



ANGEL
GATE

Urban Work Campus

Campus
Open
spaces to
collaborate



Overview

Perfect spaces to recharge



Daily coffee truck



We've created an urban campus for forward thinking businesses at the heart of London's creative core.

Our landscaped courtyard provides the perfect environment for occupiers to interact and collaborate. A place to meet, eat, relax and get inspired – all with free wi-fi access throughout.

The office spaces offer the ideal home for large or small businesses, and provide the peace of mind that comes from having your own front door.



Your own front door

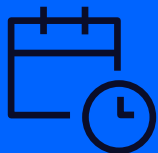


Campus Specification

We've got our eye on the detail



Onsite
management



24 hour
access with your
own front door



Landscaped courtyards
with seating areas



Free wifi in
communal spaces



Showers



Secure
bicycle racks



Gated courtyard
with entry phone



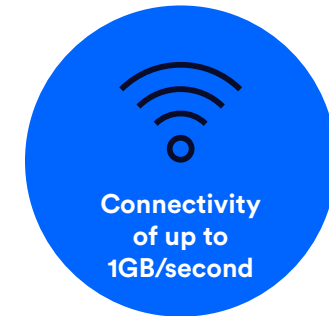
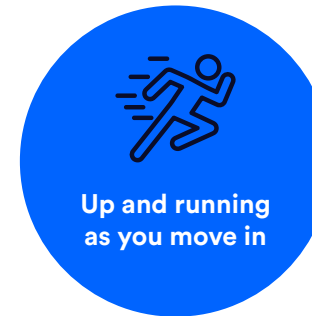
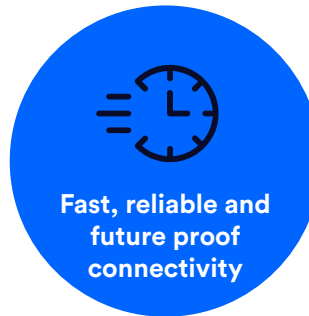
CCTV security

Ready to go

Dedicated fibre backbone

Angel Gate features a fast fibre backbone, which allows occupiers seamlessly connect their internet services upon moving in.

The system allows for immediate connectivity, meaning there is minimal downtime for your business and productivity. There are a range of services available with a choice of suppliers.



Available suppliers





Community

We're the champions of productivity

Inspiring work environments are about much more than just office space – and we understand that.

We actively encourage a diverse mix of occupiers – we're home to tech and media-focused companies, professional service firms, start-ups and charities.



Collaboration encouraged



BPS is a charity with a mission to promote and advance the whole spectrum of pharmacology. Leading the way in the research and application of pharmacology around the world.



DAS is a global manufacturer of trading desks and office furniture, with a reputation gained through a specific focus on technology integration and custom design.



Benugo was founded in 1998 with a vision of not just creating superb, natural food, but of giving London something that was a real experience. This vision is still true today.



Tadaweb is the first small data platform to scale human intelligence for discovering and analysing information on the Internet. As a company, they believe that nothing is impossible.



I CAN is the children's communication charity. Providing the tool and support so all children have the communication skills they need to fulfil their potential.

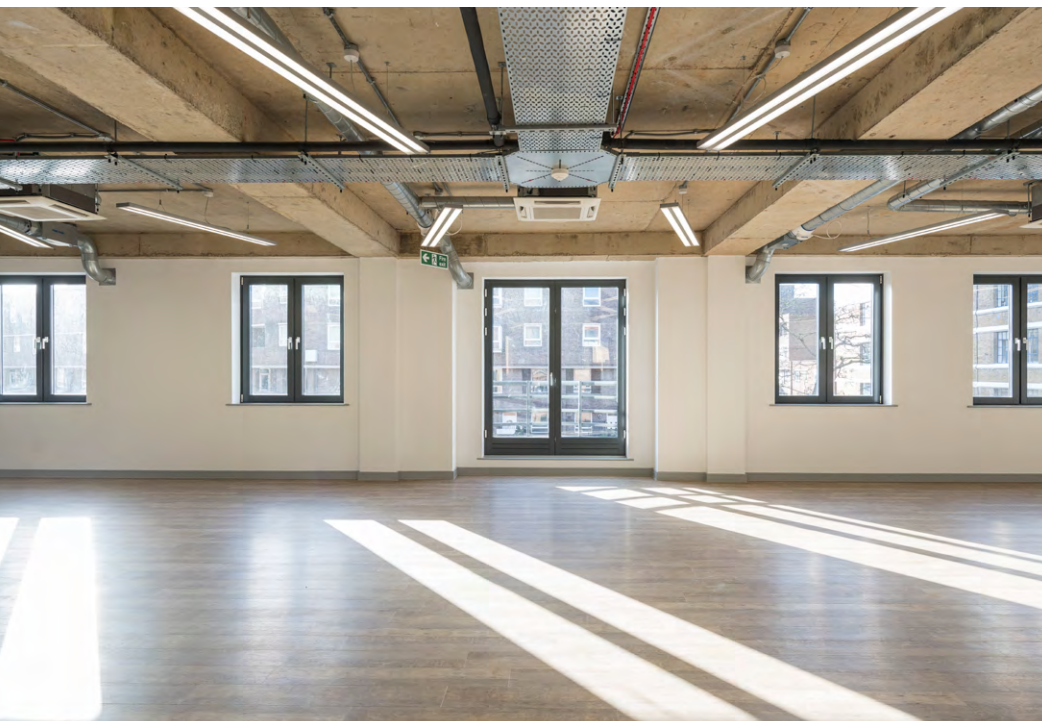
ican.org.uk



Blank canvas Space to make your own

We have newly refurbished open plan office spaces available in a range of sizes.

