

THE ANGEL COLLECTIVE

RETAIL, LEISURE & OFFICE SCHEME ADJACENT TO ANGEL STATION

40-42 ISLINGTON HIGH STREET

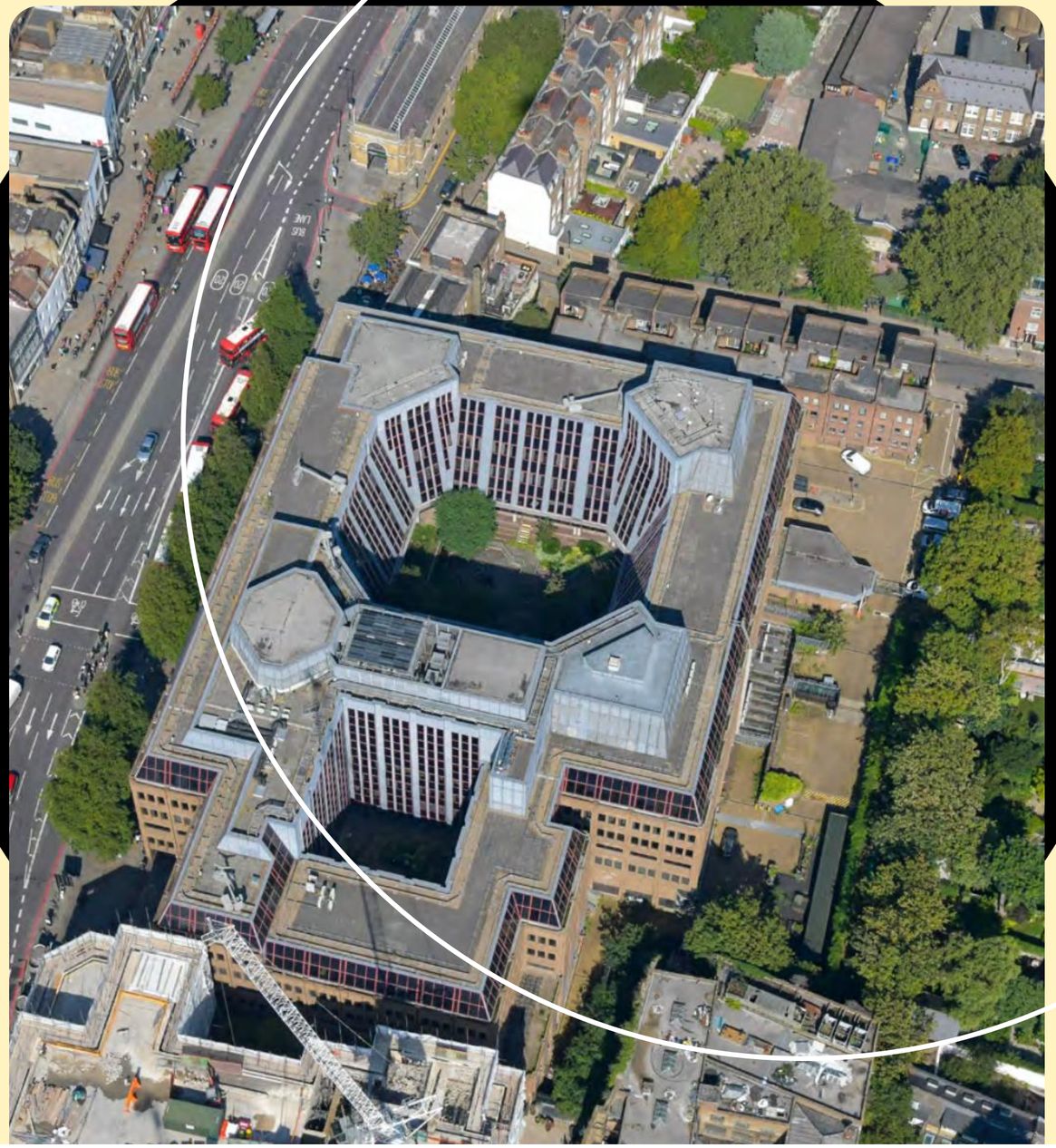
OFFERING CIRCA 200,000 SQFT

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** NIA 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

TERMS

New leases to be granted at rents ranging from £20 to £30psf – for further information please contact the agents

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.

