



THE ANGEL COLLECTIVE

RETAIL, LEISURE & OFFICE SCHEME ADJACENT TO ANGEL STATION

40-42 ISLINGTON HIGH STREET

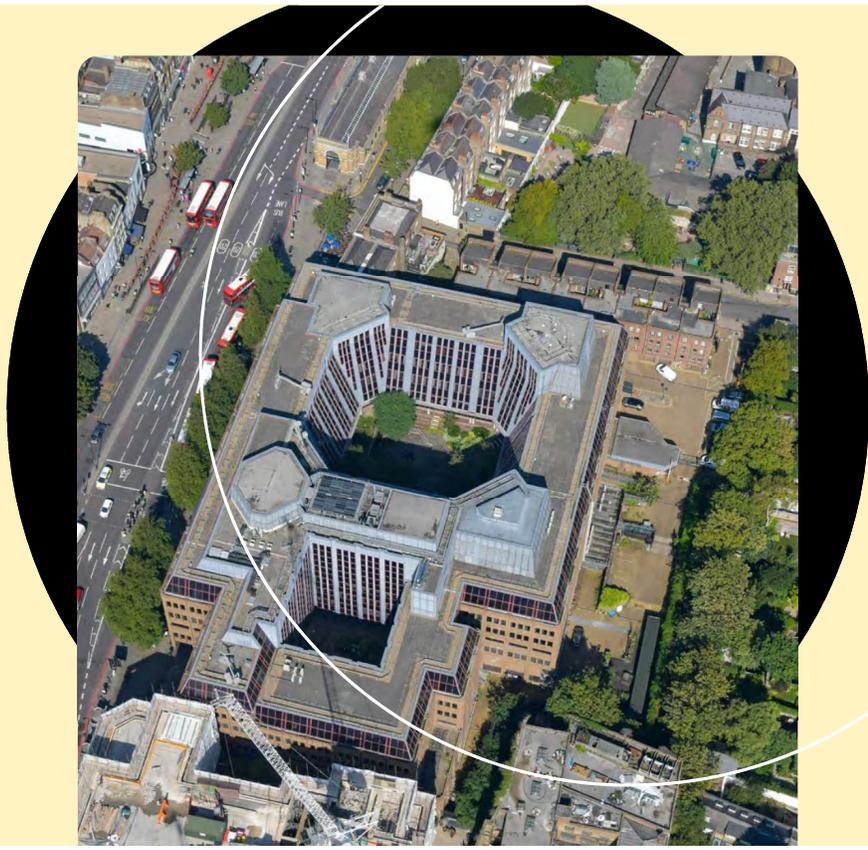
OFFERING CIRCA 270,000 SQFT

An eclectic mix of **retail**, **leisure** and **offices** in the heart of Angel

The Angel Collective was originally constructed in the **mid 1980s** and was previously occupied by National Westminster Bank as offices and a cash clearing centre.

The property comprises **271,498 sq ft** of office, retail and ancillary accommodation arranged over three basements, ground and six upper floors.

The total site extends to **2.21 acres** and is held Freehold. The largest floor plate extends to just **over 40,000 sq ft** and benefits from excellent natural light with the building positioned around two extensive central courtyards.



FLOOR	USE (SQ M)	AREA (SQ FT)	
6th	Office / Alternate Use	418.5	4,505
5th	Office / Alternate Use	900.9	9,697
4th	Office / Alternate Use	3,241.50	34,891
3rd	Office / Alternate Use	3,567.70	38,403
2nd	Office / Alternate Use	3,724.30	40,088
1st	Office / Alternate Use	3,638.70	39,167
Ground Floor	Retail / Leisure	3,029.90	32,614
Basement 1	Alternate Use	3,362.30	36,192
Basement 2	Alternate Use	2,766.30	29,776
Basement 3	Alternate Use	572.8	6,165
TOTAL		25,222.90	271,498

* GROUND & BASEMENT SIZES ARE MEASURED OFF GIA

Perfectly positioned in the heart of Angel

The Angel Collective is located in one of Central London's most dynamic **mixed-use** districts, home to a vibrant mix of office, retail, and leisure spaces.

Positioned at the heart of **key submarkets** including King's Cross, Clerkenwell, Farringdon, and Shoreditch, Angel has become a hub for the tech, media, and creative industries.