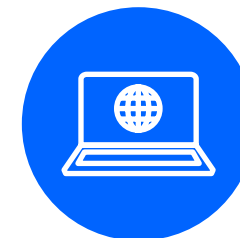
Depending on your requirements we have availability to let as individual offices or as a fully self-contained building.



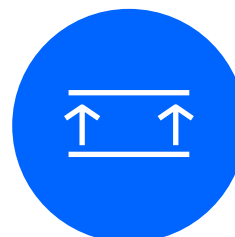
Newly refurbished
office floors



Flexible lease terms
from 12 months



Provision for
dedicated super-fast
fibre broadband



New fully accessible
raised floor



Exposed concrete
ceiling and modern
suspended lighting



Generous floor to
ceiling height





Fully fitted Ready and waiting

Alternatively, if you and your team want to get to work and get creating straight away – we have the perfect solution.

Considered and contemporary fitted out workspaces, providing an inspiring and efficient environment.



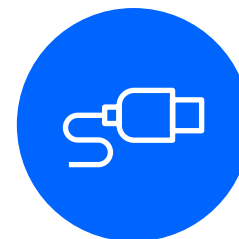
Desks



Kitchenette



Meeting Rooms



Cabling

Ready to occupy in 6 weeks



Bespoke fit-out options Design in real time



- Clockwise from top left:
- Clear floorplate
 - Indicative shower room design
 - Indicative unit layout



Design
your space



A marketing suite within Angel Gate has been created with state-of-the-art technology to allow you to design your future office space in real time which can be delivered for you by the landlord in a matter of weeks.

Following a viewing of the vacant units, we are able to customise the layout and design of your preferred office space. Change visuals in real time and leave the marketing suite knowing what the space will look like, how much it will cost and when it will be ready for you move in – all with the guidance of a design minded host.

Location
**We're at
the heart
of London's
creative core**



Angel Vibrant & diverse



Clockwise from top left:

- Sadler's Wells, Rosebery Av
- Present & Correct, Arlington Way
- Island Queen, Noel Rd
- Albam, Upper St
- The Narrowboat, St Peter's St



Immediately north of the campus lies Angel, offering an eclectic mix of amenities.

Known for boutique retail amenities, street markets, arts venue and celebrated and award winning bars and restaurants – it has something to offer for anytime of day, from that early morning healthy breakfast on the run – to the cheeky canalside drink after work.



Clerkenwell Creative & cutting edge



Clockwise from top left:

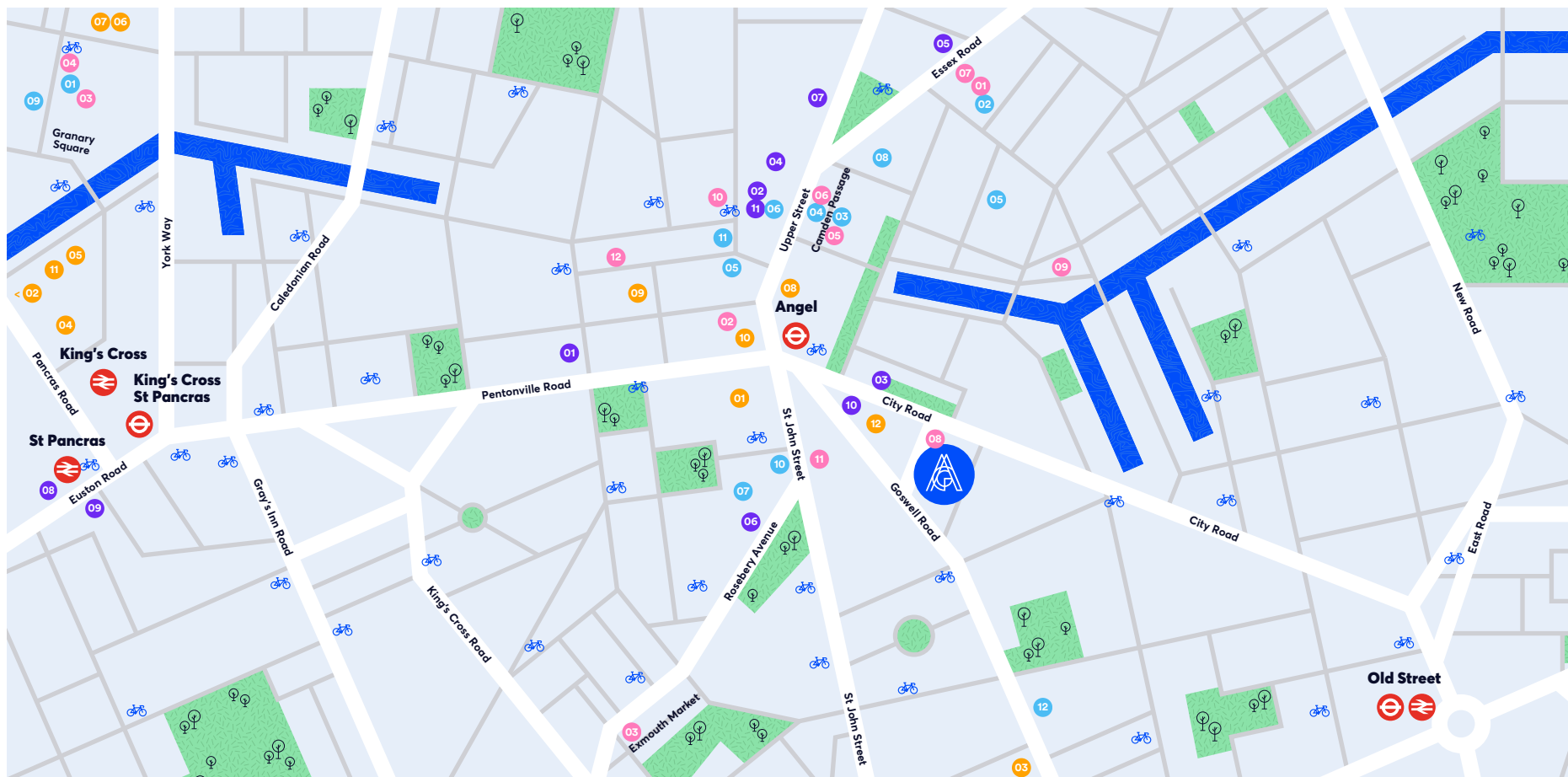
- Caravan, Exmouth Market
- Morito, Exmouth Market
- Breddos, Goswell Rd
- Slaughtered Lamb, Great Sutton St
- J+A Café, Clerkenwell Road



Home to some of London's most creative advertising, TMT and architectural companies, Clerkenwell still leads the way.

