



# ATRIUM COURT

TILGATE BUSINESS PARK  
CRAWLEY, SUSSEX RH11 9PT

HIGH QUALITY  
REFURBISHED OFFICES  
**3,000 - 33,550 SQ FT TO LET**

[atriumcourtcrawley.co.uk](http://atriumcourtcrawley.co.uk)





# ATRIUM COURT

TILGATE BUSINESS PARK  
CRAWLEY, SUSSEX RH11 9PT



## Atrium Court is a newly refurbished and remodelled office building

Providing ground and first floor accommodation with very good on-site parking. The property has new raised floors, air conditioning, LED lighting and a feature atrium. Atrium Court provides an excellent opportunity and ultimate flexibility for either occupation as a whole, or on a floor by floor, wing by wing or part wing basis.





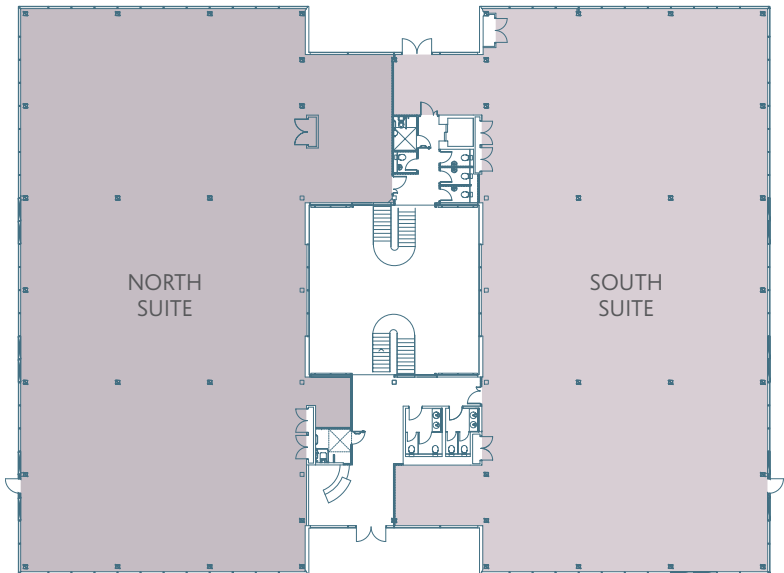
# FLEXIBLE SPACE FROM 3,000 TO 33,550 SQ FT

## SPECIFICATION

- Suspended ceilings with new LED lighting
- Fully Raised Floors -150mm void
- New shower & toilet facilities
- Feature central atrium
- New A/C throughout
- Excellent parking - 111 spaces (1:300 Sq ft)
- Passenger Lift
- Bike Storage
- EPC Rating - B(38)

## ACCOMMODATION

Description	Sq M	Sq ft
First Floor (N)	783	8,427
First Floor (S)	730	7,860
Ground Floor (N)	752	8,093
Ground Floor (S)	733	7,885
New Central Atrium	119	1,285
<b>Total</b>	<b>3,117</b>	<b>33,550</b>



Typical floor plan



## LOCATION

Atrium Court sits conveniently adjacent to Junction 11 of the M23 in leafy surroundings. Employees can enjoy the benefits of being located by Tilgate Forest with its public footpaths and lunchtime seated areas; great for walks or cycling. There are also lunchtime amenities such as Marks & Spencer, Subway, Burger King and Greggs at Pease Pottage Services as well as The Black Swan pub.

In terms of leisure the K2 sports complex is nearby, there is Tilgate Forest Golf Club and for delegates staying overnight a choice of two hotels nearby with Cottesmore Hotel (golf also available here) and Barrington Lodge.

## COMMUNICATIONS

Crawley lies in a strategic position served by the M23 which links to the M25 in the North and Brighton to the South (A23). Atrium Court is adjacent to Junction 11 of the M23. Gatwick Airport is within 10 miles (Junction 9 of the M23) and Crawley Town Centre is 1.6 miles to the North. Rail links

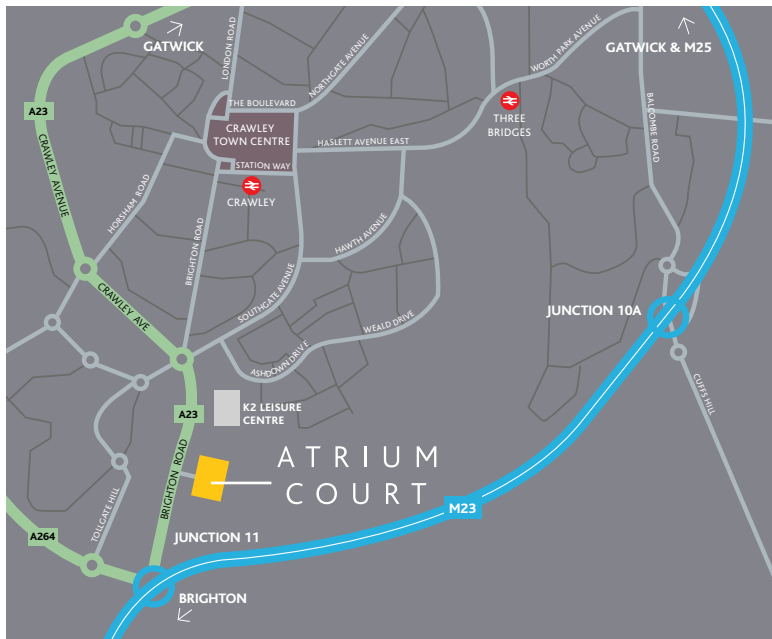
There are direct trains to both London Victoria and London Bridge from Crawley and the Gatwick Express offers a 30 minute service into London Victoria every 15 minutes. Three Bridges Station is also within 4 miles of Atrium Court and offers both Southern Rail and Thameslink services into London



**ATRIUM COURT**

TILGATE BUSINESS PARK  
CRAWLEY, SUSSEX RH11 9PT

[atriumcourtcrawley.co.uk](http://atriumcourtcrawley.co.uk)



Location	Distance
M23 - J11	0.5 miles
Crawley	1.6 miles
Three Bridges Station	2.6 miles
Gatwick	8 miles
M25	13.5 miles
Brighton	18 miles
Croydon	20 miles
London	32 miles



Kevin Hawthorn  
020 3130 6400  
[khawthorn@hanovergreen.co.uk](mailto:khawthorn@hanovergreen.co.uk)



Sean Kaufmann  
07887 558074  
[skaufmann@vailwilliams.com](mailto:skaufmann@vailwilliams.com)

## TERMS

Available to lease on terms to be agreed. Alternatively, the freehold interest can be purchased. Price upon application.

## VIEWING

Strictly by appointment through the joint sole agents.

Disclaimer: Hanover Green and Vail Williams for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of the property, (iii) no person in the employment of Hanover Green and Vail Williams has the authority to make or give any representation or warranty whatever in relation to the property. Compiled October 2018.