ANGEL SQUARE EC1

BLOCK 3, GROUND FLOOR

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.







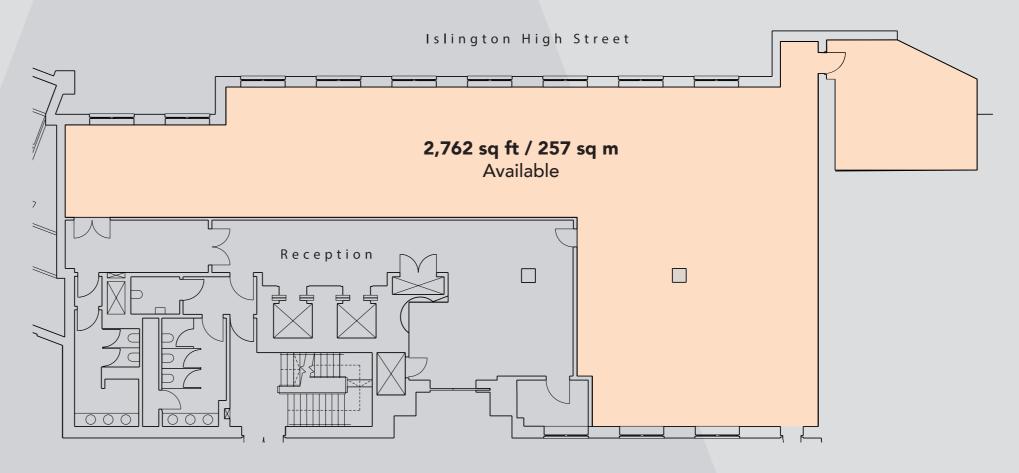


KEYFEATURES

- Newly refurbished external courtyard with planting and signage
 - Redesigned managed reception and lift lobby
 - Fitted with kitchen and meeting room
 - LED lighting on the office floor, with exposed concrete soffit
 - Mechanically tempered fresh air distribution
 - Soffit mounted heating and cooling air conditioning units
 - Car parking spaces available upon request
 - Campus cycle storage and shower facilities

AVAILABILITY

COURTYARD BLOCK 3 **2,762 SQ FT / 257 SQ M**





ON YOUR DOORSTEP



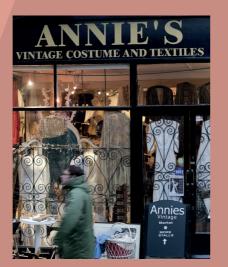
Angel Square is perfectly located above Angel Underground station, providing excellent connectivity across London and beyond. For international links, King's Cross St Pancras is a 15 minute walk or one stop on the underground.

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.















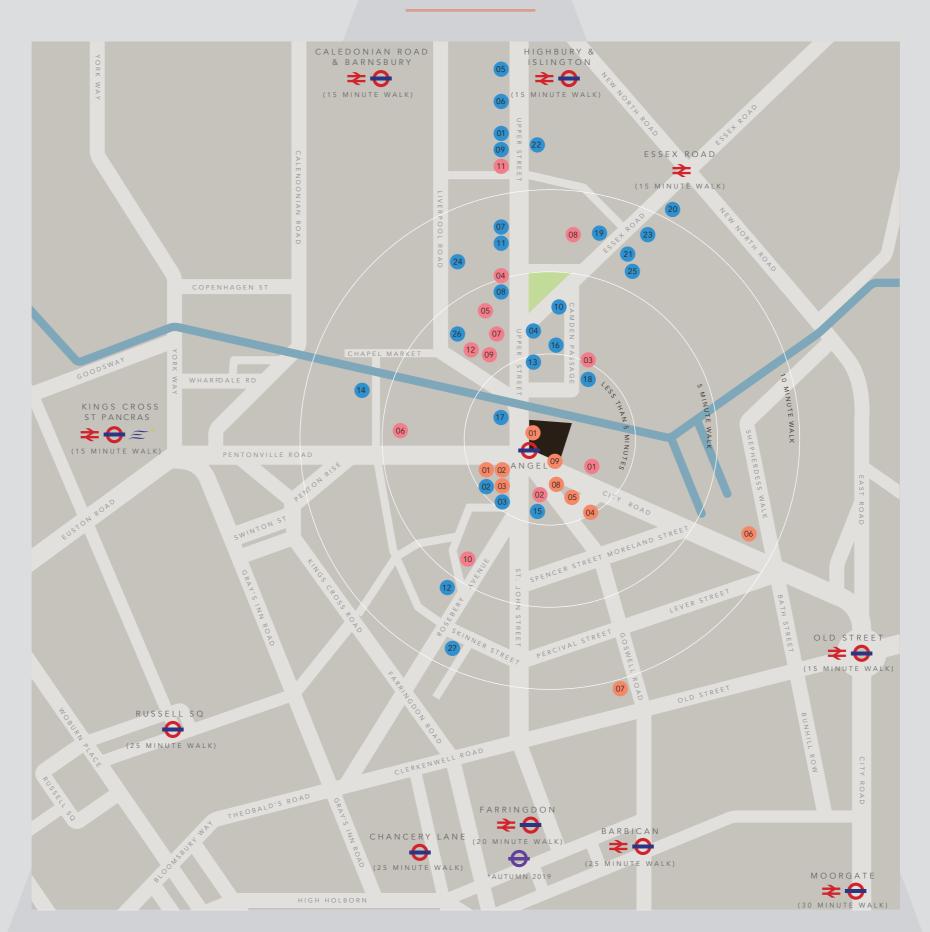
LOCATION

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 Jamie's Italian
- 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 Royd
- 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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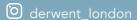
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Misrepresentation act

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DERWENT LONDON