

FULLY FITTED
& READY TO GO

ANGEL
SQUARE
EC1

DERWENT
LONDON

LOCATED DIRECTLY ABOVE ANGEL UNDERGROUND STATION, ANGEL SQUARE IS CENTRALLY POSITIONED IN ONE OF LONDON'S PREMIER THOROUGHFARES.

The campus provides **128,700 sq ft** of office space on the prominent corner of Upper Street and consists of three multi-let connected buildings around a central campus.

With availability of **2,762 sq ft** in the courtyard of Block 3, Angel Square would provide the ideal home for any forward thinking, creative business.


THE SPACE





THE SPACE





WHAT'S INCLUDED?


 Fully fitted and furnished office space

 Fully cabled and enabled with high speed fibre internet

 26 desks

 Air conditioning

 2 private meeting rooms

 Branding/signage opportunity within the entrance of the floor

 Kitchenette and teapoint

 Campus cycle storage and shower facilities

YOUR SIMPLE CONTRACT

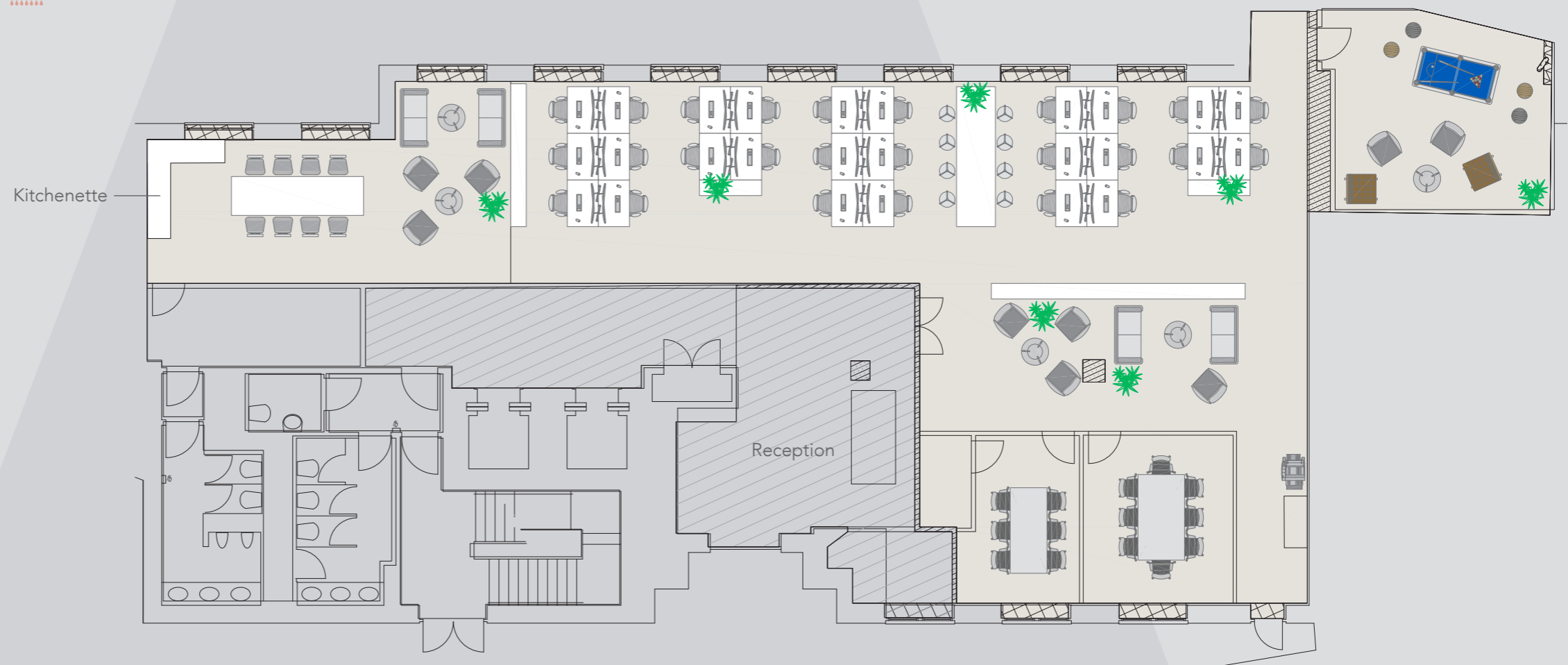
– **ALL-IN RENT** inclusive of rent, service charge, business rates, building insurance, facilities management







– **FLEXIBLE** lease terms

– **SIMPLE** short form contract

MONTHLY ALL INCLUSIVE RENT: £18,200 (+ VAT)

ANNUAL ALL INCLUSIVE RENT: £218,400 (+ VAT)



-  **26** - Desks
-  **02** - Meeting rooms
-  **01** - Kitchenette/teapoint
-  **01** - Breakout area
-  **08** - Hot desks
-  **01** - Breakout area

ON YOUR DOORSTEP



Angel Square is perfectly located above Angel Underground station, providing excellent connectivity across London and beyond. For international links, King's Cross St Pancras is a 15 minute walk or one stop on the underground.

For shopping, eating and drinking, the building has a variety of amenity on its doorstep. Upper Street is home to many contemporary fashion and lifestyle brands alongside unique independent boutiques and specialist antique shops. A vast array of eclectic eateries, gastro pubs and buzzing bars are within a short walk as well as Sadler's Wells and the Almeida Theatre for those seeking a culture fix.