Michelin starred dining experiences, street food favourites and the 'in the know' hidden pubs – Clerkenwell continues to be at the forefront of London's food, drink and social scene.





Amenities/Occupiers
**We're near
like minded
folk**

Local Occupiers

- 01 Expedia
- 02 Facebook
- 03 GoCardless
- 04 Google
- 05 Havas
- 06 Nike
- 07 Sony Music
- 08 Royal Bank of Scotland
- 09 Spaces
- 10 Ticketmaster
- 11 Universal Music
- 12 Wayfair

Bars & Restaurants

- 01 69 Colebrooke Row
- 02 Bill's
- 03 Caravan
- 04 Dishoom
- 05 Frederick's
- 06 Oldroyd
- 07 Wenlock & Essex
- 08 Tanakatsu
- 09 The Island Queen
- 10 The Islington Town House
- 11 The Gate
- 12 The Little Viet Kitchen

Hotels & Leisure

- 01 Double Tree by Hilton
- 02 Frame
- 03 Fitness First
- 04 Hilton Hotel
- 05 Nuffield Health & Fitness
- 06 Sadler's Wells
- 07 Screen on the Green
- 08 The St. Pancras Renaissance Hotel
- 09 The Standard
- 10 Virgin Active Gym
- 11 Vue Cinema

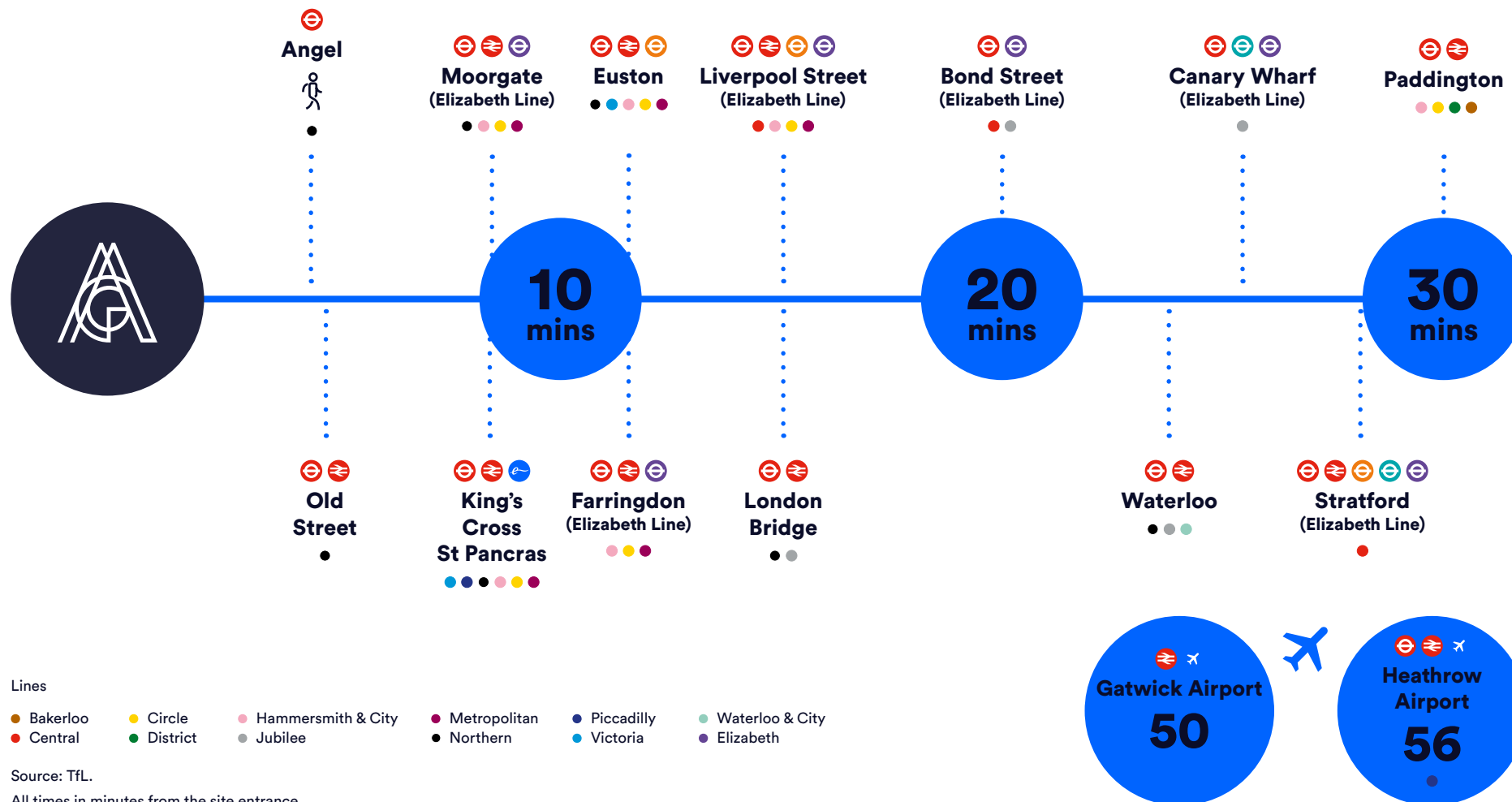
Retail & Services

- 01 APC
- 02 Cass Art
- 03 Haygen
- 04 Le Coq Epicier
- 05 Marks & Spencer
- 06 MUJI
- 07 Present & Correct
- 08 Reiss
- 09 Tom Dixon
- 10 Turner & George
- 11 Waitrose
- 12 Goswell Road Coffee



Connectivity

We can get around town, fast...



