



1
ANGELLANE
LONDON EC4

13,500 SQ FT OF PRIME RIVERSIDE
OFFICE SPACE TO LET

／ A BUILDING WITH AMAZING PRESENCE

The award winning 1 Angel Lane is an architecturally imposing, best-in-class office building with stunning 360 degree views of the Central London skyline.



UNRIVALLED BUILDING AMENITIES



ON-SITE
CANTEEN



CORPORATE
MEETING
SUITE AND
DINING AREA



TAXI
DROP OFF
AREA



GYM



CYCLE
STORAGE



DENTIST



SHOWER
FACILITIES



AUDITORIUM



SPECTACULAR
ROOF
TERRACE



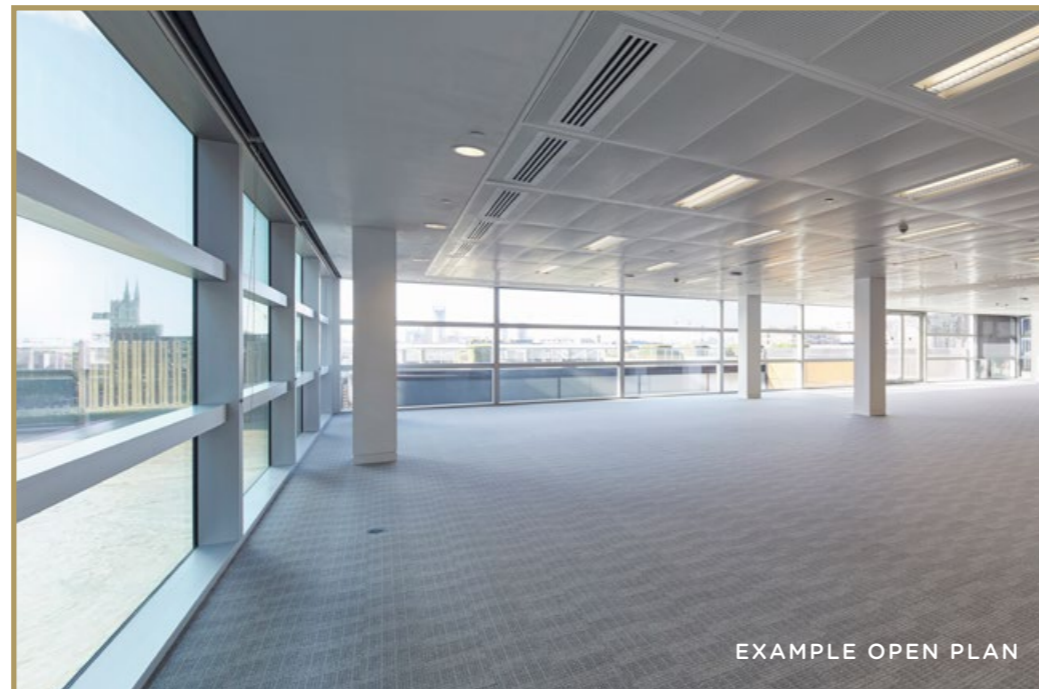
✓ FLEXIBLE OFFICE SPACE

The office accommodation is offered as high quality fitted plug and play space or open plan, as required.

It is finished to an exceptional standard, capable of fulfilling the requirements of an extensive range of occupiers.

✓ THE SPECIFICATION

- 4-pipe fan coil air-conditioning system
- Floor to ceiling height of 2.75m
- Raised floors with 150mm void
- Occupational ratio of 8 sqm per person
- Triple Power Supply
- Standby power – generators and UPS available
- Recessed T5 luminaires supplements with perimeter downlights
- 2 incoming telecoms frame rooms provided with multiple duct entries
- 12 x 24 person passenger lifts
- Security & CCTV
- BREEAM Excellent

