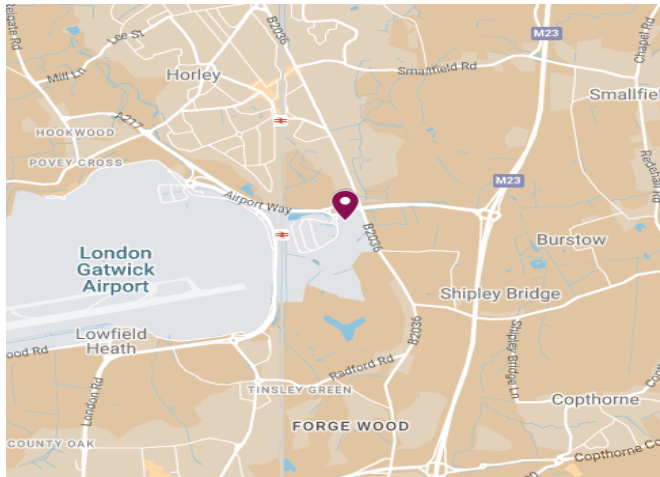


PART 2<sup>ND</sup> FLOOR, FIRST POINT, GATWICK RH6 0NT  
8,182 SQ FT AVAILABLE TO LET



## Location

First point is located on the approach to Gatwick airport South Terminal, a 2 minute drive from J9 of the M23, and walking distance to Gatwick mainline railway station. It is well connected with access to Gatwick Express, Southern Rail & the Thameslink lines.

## Specification:

- Air conditioning
- Metal tile suspended ceilings
- LED lighting
- Raised floors
- 2 x 13 person passenger lifts
- Full height glazed atrium
- On-site security
- 32 car parking spaces (1:252 sq ft)

## Rent

Quoting £22.00 psf exclusive

## Service Charge

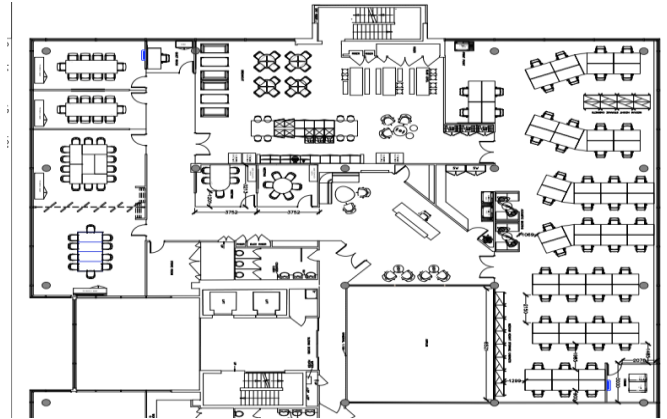
Est. £9.43 per sq ft

## Business Rates

Est. £9.80 per sq ft

## EPC

C-73



Indicative plan - Not to scale.

## Accommodation

Description	Area (sq m)	Area (sq ft)
Offices	760.13	8,182
<b>Total GIA</b>	<b>760.13</b>	<b>8,182</b>

The office benefits with high quality fit out providing –

- 58 open plan desks
- 1 x 5 person meeting rm
- 1 x 6 person meeting rm
- 3 x 10 person meeting rm
- 1 x 14 person meeting rm
- Ability to create a large training / town hall space
- Reception area
- Large break out area

## Terms

Available by way of an assignment or sublease through to expiry in 20<sup>th</sup> November 2025.

Alternatively a new lease is available direct from the Landlord.

## Viewing

By appointment through the sole agents, Gerald Eve LLP.

**Amy Bryant**

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