)

First floor – 8,187 sq ft (760.6 m²)

Total 11,453 sq ft (1064 m²)

Amenities

- Male, female and disabled wc's – all in excellent condition
- Shower and changing facilities
- Two 10 person passenger lift
- Fully glazed double height reception

- Full access raised floors

Lease

The offices are available to let as a whole or in part on a new lease for a term to be agreed.

Rent

£25 per sq ft exclusive of business rates and service charge.

Service Charge

There is a building service charge.. Full information on request

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

EPC

Rating B - 31

Business Rates

The part ground and first floor business rates are currently assessed as a whole.

Rateable Value: £194,000
Rates Payable: £99,328 (2023/24)

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or www.crawley.gov.uk to verify this
information.

VAT

VAT will be payable on the terms quoted.

Legal Fees

Each party to bear their own legal costs involved in the transaction.

Viewing Arrangements

By appointment through joint sole agents Graves Jenkins & Hanover
Green

Graves Jenkins - 01293 401040

Stephen Oliver 07786 577323
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