



TO LET

OFFICES TO LET 12,000–25,627 SQ FT (7078-2380.75 SQ M)

4 Tilgate Forest Business Park, Brighton Road, Crawley, West Sussex, RH11 9BP

SHW

**MAKING
PROPERTY
WORK**

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IMAGE TO THE INTERNAL SEWRVICES

DESCRIPTION

Self Contained office accommodation with 100 car spaces. Only moments from the M23 and 12 minutes from the M25. PLEASE NOTE THE BUILDING HAS BEEN VANDALISED WITH SIGNIFICANT DAMAGE TO THE INTERNAL SERVICES. THERE IS NO POWER INTO THE BUILDING

LOCATION

Tilgate Business Park is located on the southern side of of Crawley, only a few hundred yards from Junction 11 of the M23. Existing occupiers include KPMG, Bard and Bramble Energy. K2 Leisure Centre and the Fastway bus route, are a few minutes walk away. The property has direct access at the rear into Tilgate Forest M&S food store at Pease Pottage Services, less that 1 mile away

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground Floor(Rec)	693	64.3
Ground Floor Offices	7,984	741.72
First Floor Offices	7,620	707.92
Second Floor Offices	7,645	710.2
Roof Storage	1,685	156.53
TOTAL	25,627	2380.8

AMENITIES INCLUDED

- 2 x 8 person passenger lift
- Double height reception area
- Four pipe fan coil air conditioning-vandalised

- Suspended ceilings with recessed light fittings and energy saving switching-many ceilings damaged
- Fully carpeted, accessible metal tile raised floor
- Male and female, disabled WCs and shower facilities, damaged
- Exclusive car parking for 100 cars (1:256)

TENURE

The Property is available to let on terms to be agreed

REN

Offers Invited

SERVICE CHARGE

There is an Estate Charge covering the access road, any part letting will incur an additional service charge, details on request

PLANNING

The entire area of Tilgate Forest Business Park is protected as a main employment area under an article 4 Directive wef August 2022

RATES

RV £347,500(2021)

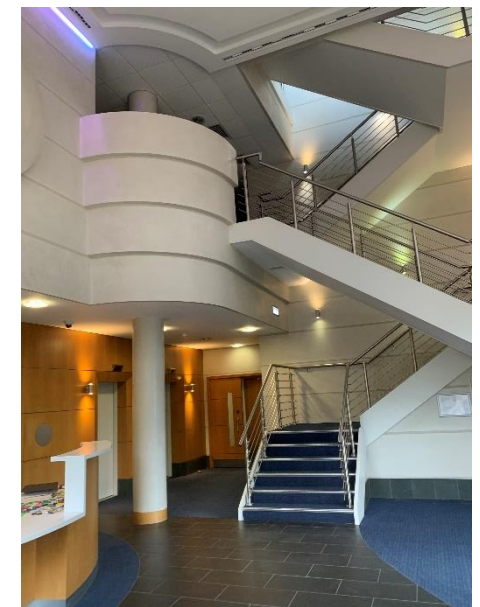
VAT

VAT will be charged on the quoting terms.

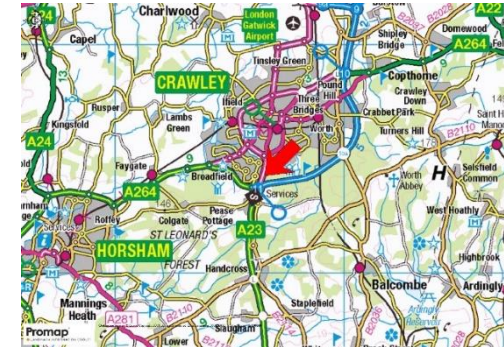
LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC-D83



PLEASE NOTE THESE PICTURES WERE TAKEN BEFORE THE DAMAGE OCCURED



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