Cycle times

On your bike...



Source: TfL.

All times in minutes from the site entrance.

Availability
Come and
join us



Accommodation

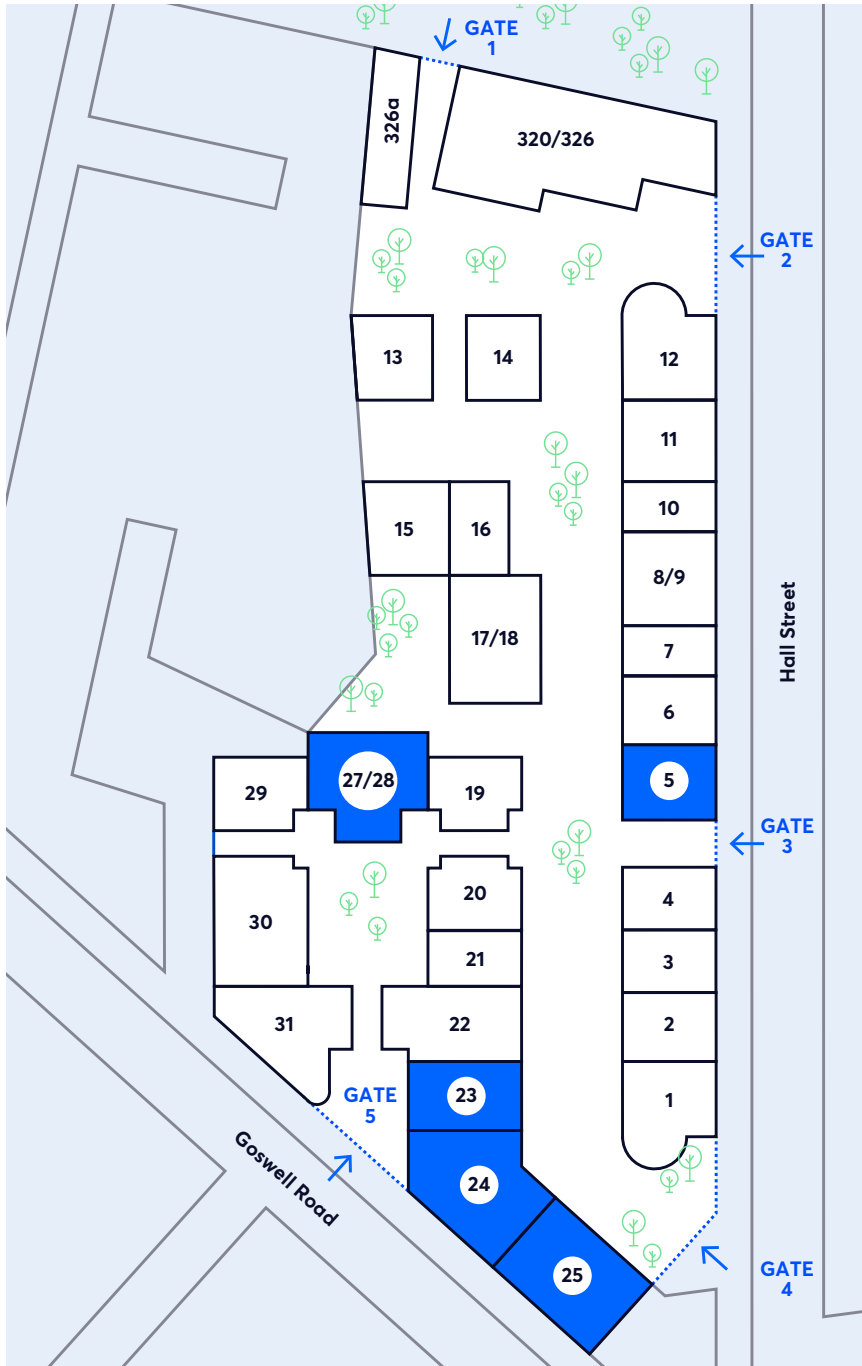
Current availability

No. Floor Finish Sq Ft

NORTH



For indicative purposes only. Not to scale.



