



**UNIT 24,  
ANGEL GATE OFFICE VILLAGE,  
CITY ROAD/GOSWELL ROAD,  
LONDON EC1**

On behalf of



**1,472 - 6,000 sq ft  
Newly Refurbished Creative Offices  
To Let close to Angel Station  
Dedicated Entrance on Goswell Road**

Part of the well-known Angel Gate Courtyard development on Goswell Road/City Road, just south of The Angel

Extensively refurbished to provide creative style open plan floors with comfort cooling, exposed services, passenger lift, raised floors, kitchenettes, re-modelled toilets and common parts.

Available to let as a whole or floor by floor.



**Unit 24 - Net Floor Areas**

<b>3rd floor</b>	<b>1,472 sq ft</b>	<b>136.75 sq m</b>
<b>2nd floor</b>	<b>1,529 sq ft</b>	<b>142.05 sq m</b>
<b>1st floor</b>	<b>1,529 sq ft</b>	<b>142.05 sq m</b>
<b>Grd floor</b>	<b>1,475 sq ft</b>	<b>137.03 sq m</b>
<b>TOTAL</b>	<b>6,005 sq ft</b>	<b>557.88 sq m</b>



## AMENITIES

Newly Refurbished to Open Plan  
Street & Courtyard Entrances  
Comfort Cooling  
Metal Raised Floors  
Automatic Passenger Lift  
Exposed Services  
Suspended Modern Lighting  
Kitchenette on each floor  
Disabled WC  
Excellent Natural Light  
24 Hour Access & CCTV Security  
Secure Bike Stores  
Estate Manager  
Underground Parking by arrangement  
Secure Courtyard Environment  
Outside Seating & Courtyard WiFi  
Dedicated fibre connectivity is available  
Plug & Play Option Available



## TERMS

New Leases for a term by arrangement  
GUIDE RENT - £47.50 per sq ft + VAT  
RV 2017 - £205,000  
Service Charge - On application  
EPC – D79 Copy on request

All Enquiries via the Joint Agents



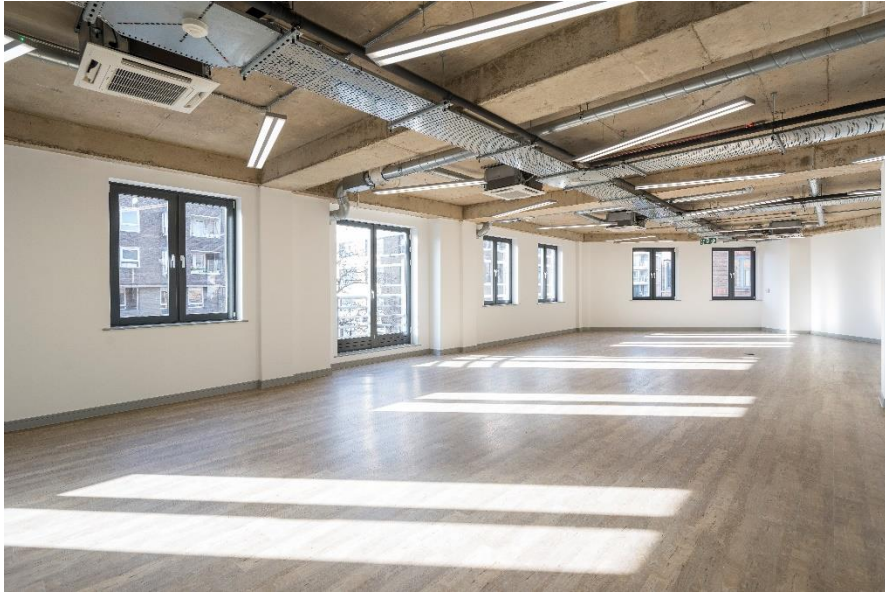
Colin Povey

Or  
Colliers London 020 7101 2020

MISREPRESENTATION ACT: Thompson Yates and Colliers London 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.







Refurbished Floor



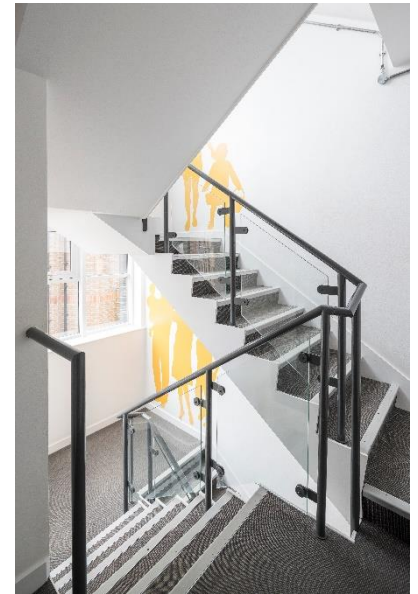
Refurbished Floor



Typical Kitchenette



Lift Core



Stairwell Detail





Toilet Detail



Goswell Road Courtyard



City Road Courtyard



Inner Courtyard