

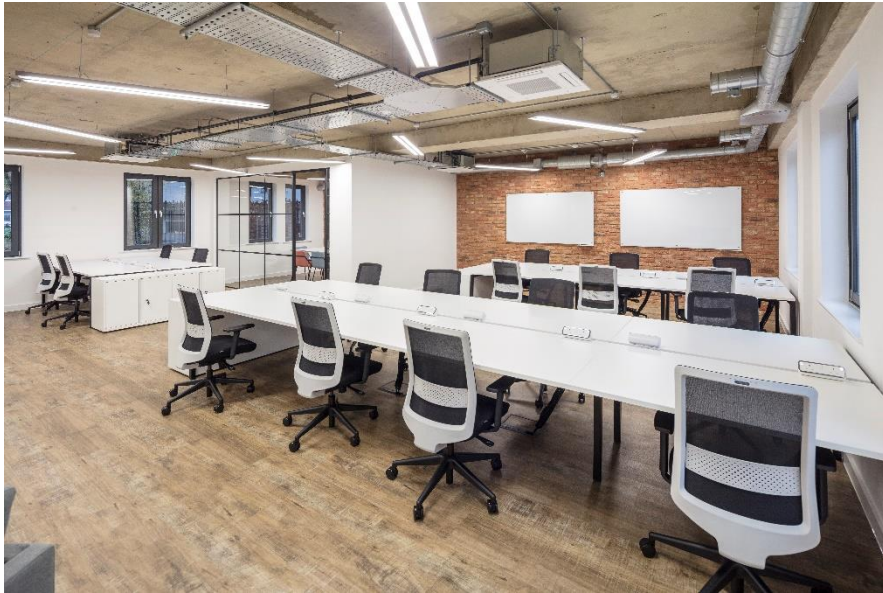
ANGEL GATE OFFICE VILLAGE, CITY ROAD LONDON EC1

**CURRENT AVAILABILITY
JANUARY 2020**

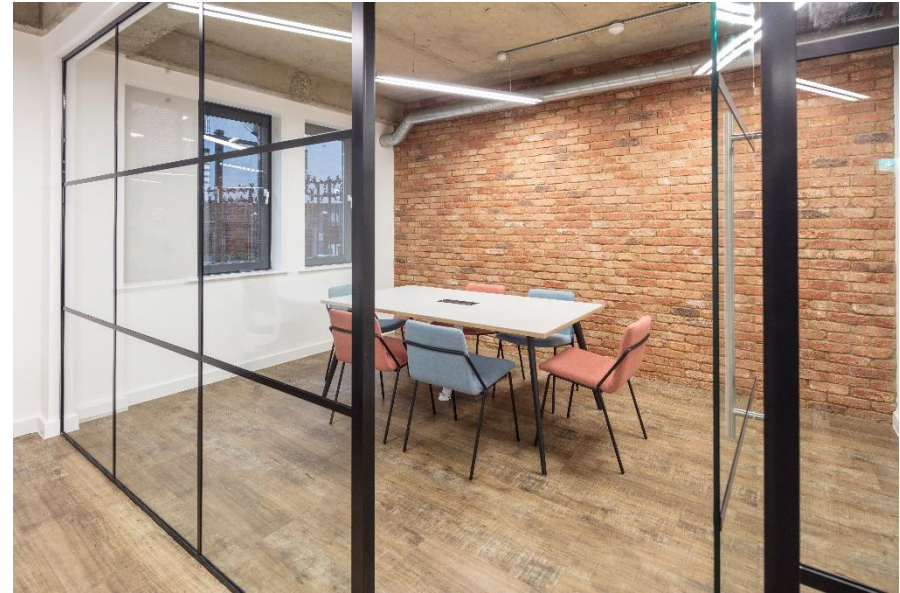


Unit / Floor	Sq Ft	Sq M	Availability	Terms	Specification	Enquiries
Unit 5					Units 5, 24 & 25 – Refurbished to media style	All Enquiries via the Joint Agents
1 st floor	690	64.10	AVAILABLE	CAT A – £39.50 per sq ft	New comfort cooling	
Grd floor	651	60.48	AVAILABLE	Turnkey option available	Exposed services	
				Terms on request	Suspended LG7 lighting	
TOTAL	1,341	124.58			Metal raised floors	
Unit 23			AVAILABLE	Existing - £30.00 per sq ft	Automatic passenger lift	
2 nd floor	589	54.72		Enhanced re-fit by negotiation	Shower room (Units 5 & 25)	
					Refurbished common areas	
Unit 24			AVAILABLE AS A WHOLE OR FLOOR BY FLOOR	CAT A - £42.50 per sq ft	Unit 25 is now also fitted as a full “turnkey plug & play” suite, with this option available on other Units.	
3 rd floor	1,472	136.75		Turnkey option available	Unit 23 is comfort cooled & centrally heated with a suspended ceiling, timber raised floor. No lift.	
2 nd floor	1,529	142.05		@ £47.50 per sq ft		
1 st floor	1,529	142.05				
Grd floor	1,475	137.03				
TOTAL	6,005	557.88				
Unit 25			AVAILABLE	Turnkey - £47.50 per sq ft		Thompson Yates 020 7626 6060 www.thompsoneyates.co.uk
Grd floor	1,355	125.88				
Unit 30			AVAILABLE	Terms on application	Unit 30 is centrally heated with a metal suspended ceiling.	
Grd floor	1,421	132.00			EPC’s on request.	
					Dedicated fibre connectivity is available on the estate	