No. 5 / Blank Canvas

Ground Floor

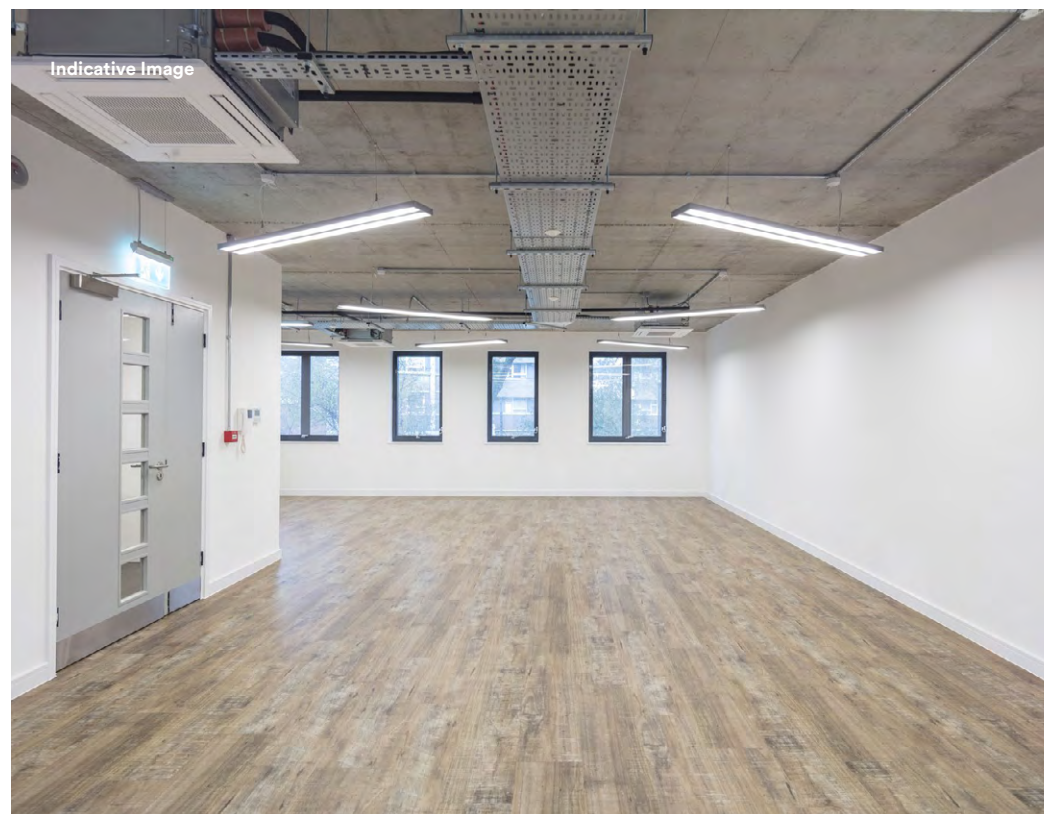
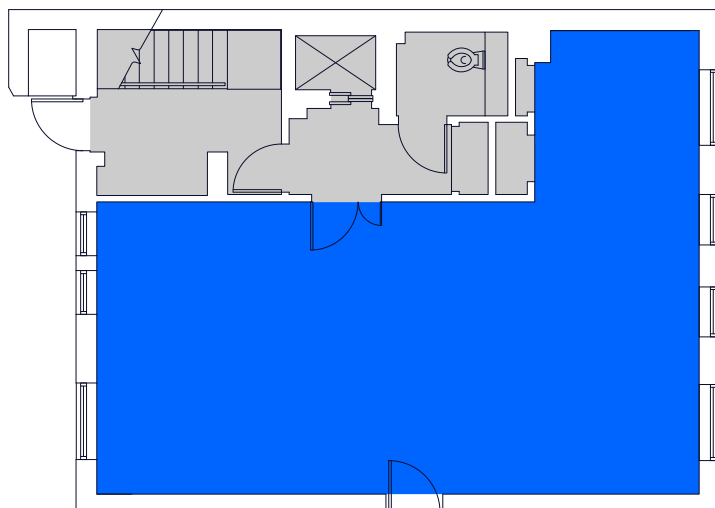
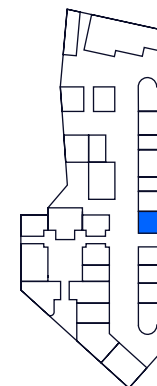
690 Sq Ft

First Floor

653 Sq Ft

Specification

- Newly refurbished
- Superb natural daylight
- Passenger lift
- Modern suspended lighting
- Accessible raised floor
- Generous floor to ceiling height
- Exposed concrete ceiling
- Can be fitted out



NORTH

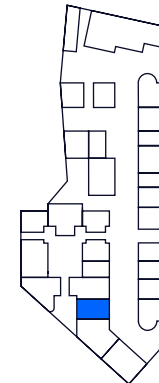


For indicative purposes only. Not to scale.

No. 23 / Blank Canvas

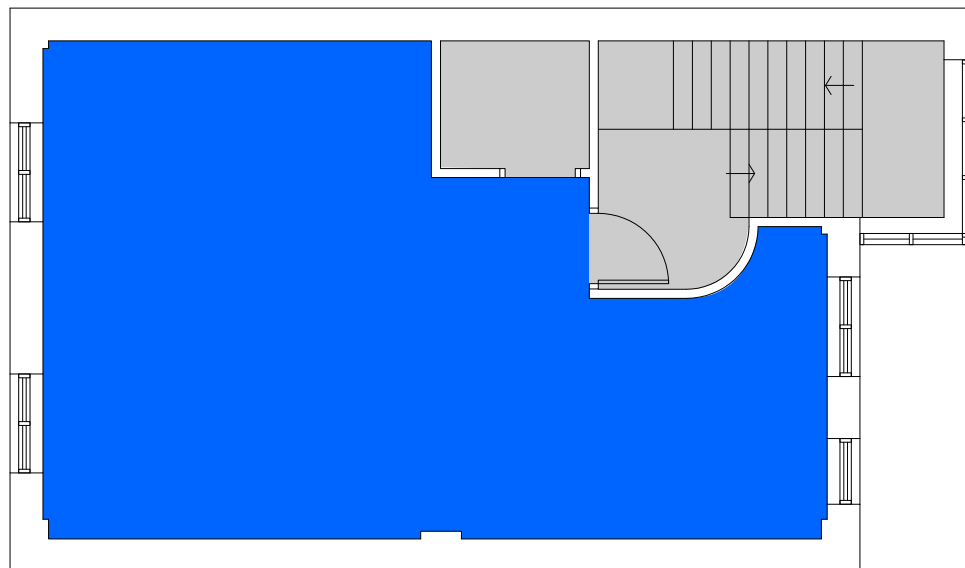
2nd Floor

589 Sq Ft



Specification

- Suspended ceilings
- Carpeted floors
- Partitioning in place
- Superb natural daylight
- Modern suspended lighting
- Accessible raised floor
- Generous floor to ceiling height
- Exposed concrete ceiling
- Can be fitted out



NORTH



For indicative purposes only. Not to scale.

