

**SOME THINGS  
ARE BEST  
KEPT TO  
YOURSELF**





# CRAWLEY'S BEST KEPT SECRET

## No4 tilgate : BUSINESS PARK

Exceptional office accommodation 2,247 sq m (24,186 sq ft)  
with 100 on-site car spaces only moments from the M23

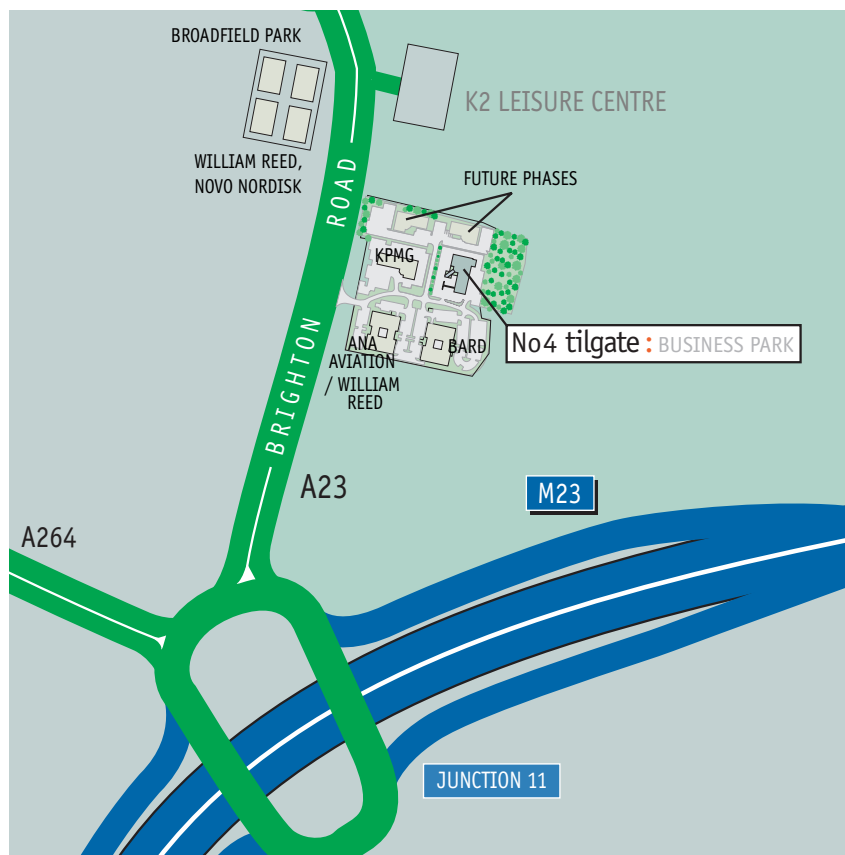
# “WILLIAM REED HAVE BEEN AT TILGATE FOR ALMOST 20 YEARS, AND HAVE FOUND THE CLOSE PROXIMITY OF THE M23 MOTORWAY A HUGE ADVANTAGE FOR STAFF TRAVELLING TO WORK”

Nicholas Reed - Director, William Reed

## LOCATION

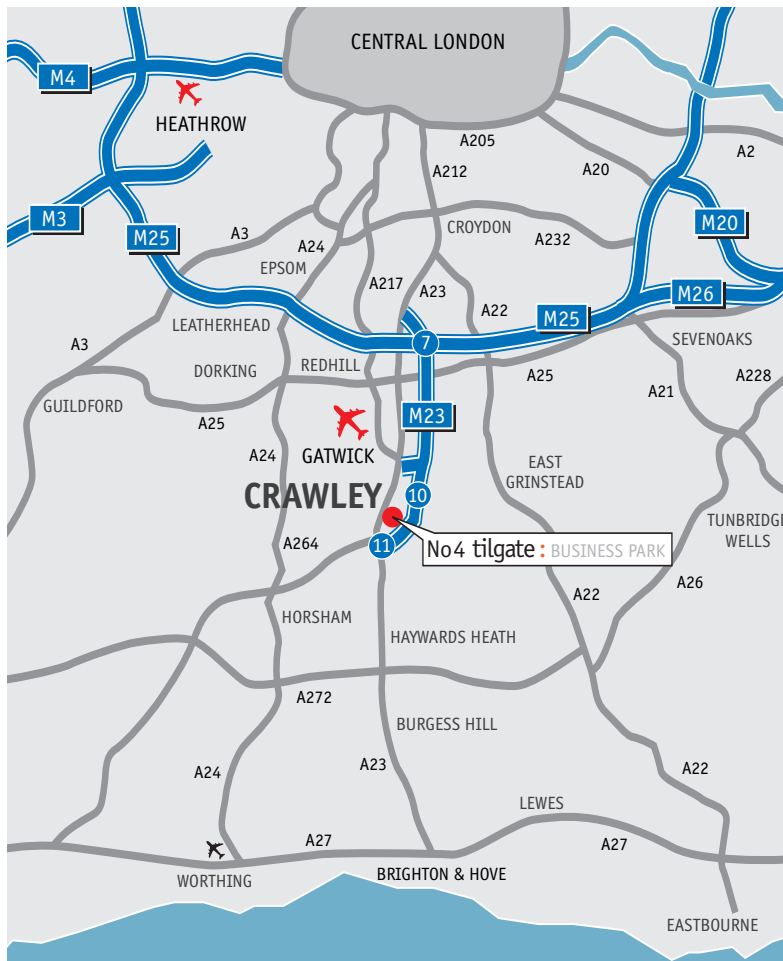
Tilgate Business Park is located on the southern side of the thriving town of Crawley, only a few hundred yards from Junction 11 of the M23. The immediate area is already home to a series of prestigious occupiers (see map below) and benefits from the newly completed K2 Leisure Centre and the Fastway bus route which lies only a few minutes walk 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.