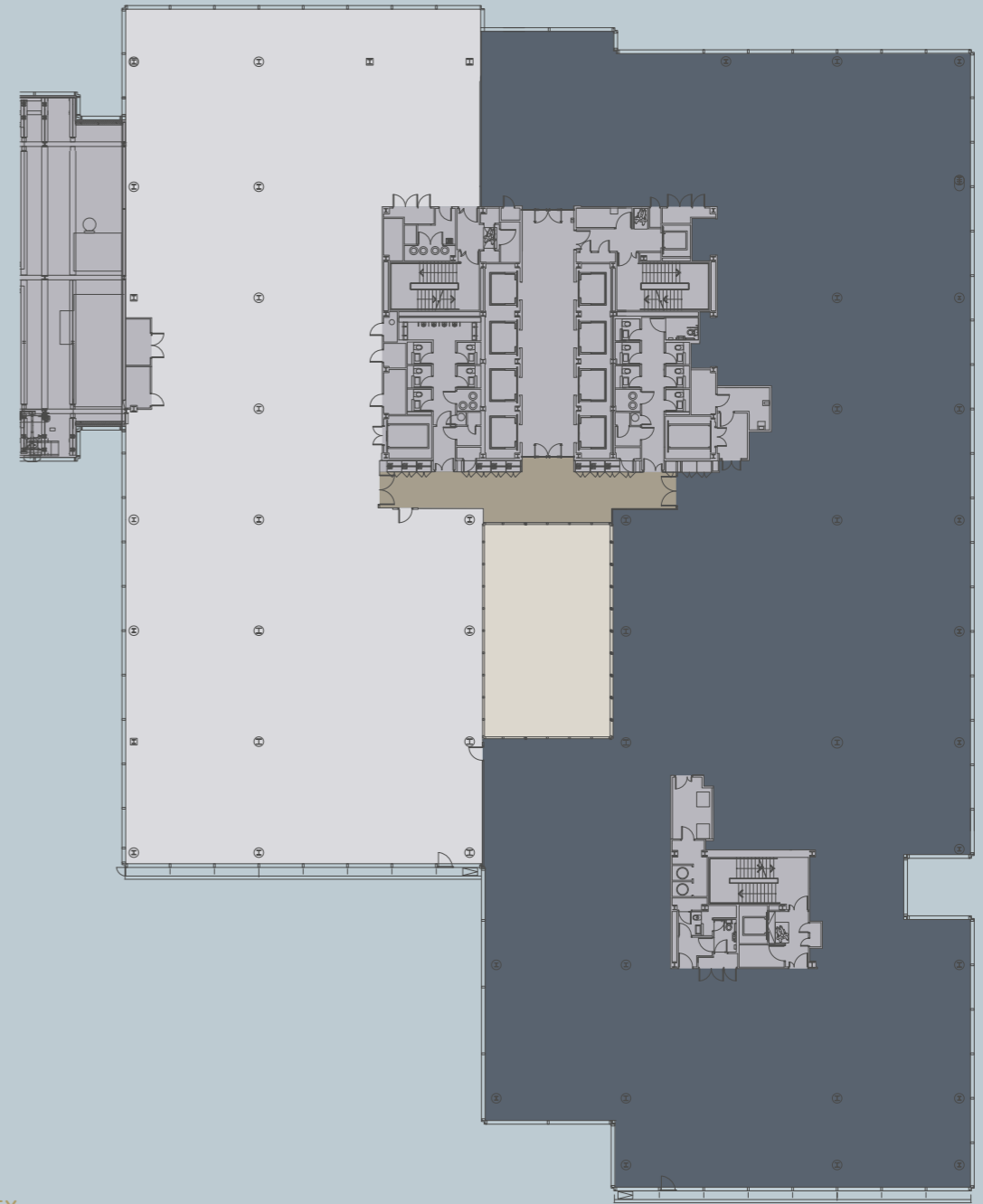