LOCATION

OFFICE/SHOWROOM

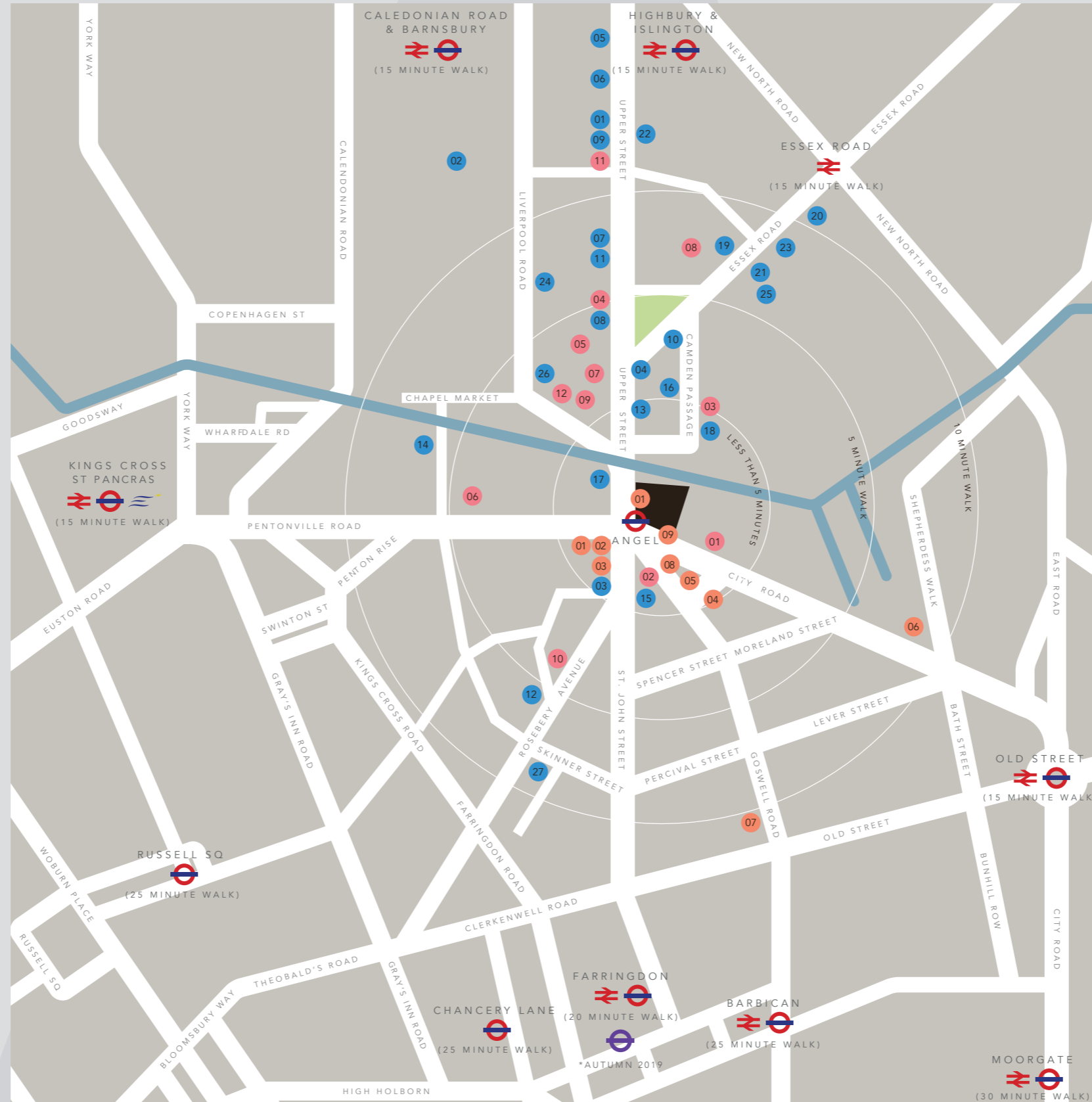
- 01 Expedia
- 02 Sage
- 03 Cancer Research UK
- 04 Stream UK
- 05 Joss and Main
- 06 Schawk
- 07 GoCardless
- 08 Wayfair
- 09 RBS

BARS & RESTAURANTS

- 01 Hoxley & Porter
- 02 The Albion
- 03 Hummingbird Bakery
- 04 Byron
- 05 Euphorium Bakery
- 06 Fig & Olive
- 07 Isam
- 08 Ladybird Cocktail Lounge
- 09 John Salt
- 10 Afghan Kitchen
- 11 Slim Jim's Liquor Bar
- 12 The Harlequin
- 13 Old Roysd
- 14 Chapel Bar & Club
- 15 Banana Tree
- 16 The Breakfast Club
- 17 Bill's
- 18 Frederick's
- 19 Giraffe
- 20 Planet Organic
- 21 Wenlock & Essex
- 22 Ottolenghi
- 23 Old Queen's Head
- 24 Pig & Butcher
- 25 69 Colebrooke Row
- 26 Wagamama
- 27 Exmouth Market

HOTELS & LEISURE

- 01 Fitness First
- 02 Virgin Active Gym
- 03 Mall Antiques Arcade
- 04 Screen on the Green
- 05 Hilton London Islington Hotel
- 06 Jurys Inn Double Tree by Hilton
- 07 Premier Inn
- 08 Esporta Nuffield Health
- 09 Vue Cinema
- 10 Sadler's Wells Theatre
- 11 Almeida Theatre
- 12 Angel Central



AGENTS

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Misrepresentation act

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