



Preliminary Details

TO LET

OFFICES TO LET 7,620–25,627 SQ FT (7078-2380.75 SQ M)
4 Tilgate Forest Business Park, Brighton Road, Crawley, West Sussex, RH11 9BP

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DESCRIPTION

Self Contained office accommodation with 100 car spaces.
Only moments from the M23 and 12 minutes from the M25.

LOCATION

Tilgate Business Park is located on the southern side of the thriving town of Crawley, only a few hundred yards from Junction 11 of the M23. The immediate area is already home to a series of prestigious occupiers and benefits from K2 Leisure Centre and the Fastway bus route, which lies only a few minutes walk away. M&S food store at Pease Pottage Services, less that 1 mile away

The excellent retailing and leisure amenities of central Crawley are only a short drive or bus journey away and include County Mall shopping centre and the numerous bars and restaurants in the pedestrianised High Street.

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

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

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

TENURE

The property is available on a new FRI lease on terms to be agreed.

LANDLORD WORKS

The Landlord intends to put the building into a lettable condition once agreement has been reached on the works with the outgoing Tenant

RENT

On Application

SERVICE CHARGE

There is an Estate Charge, details on request

RATES

RV £347,500(2021)

VAT

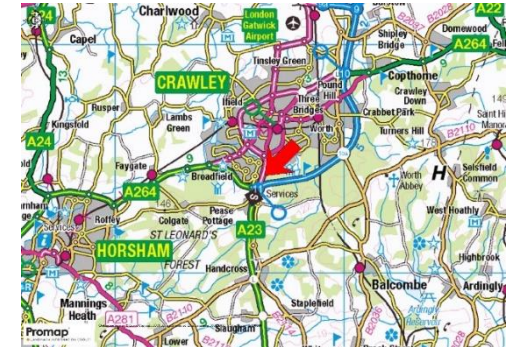
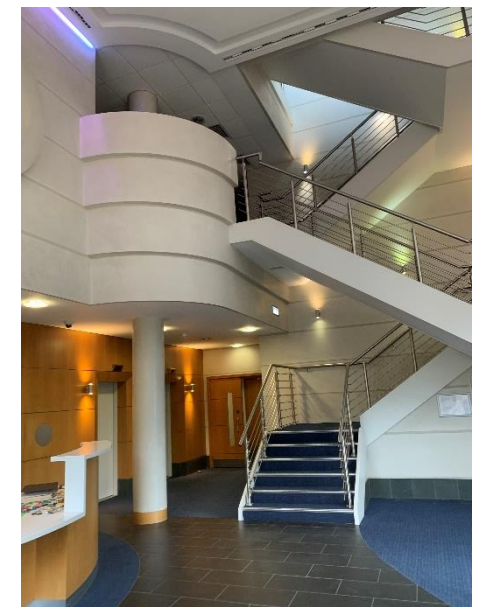
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is under production and will be available shortly.



VIEWINGS – 01293 441300

Adam Godfrey t: 01293 441314 | e: agodfrey@shw.co.uk



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