The property occupies a prominent spot on the eastern side of **Islington High Street**, benefiting from excellent connectivity and a thriving local environment.



The Collective

The Angel Collective comprises a building totaling c.270,000 sq ft, arranged over three levels of basement, ground and six upper floors, with a bank branch at ground floor level.



Natural Light
The accommodation provides floor to ceiling natural light



Courtyard
An impressive courtyard scheme that will encompass a variety of leisure occupiers



Reception
An impressive double height reception area



Auditorium
The building has a double height, state of the art event space / auditorium in situ



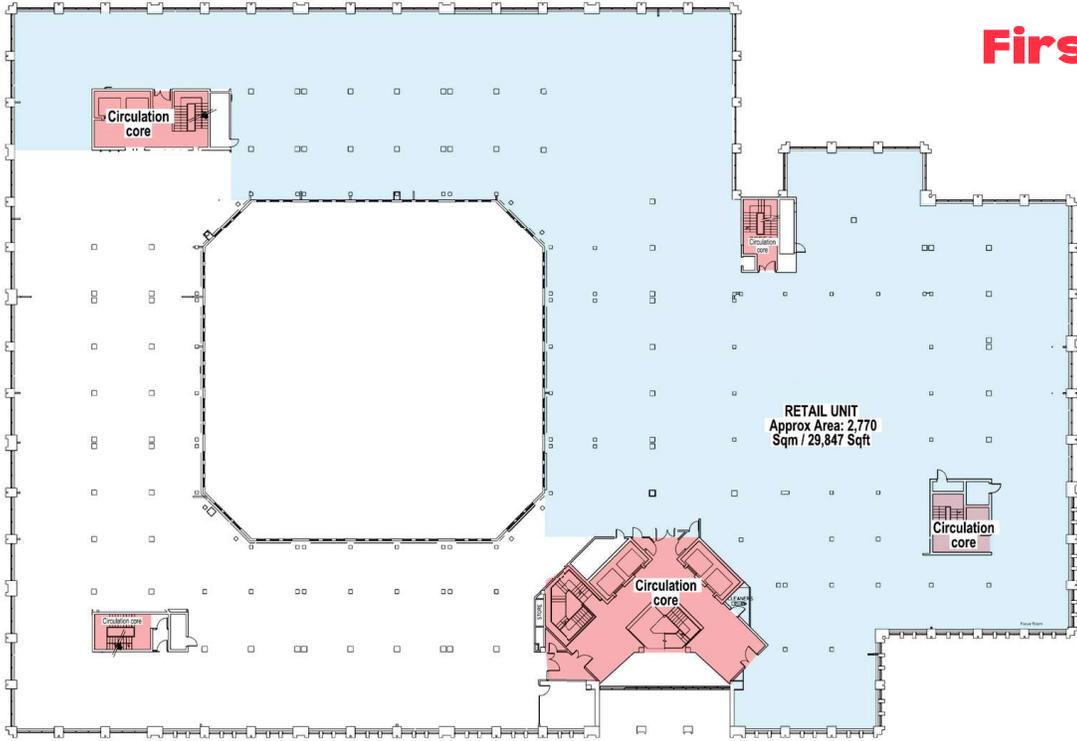
Fully-fitted
The offices provides fully-fitted accommodation