No. 24 / Blank Canvas

1st – 3rd Floor

Clockwise from right:
– Goswell Road Exterior
– First Floor



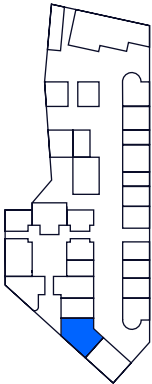
Specification

- Self contained building
- Direct street access from Goswell Road
- Newly refurbished
- Superb natural daylight
- Passenger lift
- Kitchenettes
- Self-contained WCs
- Modern suspended lighting
- Accessible raised floor
- Generous floor to ceiling height
- Exposed concrete ceiling
- Can be fitted out



No. 24 / Blank Canvas

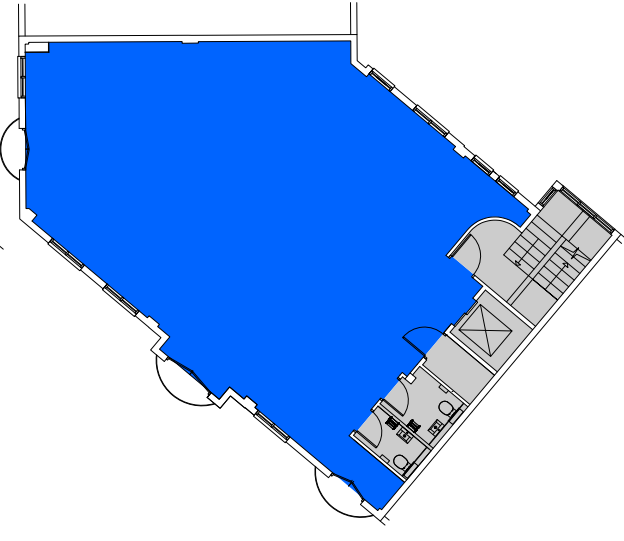
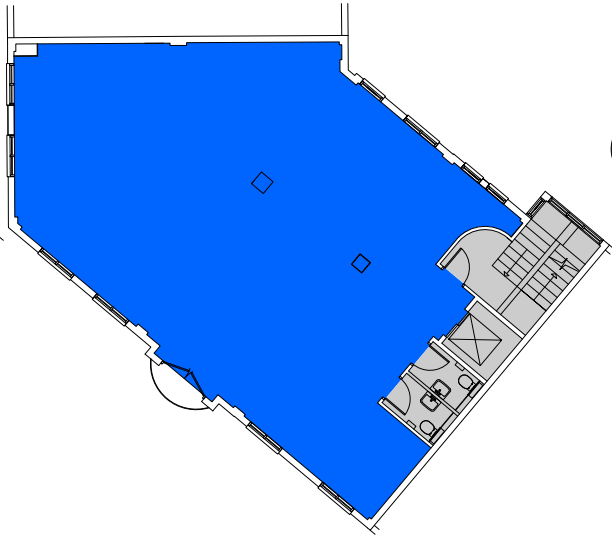
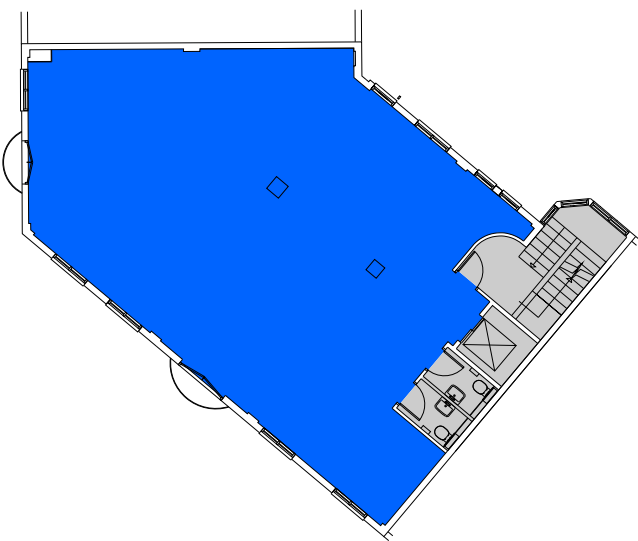
4,692 Sq Ft



1st Floor
1,578 Sq Ft

2nd Floor
1,582 Sq Ft

3rd Floor
1,532 Sq Ft



NORTH



For indicative purposes only. Not to scale.

No. 25 / Fully Fitted Ground Floor 1,355 Sq Ft

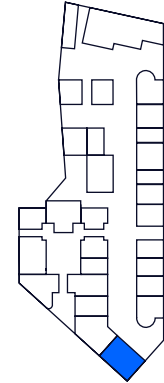


Specification

- Superb natural daylight
- Passenger lift
- Modern suspended lighting
- Accessible raised floor
- Generous floor to ceiling height
- Exposed concrete ceiling
- 22 desks
- 6 person meeting room
- Kitchenette
- Breakout area

Clockwise from left:
– Kitchenette / breakout area
– Office space

No. 25 / Fully Fitted Ground Floor 1,355 Sq Ft



22 x Open Plan Desks
1 x 6 Person Meeting Room
1 x Kitchen
1 x Breakout Area
Total Occupancy 22