OLD STREET
Directly adjacent to Angel Underground Station

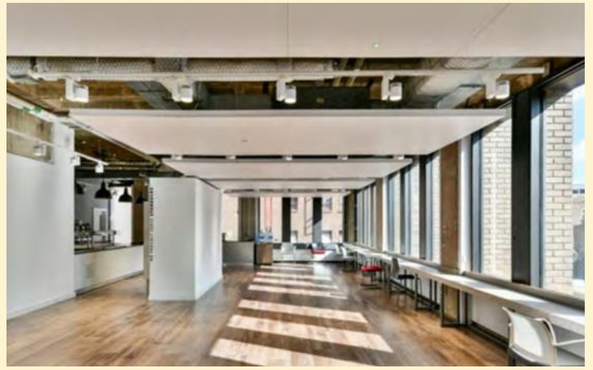
KING'S CROSS
Within a 5 minute journey of King's Cross St Pancras



The Collective

The Angel Collective comprises a building totalling **227,337 sq ft** net internal area, 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

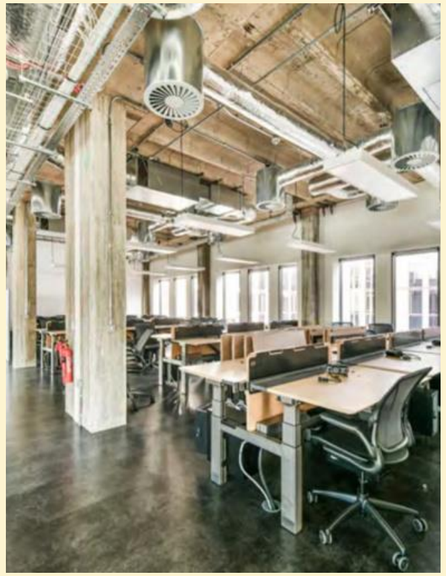


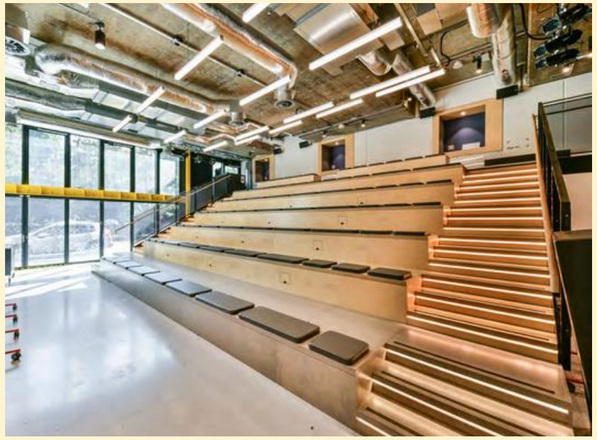


Courtyard
An impressive courtyard scheme that will encompass a variety of leisure occupiers