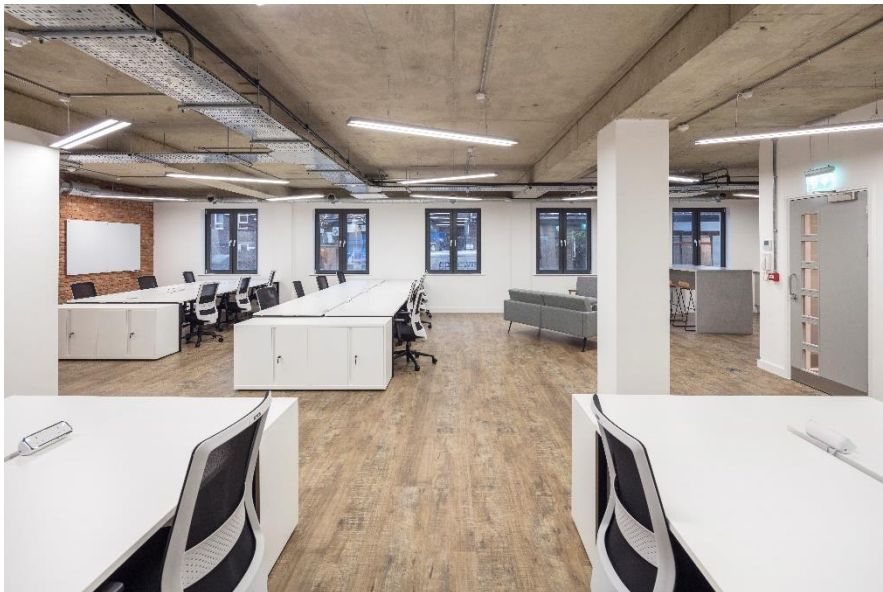
MISREPRESENTATION ACT: Thompson Yates and Colliers International give notice that these particulars are prepared in good faith for the guidance only of intended lessees/occupiers. Please see main brochure for the full Notice in relation to this Act.



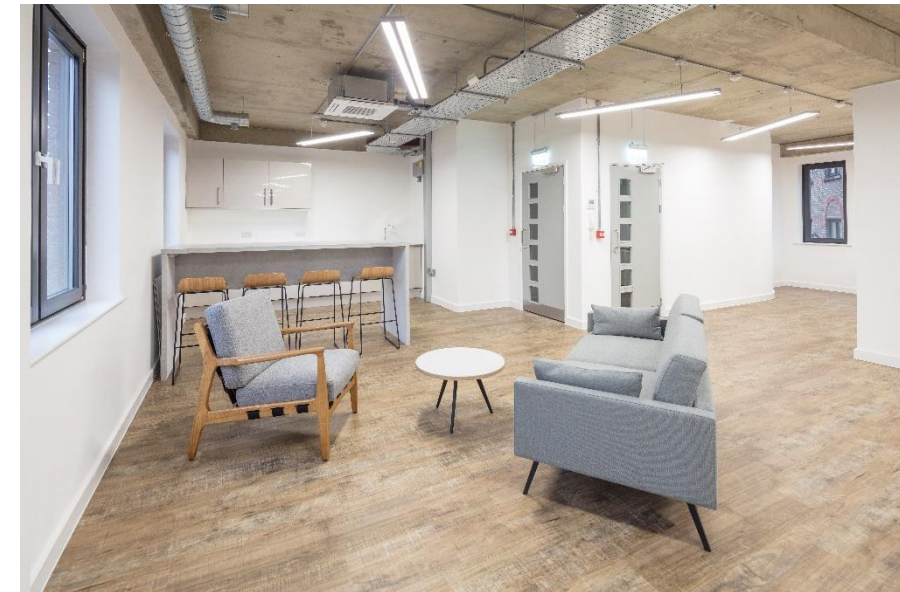
Unit 25 Desking



Unit 25 Meeting Room



Unit 25 Office Layout



Unit 25 Breakout Area



Unit 5 Upper Floor



Unit 5 Lower Floor



Unit 5 Toilet Detail



City Road Courtyard



Goswell Road Courtyard



Inner Courtyard



External Feature



Unit 25 – Desking Feature