NORTH

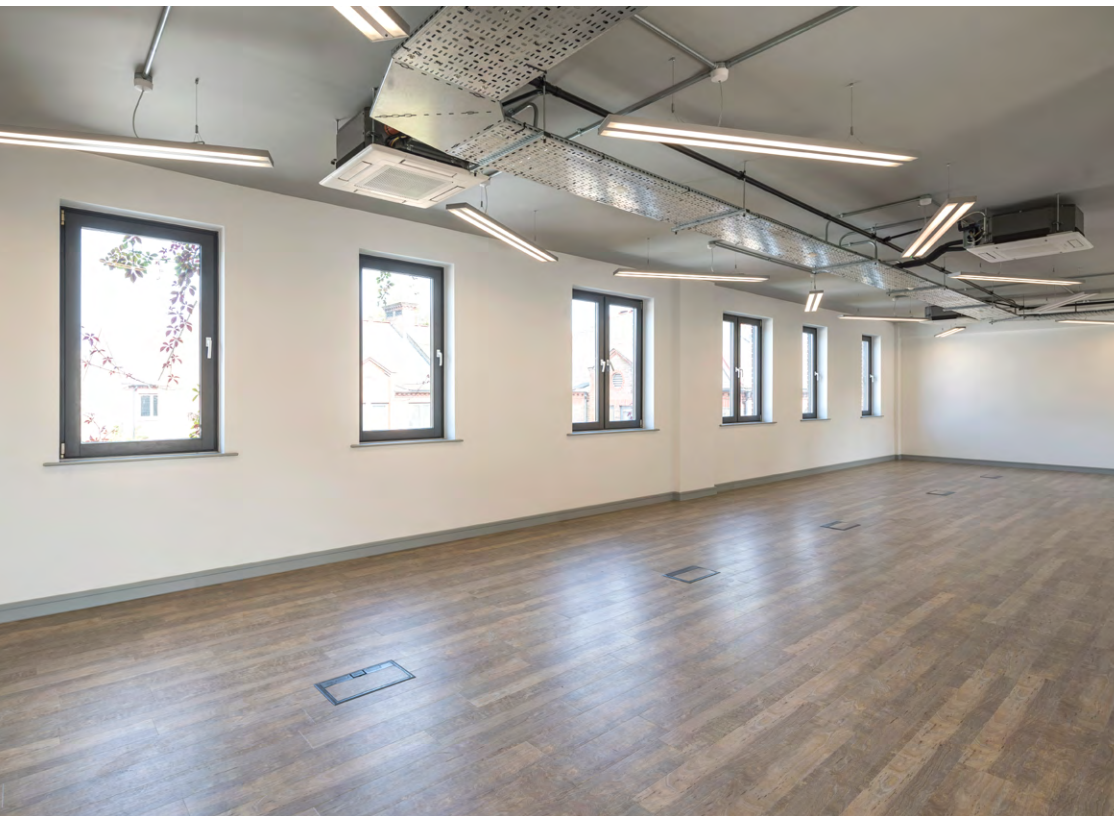


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No. 27/28 / Blank Canvas

Ground – 3rd Floor

Clockwise from right:
– Exterior
– Third Floor

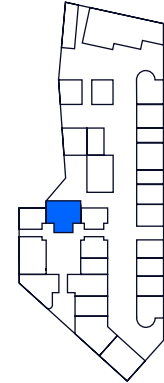


Specification

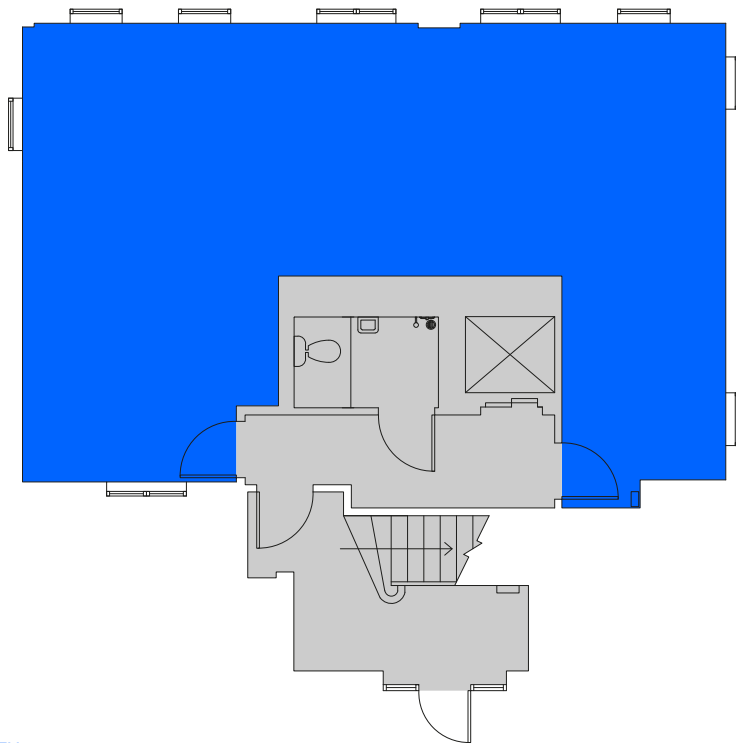
- Self contained building
- Newly refurbished
- Superb natural daylight
- Passenger lift
- Self-contained WCs
- Modern suspended lighting
- Accessible raised floor
- Generous floor to ceiling height
- Exposed concrete ceiling
- Can be fitted out