# “TILGATE BUSINESS PARK IS A DELIGHTFUL FOREST LOCATION WITH EXCELLENT CONNECTIONS TO THE M23 AND GATWICK AIRPORT. THE ADJACENT K2 LEISURE CENTRE IS A FANTASTIC AMENITY FOR OUR STAFF”

Neil Lovett - Finance Director, Europe - Bard Ltd



## COMMUNICATIONS

### ROAD

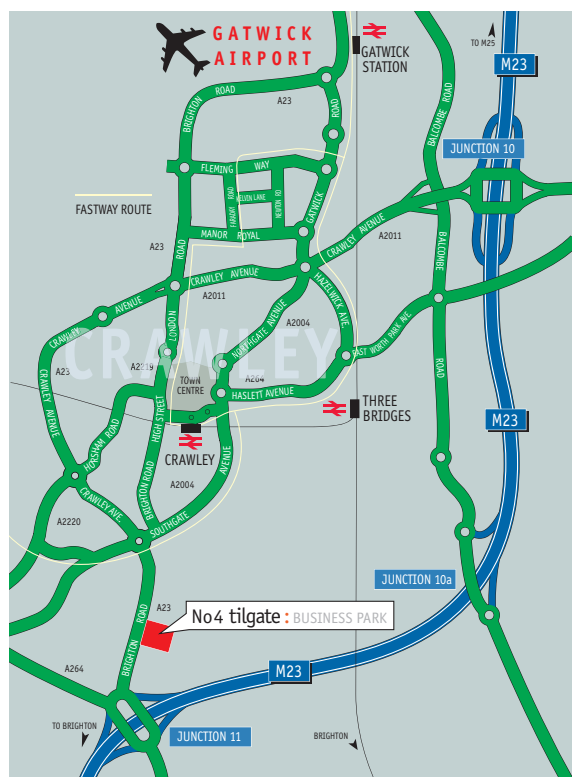
M23 (J 11)	0.5 miles
M25 (J 7)	12 miles
Gatwick Airport	9 miles
Central London	34 miles
Brighton	20 miles

Source: Autoroute

### RAIL

Three Bridges - Victoria	37 minutes
Gatwick Airport - Victoria	30 minutes
Gatwick - London Bridge	31 minutes
Three Bridges - Brighton	23 minutes

Source: ABC



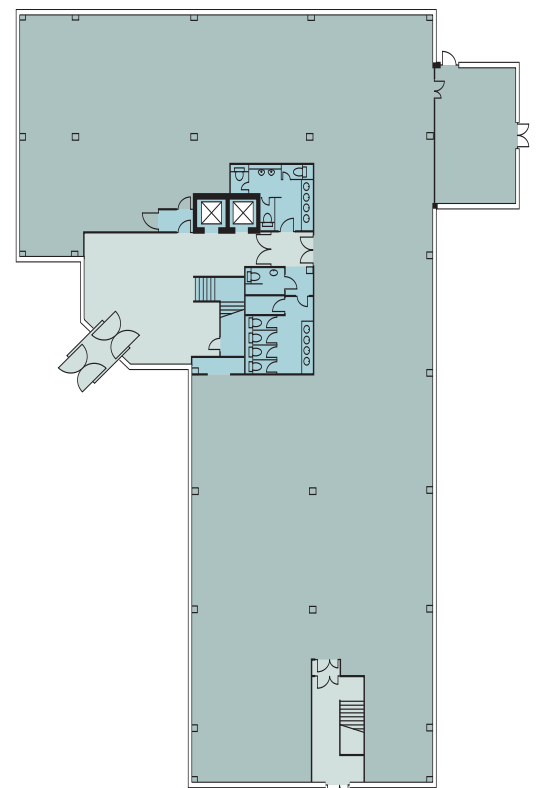
Future phases of development, known as Nos 5 & 6 Tilgate Business Park, lie adjacent to No4 Tilgate Business Park, with independent access, and can provide a further 50,000 sq ft gross of additional accommodation for expansion or independent occupation.