Reception
An impressive double height reception area







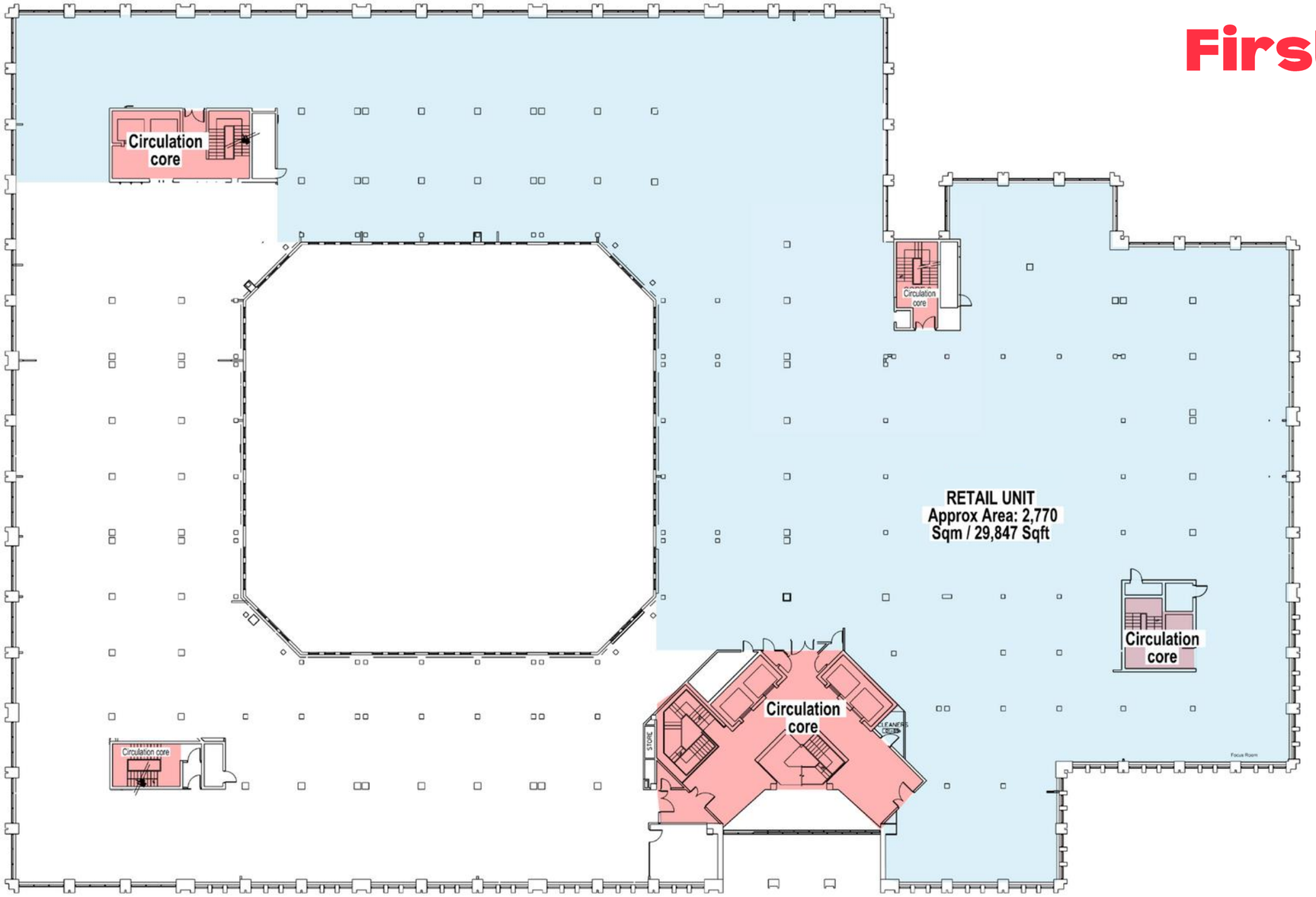
Auditorium
The building has a double height, state of the art event space / auditorium in situ

