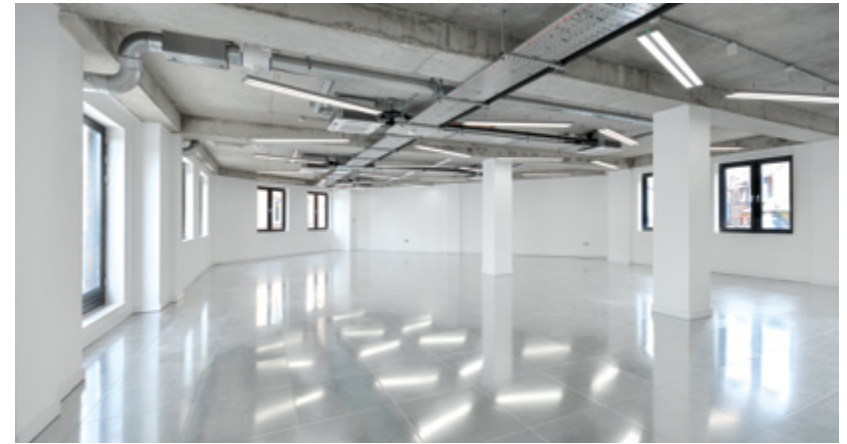




# ANGEL GATE

ANGEL GATE  
OFFICE COURTYARD VILLAGE  
LONDON EC1



ANGEL GATE IS A WELL-KNOWN MODERN, GATED COURTYARD DEVELOPMENT OFFERING A MIX OF SELF-CONTAINED OFFICE/STUDIO UNITS AND INDIVIDUAL FLOORS.

Angel Gate is accessed through secure entry phone controlled gates both from City Road and Goswell Road and benefits from an on-site Estate Manager and CCTV security. Secure basement car parking and bike racks are also available.

[WWW.ANGELGATE-EC1.COM](http://WWW.ANGELGATE-EC1.COM)

## AMENITIES

### Courtyard

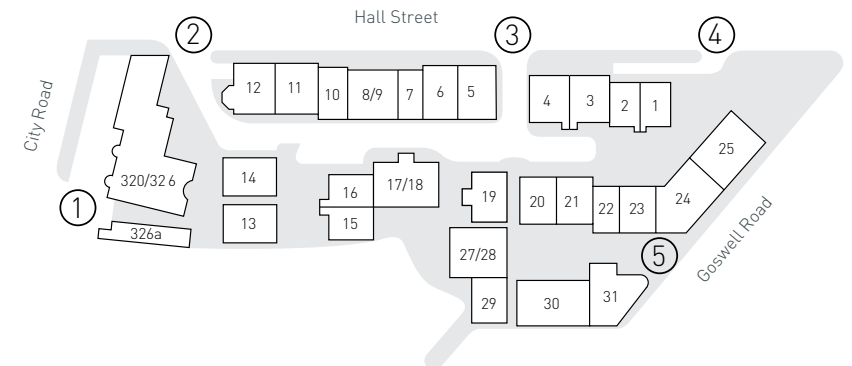
- Gated courtyard with entry phone
- On-site estate manager
- CCTV security
- Basement car parking by arrangement
- Secure bicycle racks
- Provision for dedicated high bandwidth data link
- 24 Hour access
- Landscaped courtyards with seating areas

### Units/floors

- Comfort cooling or central heating
- Automatic passenger lift (most units)
- Modern lighting
- Raised floors
- Kitchenette facility
- Excellent natural light
- DDA compliant
- See availability for latest specification

Environmental performance certificate units/floors in Angel Gate generally have an EPC rating of D. Certificates available on request.

## SITE PLAN



Heron Tower

30 St Mary Axe

122 Leadenhall  
Tower 42

20 Fenchurch St  
CityPoint

The Shard

Barbican

St Paul's Cathedral  
Tate Modern

Angel Gate

Southbank Centre

The London Eye

Westminster



## ANGEL GATE

The Development offers a pleasant working environment with good communications to the West End and other Central London locations via Angel Underground Station (Northern Line) which is five minutes walk away in neighbouring Islington High Street.