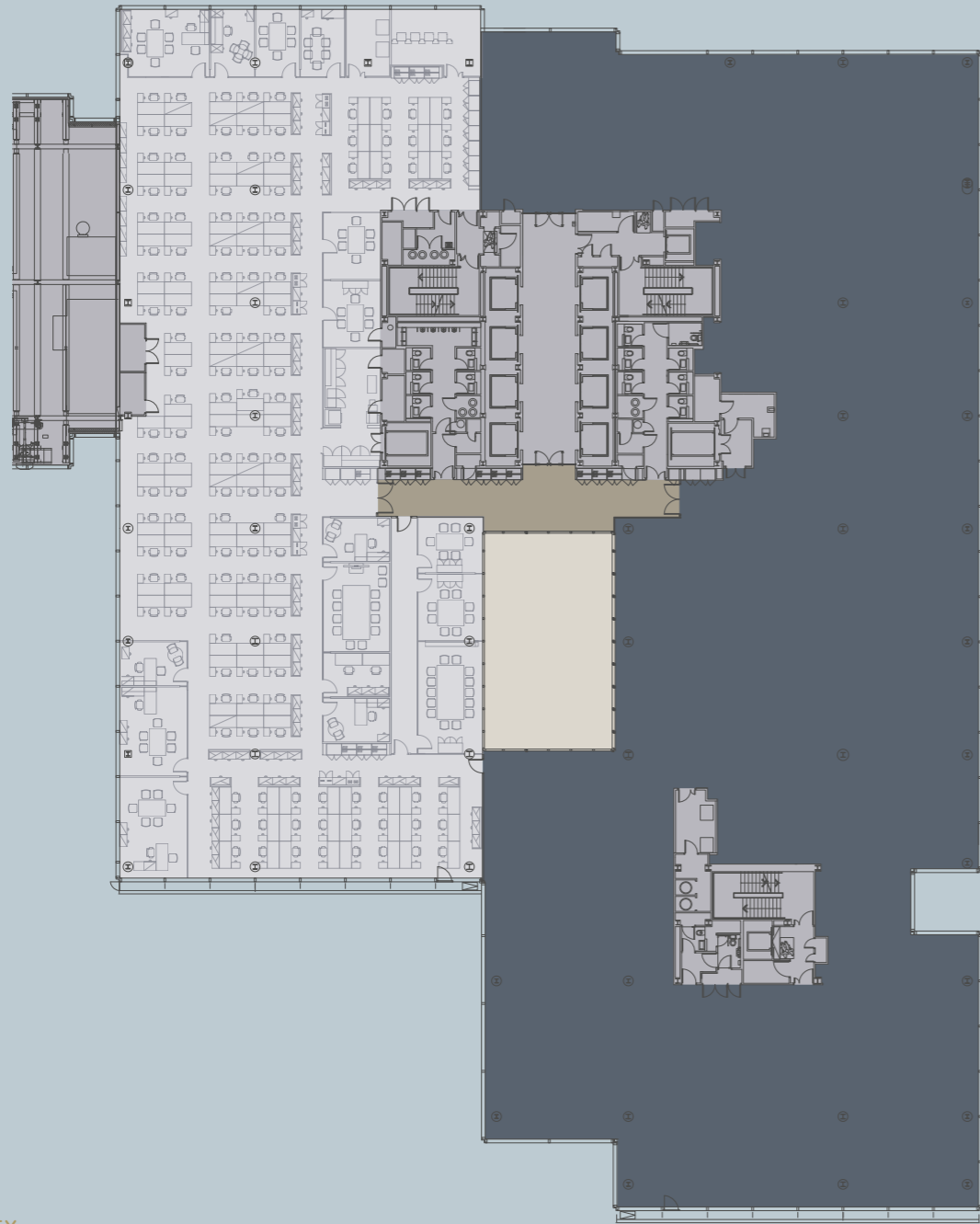