Fully-fitted
The offices provides fully-fitted accommodation

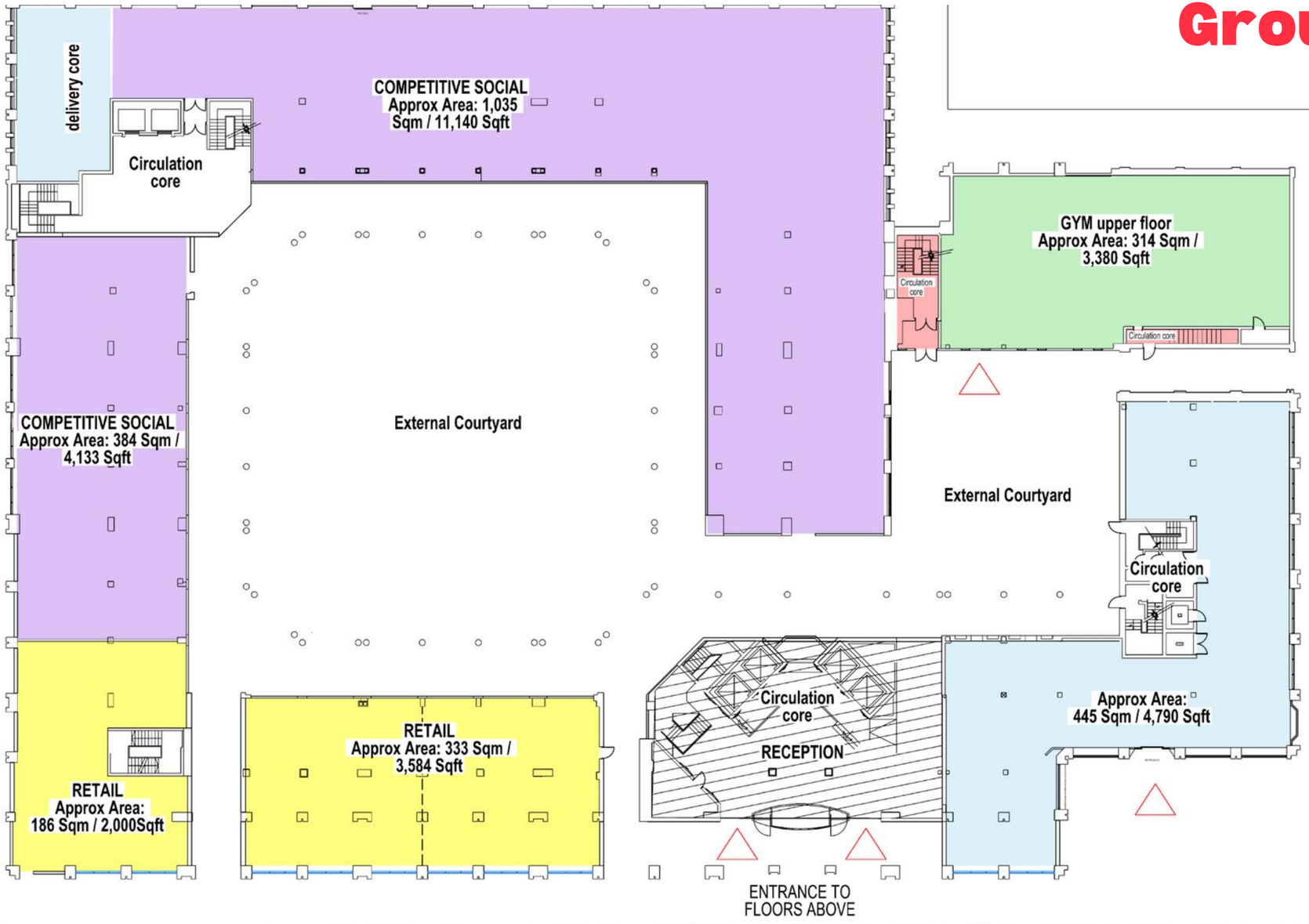
The Building
The Angel Collective will become a mix-use scheme with potential for a hotel