New, effective full repairing & insuring lease(s) are available by arrangement. Terms upon request. Rents are subject to VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## POSSESSION

Immediate upon completion of legal formalities.

## VIEWING

Strictly by appointment through sole joint agents.



## RICKY BLAIR

020 7101 2020  
ricky.blair@colliers.com

## OLIVER JAY

020 7101 2020  
oliver.jay@colliers.com

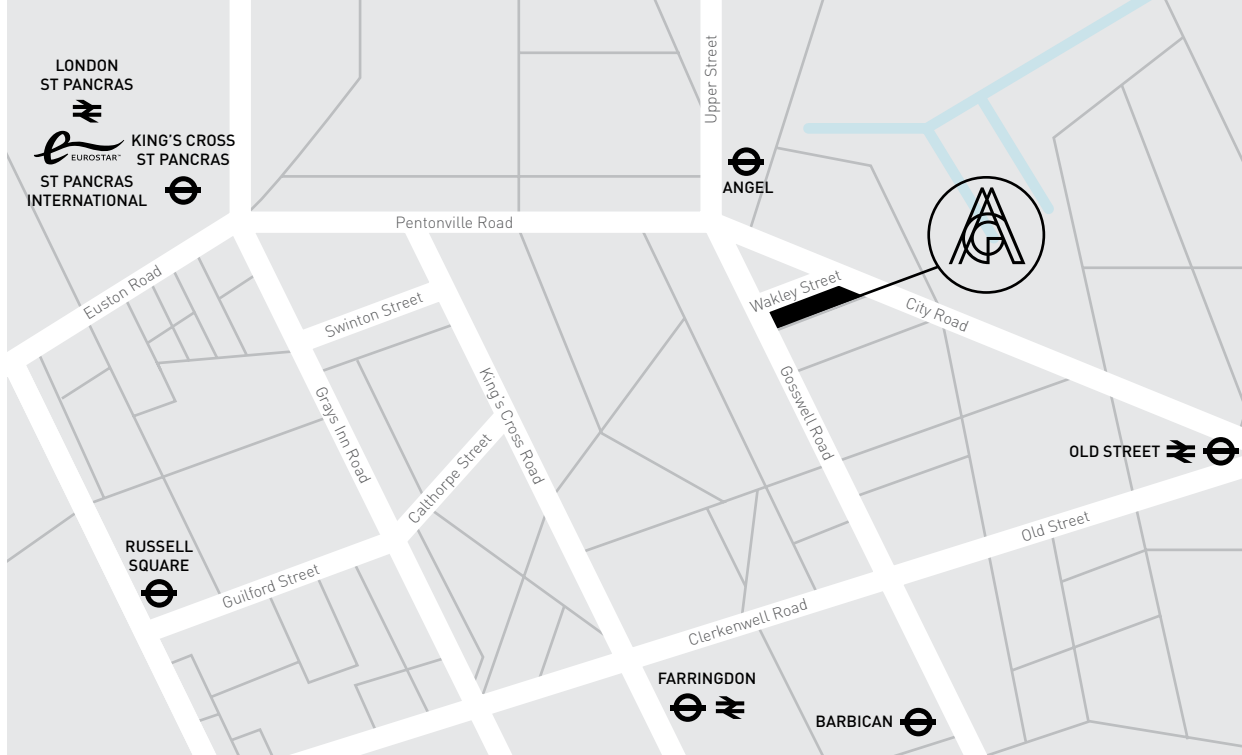


## COLIN POVEY

020 7626 6060  
cpovey@thomsonyates.co.uk

## SEAN THOMPSON

020 7626 6060  
sthompson@thomsonyates.co.uk



## LOCATION

Angel Gate is situated between City Road and Goswell Road close to The Angel and just to the north Old Street and the "Tech City Hub". The Angel area is undergoing major change at present with many new commercial and residential developments. Angel Underground Station offers easy access to the City and to King's Cross/St Pancras. The Angel is also a vibrant area with many leisure and retail facilities including restaurants, bars, gymnasias, cinema and specialist boutique shops.



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