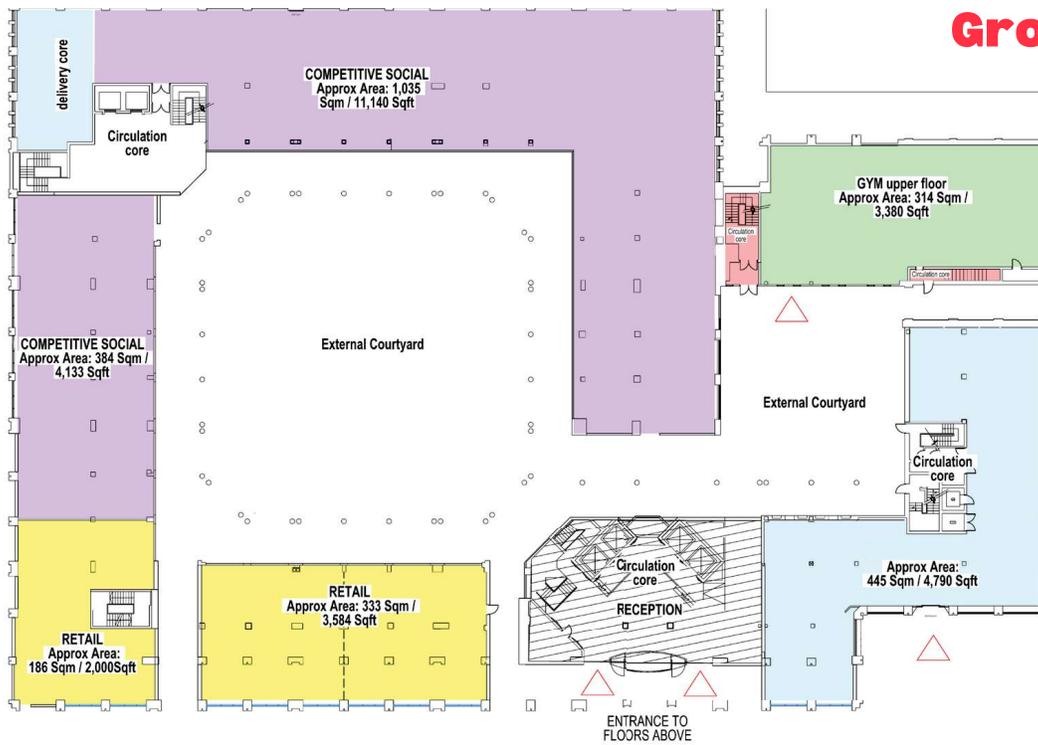
The Building
The Angel Collective will become a mix-use scheme with potential for a hotel