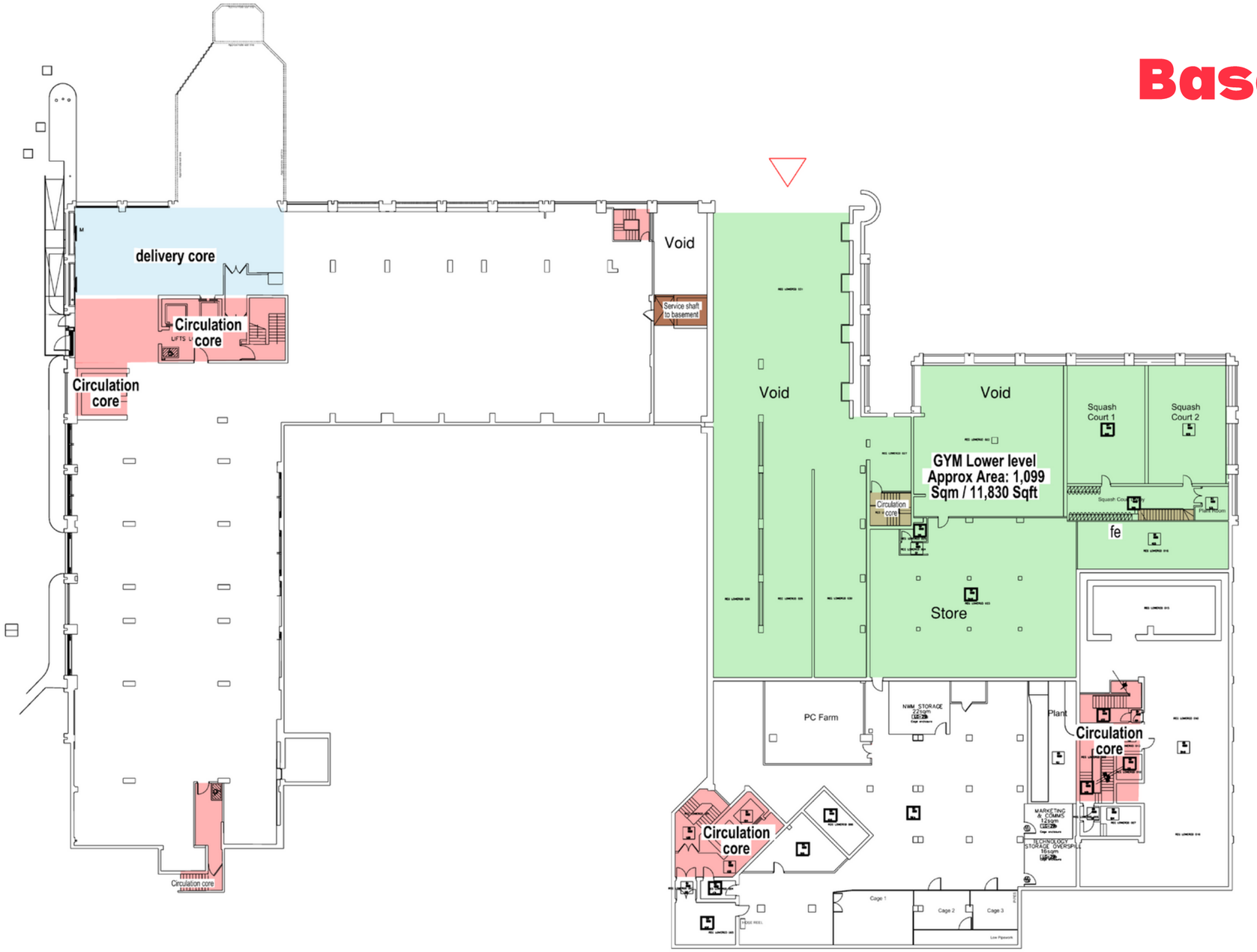
First Floor


Circulation core
Circulation core
RETAIL UNIT
Approx Area: 2,770 Sqm / 29,847 Sqft
Circulation core
Circulation core
Circulation core
STORE
CLEANERS
Focus Room

