

Commercial Office Space

700 sq. ft. / 65.03 sq. m.

Newly refurbished offices in a secure courtyard

Rent Only £35.00 per sq. ft.

TO LET

13-14 Angel Gate, Angel, EC1V 2PT



LOCATION

Angel Gate is situated between City Road and Goswell Road close to Angel and just to the north of Old Street and the 'Tech City Hub'. The area offers a wealth of amenities including great cafes and restaurants, set in a historical village style environment with excellent transport links.

TRANSPORT

Angel Station (Northern Line)

Old Street (Northern Line and Thameslink)

Kings Cross Station (London Underground and Mainline services)



DESCRIPTION

This newly refurbished office accommodation provides a bright working environment on the ground floor.

The building sits in a secure courtyard with outside space for break out areas.

AMENITIES

- New CAT6 Cabling on each floor
- New Carpet
- New LED Lighting
- New Perimeter trunking
- New Kitchenette on each floor
- Central heating
- Male & Female WC's
- Two Lifts
- Excellent natural light
- 24-hour access
- Secure cycle Storage
- External gardens and courtyard
- Four car parking spaces available by separate arrangement

FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground North	700	65.03

VAT

The property is not elected for VAT

LEASE

New flexible lease terms are available for a term by arrangement.

RENT

Per annum	Per Sq. Ft.
£24,500	£35.00

SERVICE CHARGE

Per annum	Per Sq. Ft.
£9,847.08	£14.07

RATES

Per annum	Per Sq. Ft.
£9,481	£13.54

Interested parties must contact The London Borough of Islington to satisfy themselves to the accuracy of these figures.

TOTAL OCCUPATIONAL COSTS

Per annum	PCM
£43,828.08	£3,652.34

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com
 Stephen Page
spage@antonpage.com

AGILE REAL ESTATE 020 7078 7830