FLOOR PLANS – PART EIGHTH (C. 13,500 SQ FT)



AS BUILT

OPEN PLAN



KEY

- Available space
- Occupied space
- Core
- Common access area
- Atrium

- 135 x** open plan desking **5 x** 6 person meeting room
- 4 x** small private office **1 x** 10 person meeting room
- 3 x** large private office **1 x** 16 person meeting room

Floor plans not to scale for identification purposes only.

KEY

- Available space
- Occupied space
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- Common access area
- Atrium

Floor plans not to scale for identification purposes only.

LOCATED AT THE HEART OF CENTRAL LONDON

One Angel Lane is situated in a vibrant location connecting the river to the heart of the City. Thriving, lively and accessible.



25
COFFEE
SHOPS



17
EATERIES



19
RESTAURANTS



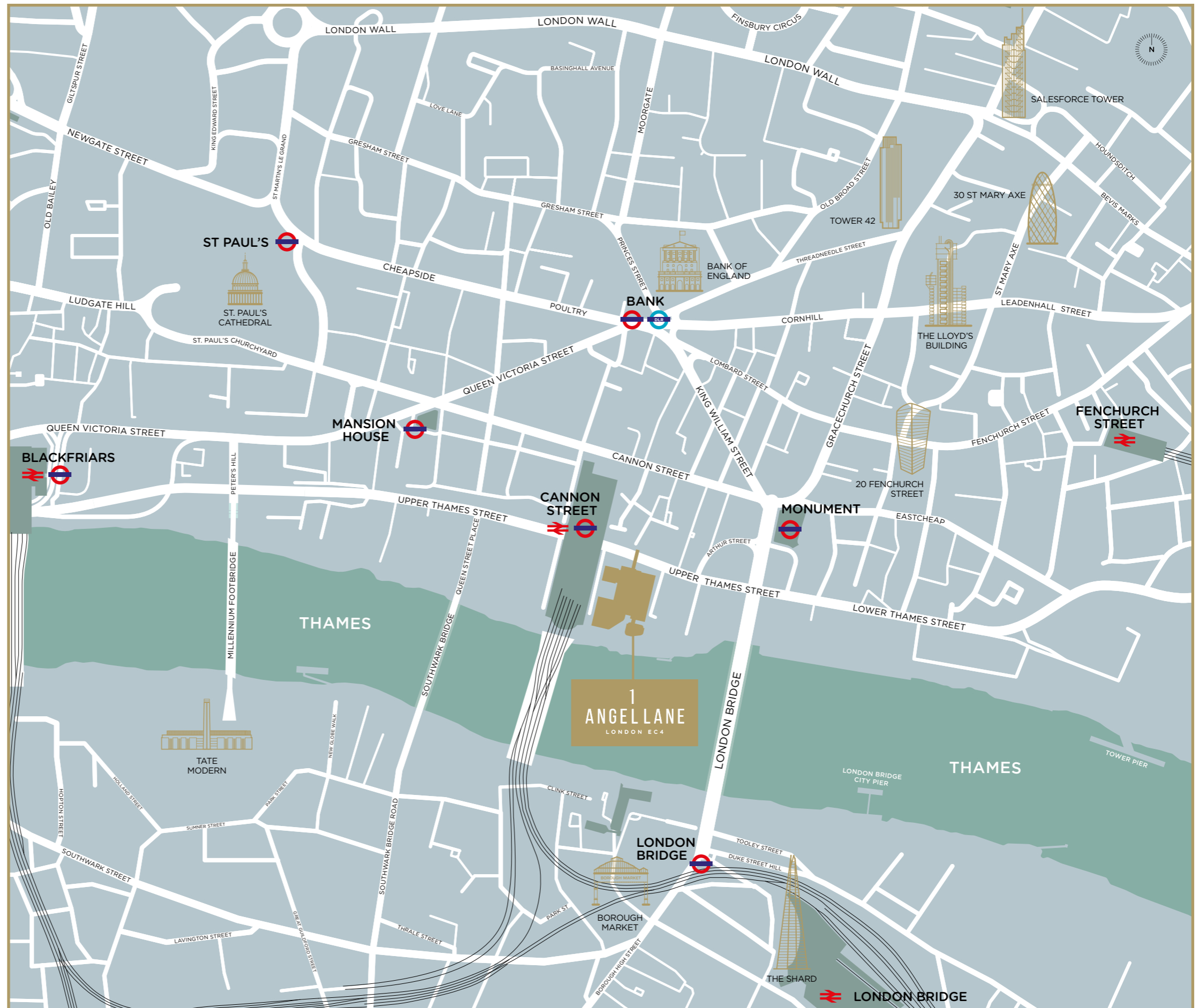
THAMES
RIVERSIDE
WALK



EAST TO WEST
CYCLE HIGHWAY

9 STATIONS WITHIN 9 MINUTES WALK

- ✓ CANNON STREET
- ✓ BANK
- ✓ MANSION HOUSE
- ✓ ST PAUL'S
- ✓ MOORGATE
- ✓ BLACKFRIARS
- ✓ LONDON BRIDGE
- ✓ TOWER HILL
- ✓ FENCHURCH STREET



WWW.1ANGELLANE.COM

TERMS

Upon application

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