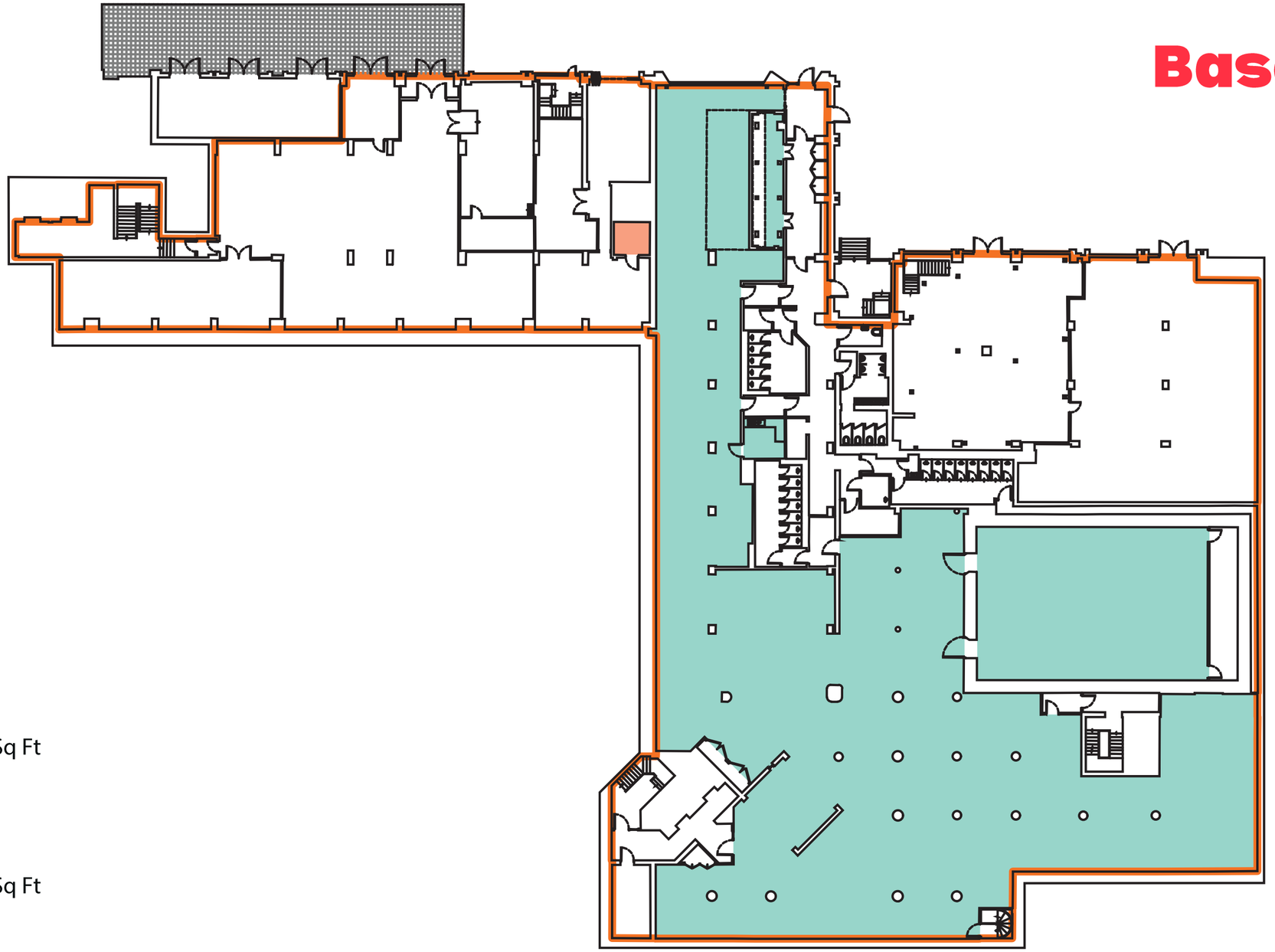
Ground Floor



Basement 1


delivery core
Circulation core
Circulation core
Void
Service shaft to basement
Void
Void
Squash Court 1
Squash Court 2
GYM Lower level
Approx Area: 1,099
Sqm / 11,830 Sqft
Circulation core
fe
Store
PC Farm
Plant
Circulation core
Circulation core
Circulation core
Cage 1
Cage 2
Cage 3