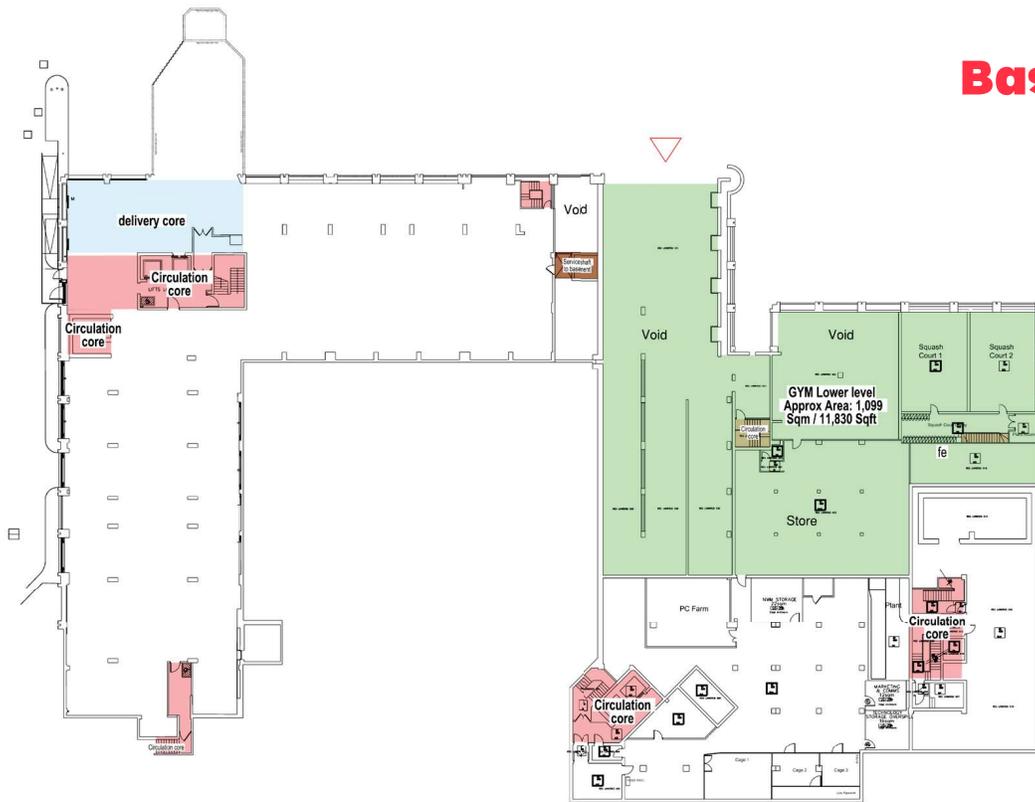
First Floor



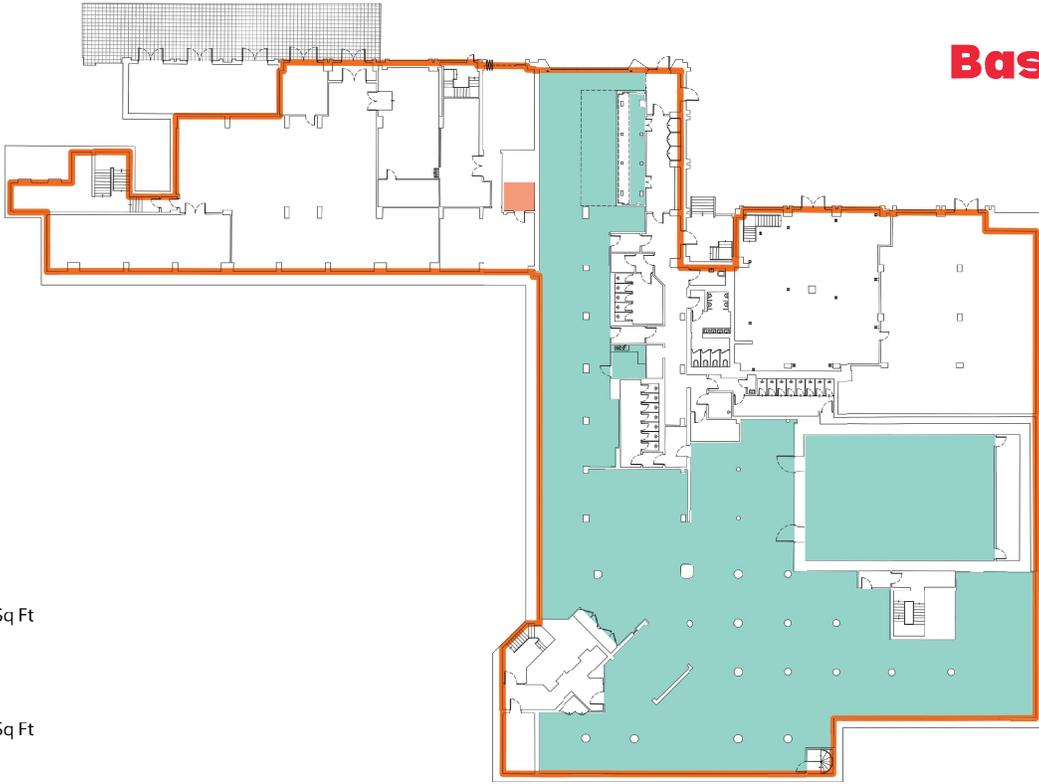
Ground Floor



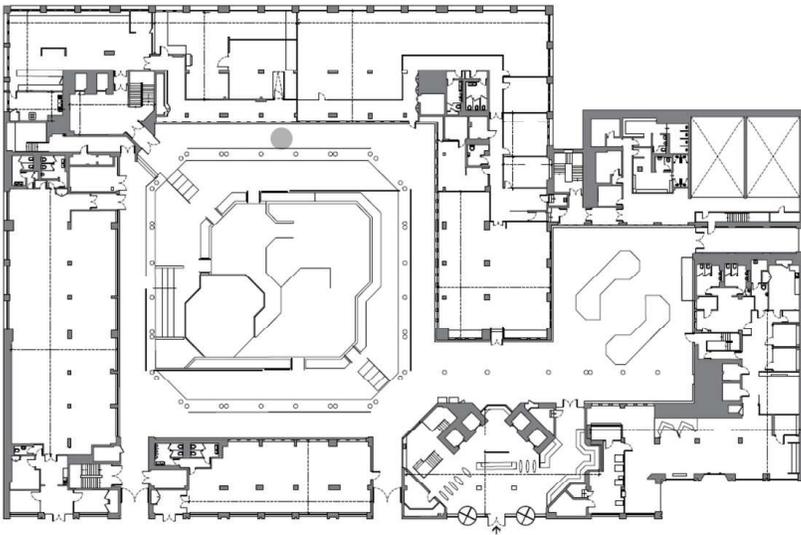
Basement 1



Basement 2



-  GIA
2,766.3 Sq M / 29,776 Sq Ft
-  Storage / Alternate Use
6.0 Sq M / 65 Sq Ft
-  Office / Leisure
1,178.5 Sq M / 12,685 Sq Ft





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