

# ONE ANGEL COURT, THE CITY, EC2

Fully fitted 'Plug  
and Play' space in  
the heart of the  
City with  
incredible views.



## Summary

Part 17<sup>th</sup> Floor – 5,005 sq ft  
Guide Rent | P.O.A. /Ft<sup>2</sup>

## Contact us

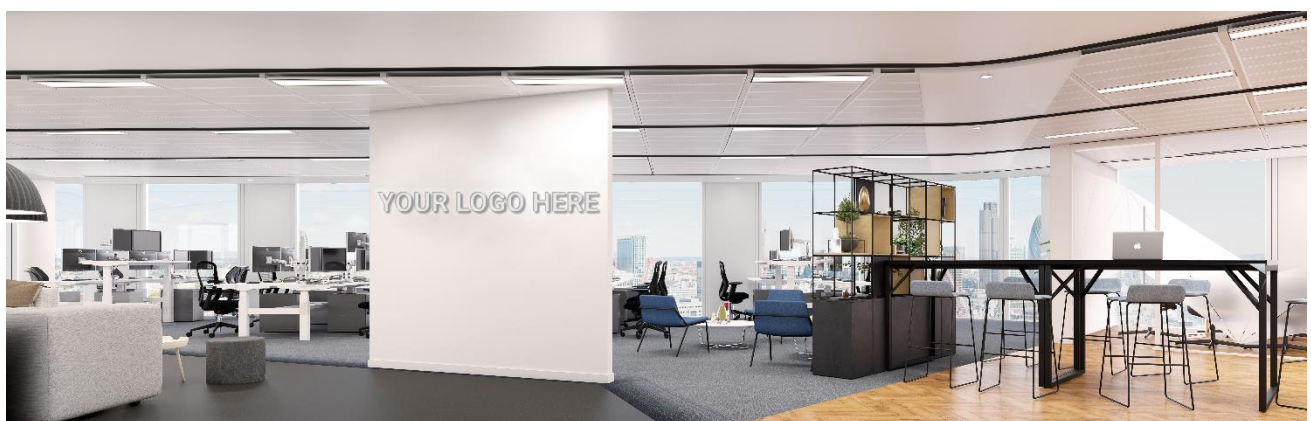
Viewing is strictly by prior appointment  
with Colliers International through:  
020 7487 1900

# LOCATION

One Angel Court is truly located in the core of the City of London. Neighbouring areas include Finsbury Circus, the Bank of England and Guildhall, resulting in a locality steeped in history.

The location is ideal for the modern City occupier as it is moments from the NED, One Poultry and the Royal Exchange. As a result, there are ample shops, bars, restaurants and gyms all within reach with highlights including City Social, Forge, Hawksmoor, Taylor St Baristas, Kobox and LA fitness.

Bank, Liverpool Street, Moorgate, Cannon Street and St. Paul's stations are all under a 10-minute walk away.



# AMENITIES

- Plug and Play office
- High quality fit-out offering c50 desks
- Pre-installed meeting room, board room and quiet booths
- 6 x 20 person Sky Floor passenger lifts
- 24-hour access and security / commissionaire staff
- 2.7m clear floor to ceiling height
- 150mm raised floors
- Perimeter 4-pipe waterside control (heating and cooling) fan coil units
- Double-height reception with 8.1m floor to ceiling height
- DDA compliant
- Showers, changing rooms, lockers and bicycle racks
- Access to occupiers-only business lounge, with concierge, café and garden terrace



## Lease Term

The space is available on a 2-year lease from August 2019.

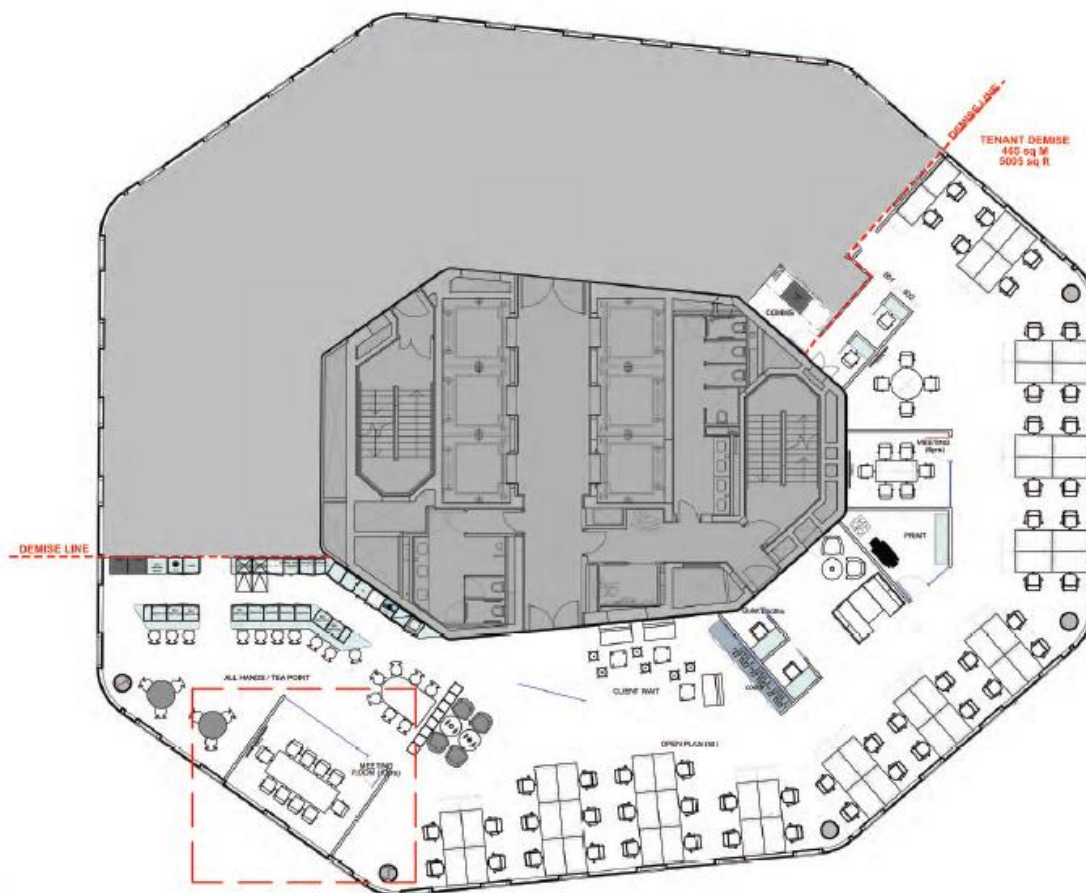
We are able to offer a **Sublease** on this basis with the potential for rolling breaks thereafter.

## VAT

The building is elected to VAT therefore payable on rent and service charge.

## Tenure

Leasehold.  
Outside the Landlord and Tenant Act 1954.



## FLOOR AREAS & OUTGOINGS

Floor / Unit	Ft <sup>2</sup> Approx.	Guiding Rent /Ft <sup>2</sup>	Service Charge /Ft <sup>2</sup>	Rates /Ft <sup>2</sup>	Availability / Status
Part 17 <sup>th</sup>	5,005	P.O.A.	TBC	TBC	August 2019

Prospective tenants are advised to confirm any rating liability directly with the Local Authority



## CONTACT US

All appointments to view must be arranged via sole agents, Colliers International, through:

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