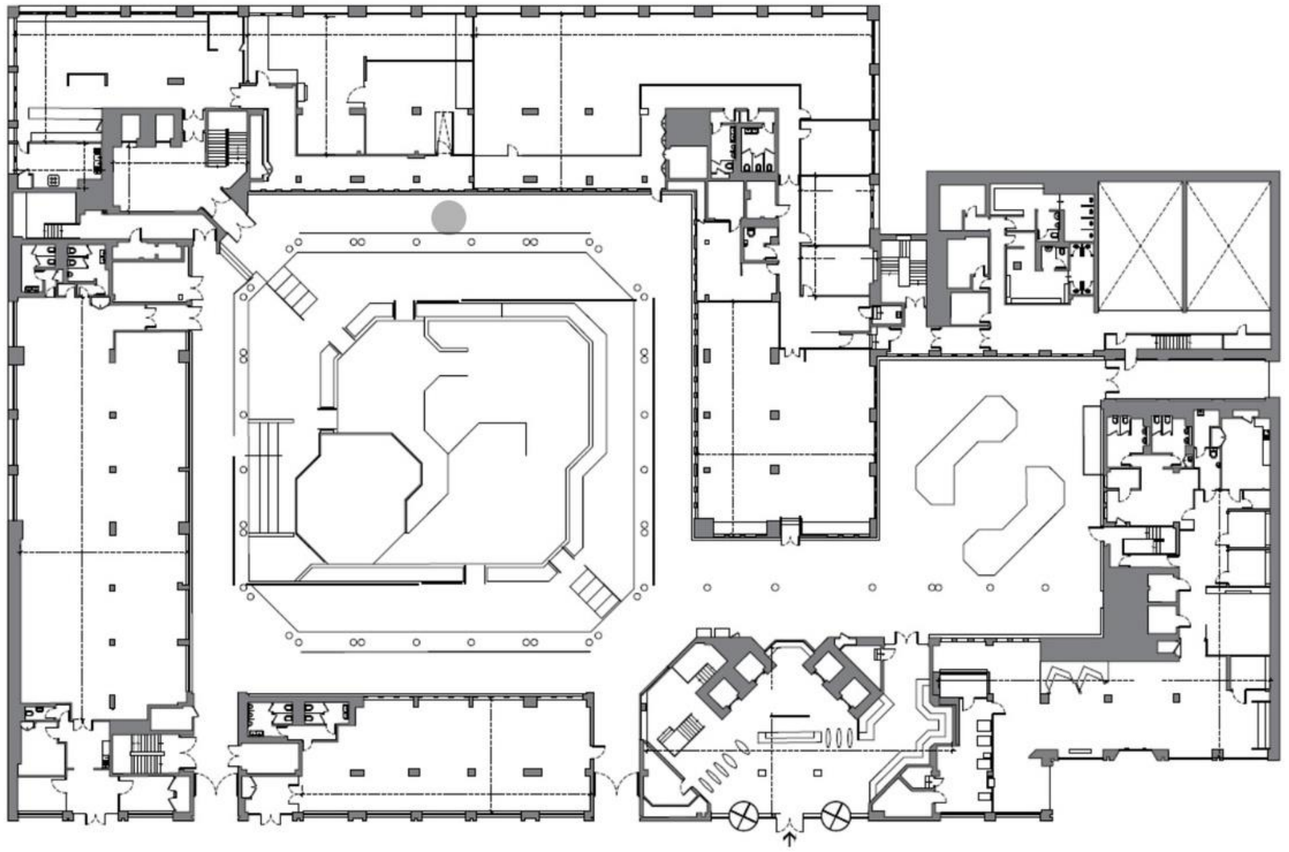
Basement 2



GIA
2,766.3 Sq M / 29,776 Sq Ft

Storage / Alternate Use
6.0Sq M / 65 Sq Ft

Office / Leisure
1,178.5 Sq M / 12,685 Sq Ft




PH
Shelters
TCB
Upper Street
35.1m
TCBs
Islington Tunnel
Duncan Street
Shelter
Pond
35.3m
TCBs
Islington High Street
TCBs
Angel
(Underground Station)



CONTACT

For further information please contact:

OLI COHEN
oc@belcor.london
07740 110 063

WILL THOMAS
wthomas@klm-re.com
07795 691490

JOE MEISEL MRICS
jm@belcor.london
07872 359 838

JAMES WILLIAMSON
jwilliamson@klm-re.com
07587 353 434

VIEW THE ANGEL COLLECTIVE

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