No. 27/28 / Blank Canvas

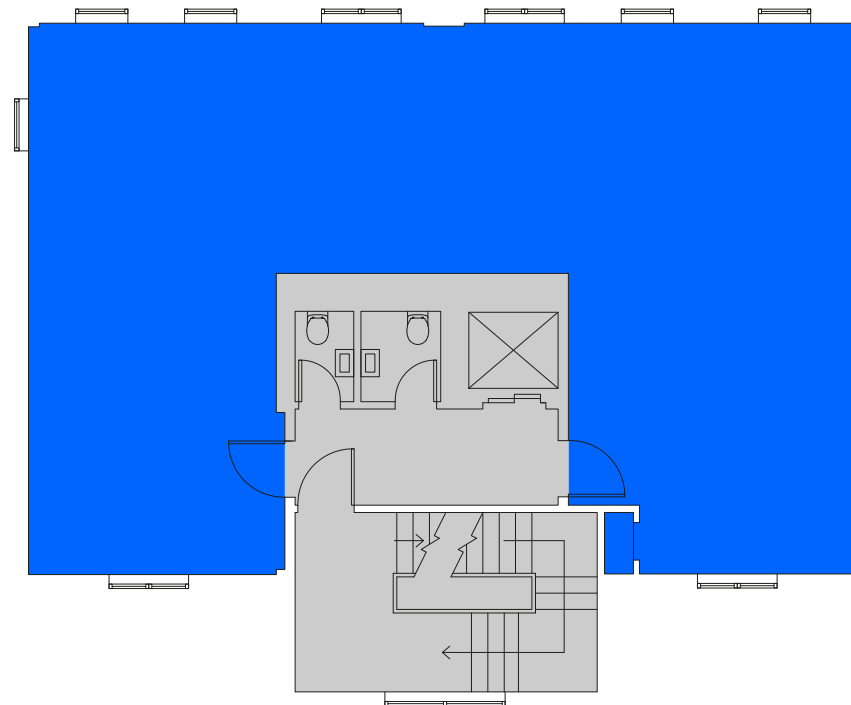
4,002 Sq Ft



Ground Floor
773 Sq Ft



1st Floor
1,075 Sq Ft



NORTH

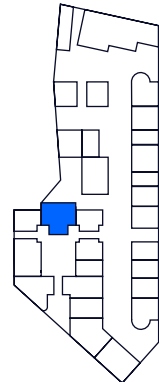


For indicative purposes only. Not to scale.

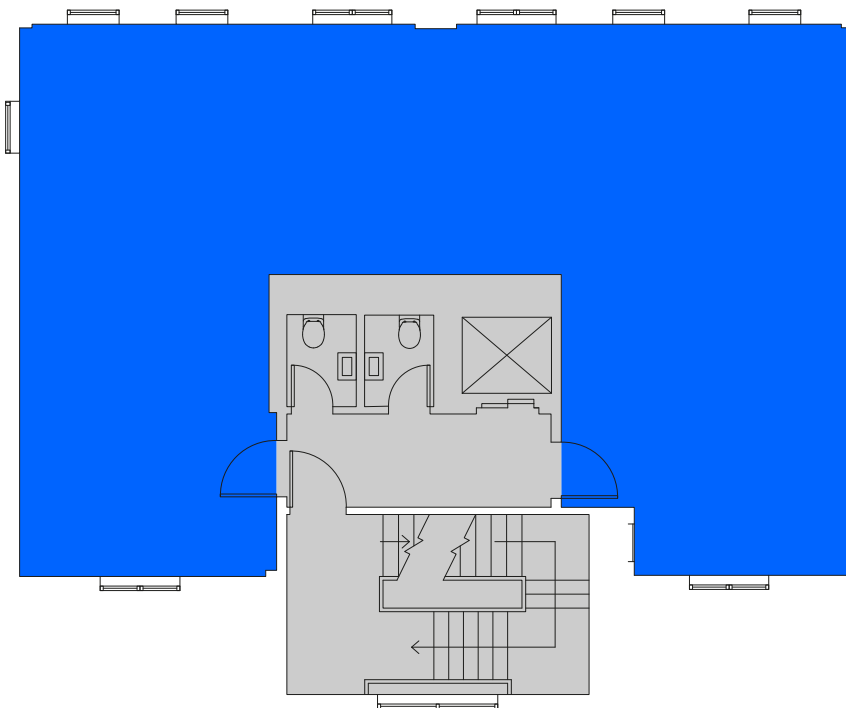


No. 27/28 / Blank Canvas

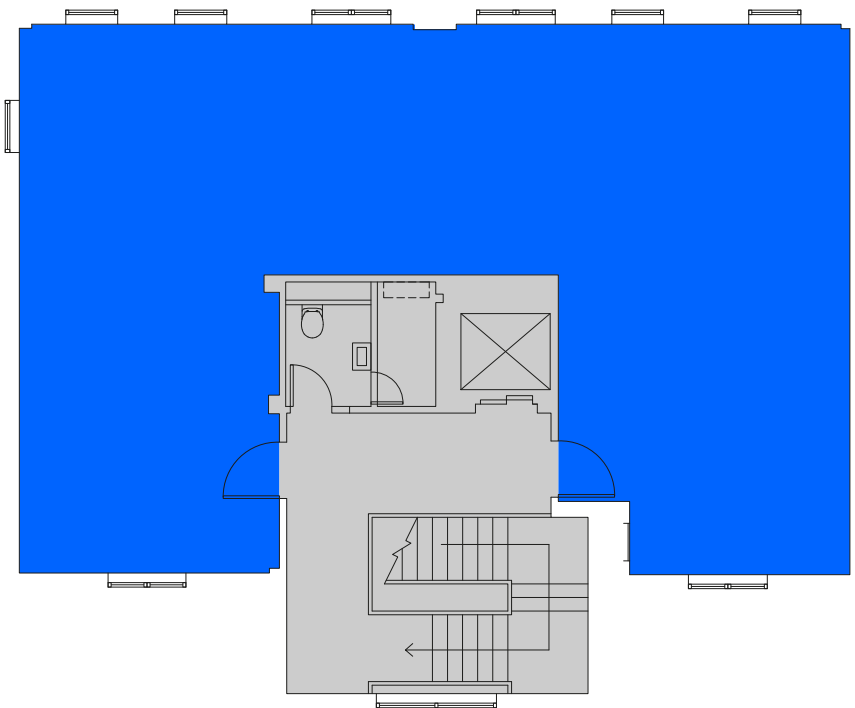
4,002 Sq Ft



2nd Floor
1,075 Sq Ft



3rd Floor
1,079 Sq Ft



NORTH



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Would you like to ask us some questions?



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