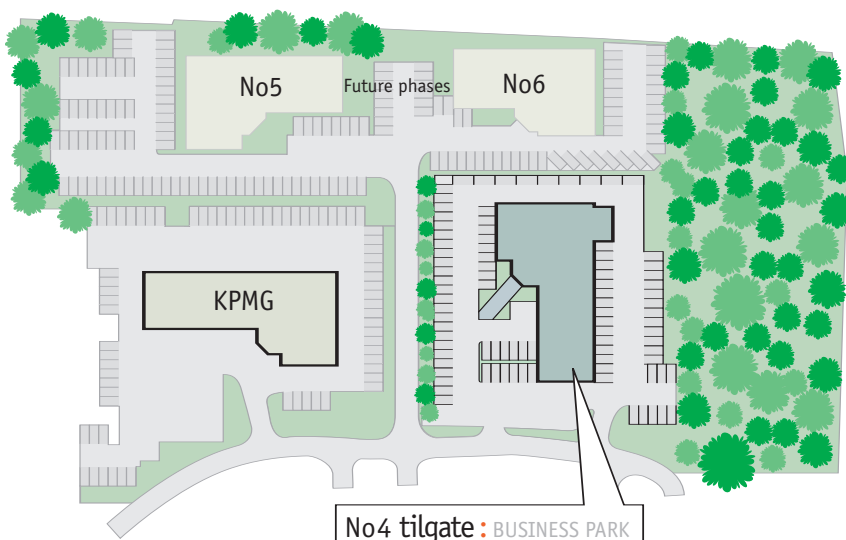
#### ACCOMMODATION

2nd Floor	732 sq m	7,881 sq ft
1st Floor	708 sq m	7,625 sq ft
Ground Floor	742 sq m	7,986 sq ft
Reception	64 sq m	694 sq ft
Total (NIA)	2,247 sq m	24,186 sq ft
Roof Storage	139 sq m	1,492 sq ft

100 car parking spaces (1:241 sq ft net)



Ground Floor Plan



No4 tilgate : BUSINESS PARK

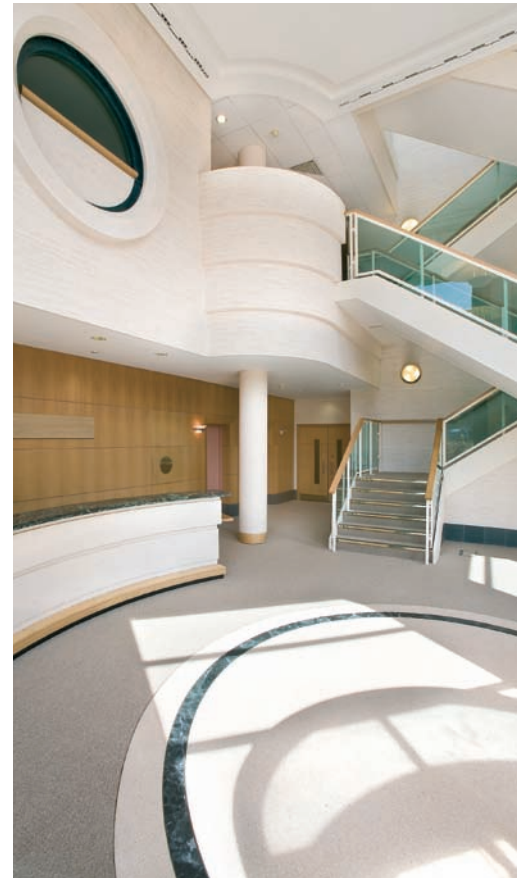
# “KMPG HAS BEEN BASED AT TILGATE BUSINESS PARK FOR 13 YEARS AND WE COVER CLIENTS IN SUSSEX, SURREY AND KENT FROM HERE. VISITING CLIENTS AND OUR STAFF FIND IT EXTREMELY CONVENIENT TO GET TO”

Paul Gresham - Senior Partner, KPMG Crawley

## SPECIFICATION

No. 4 Tilgate Business Park has been completely refurbished and offers the following specification:

- 2 x 8 person passenger lifts
- 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 (ratio 1:241 sq ft net)



Another development by:



and



AVERLEY  
WOOD  
PROPERTIES  
LIMITED

# No4 tilgate : BUSINESS PARK

## TERMS

No. 4 Tilgate Business Park is offered for sale or on a new full repairing and insuring lease by negotiation.

## VIEWING

Strictly through the joint sole agents.

[www.no4tilgate.co.uk](http://www.no4tilgate.co.uk)



Misrepresentation Act: Stiles Harold Williams and Knight Frank for themselves and the vendors or lessors, of this property whose agents they are, hereby give notice that these particulars may not and do not constitute any part of a contract or representation and neither Stiles Harold Williams nor Knight Frank nor their servants or agents have any authority to make representation or warranty in relation to this property. Compiled September 2006.