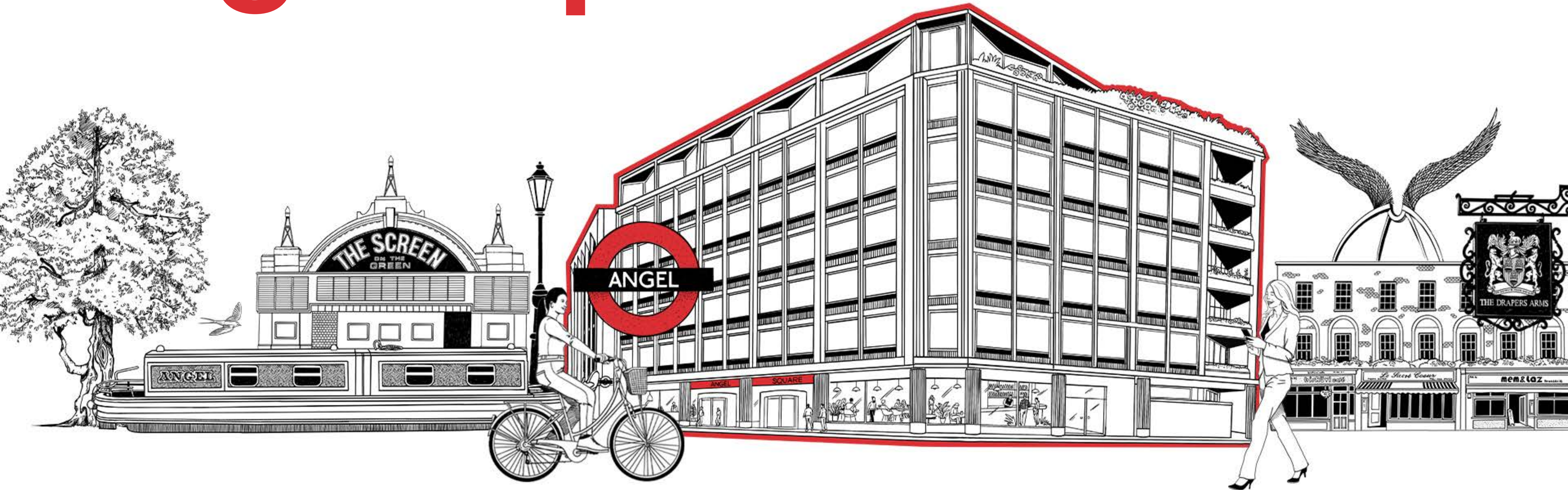
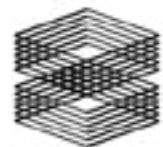


angel square ^{EC1}



A development by:



TISHMAN SPEYER

Arriving Summer 2025



angel
square ^{EC1}



angel square ^{EC1}

188,000 sq ft **landmark Central London HQ opportunity.**



Directly above Angel station with exceptional connections.



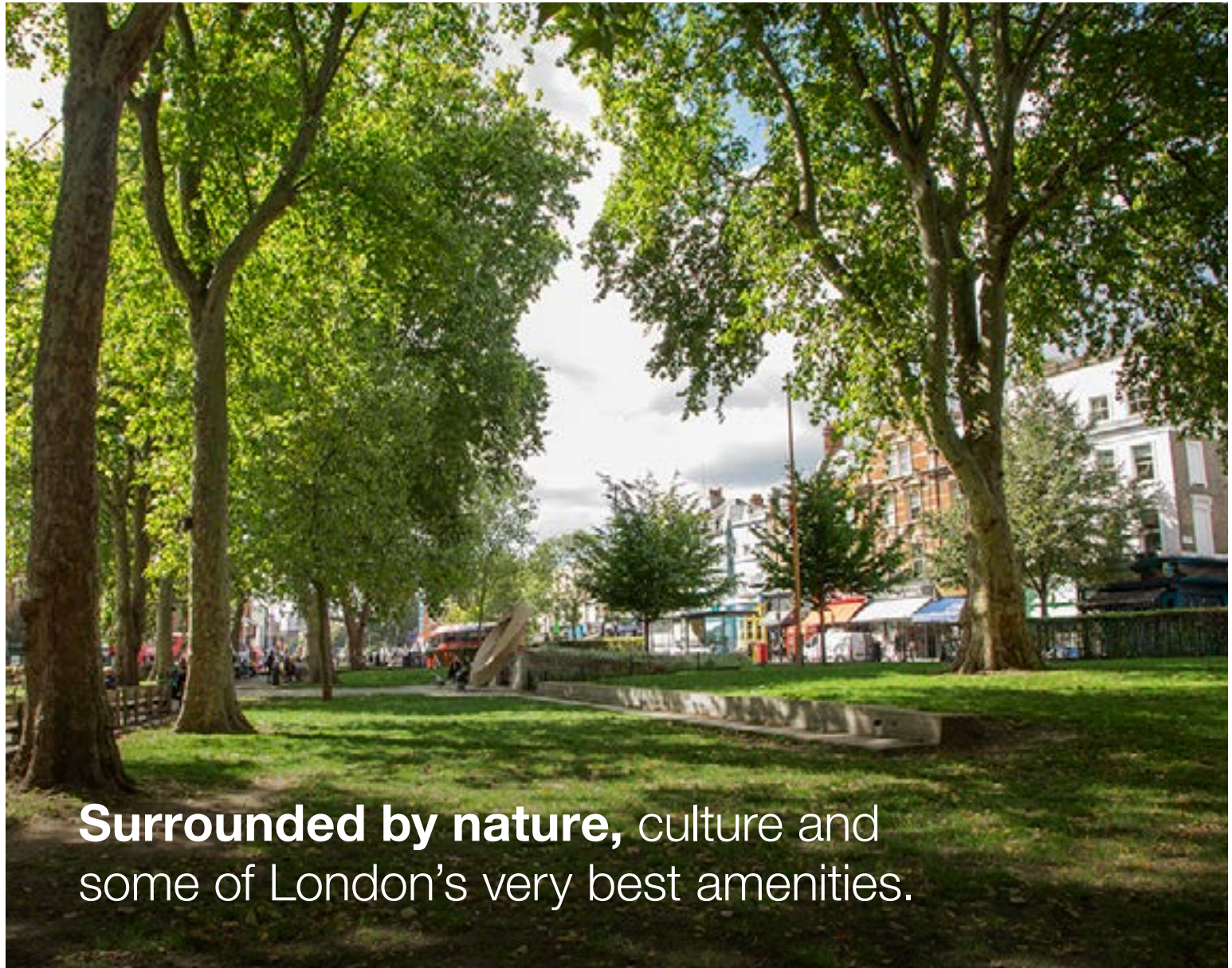
Over 26,000 sq ft of outdoor & amenity space including a communal roof terrace.



Integrating innovative tech and pioneering design for outstanding sustainability.



In the heart of Angel, a true London neighbourhood and an inspiring community.



Surrounded by nature, culture and some of London's very best amenities.

Angel



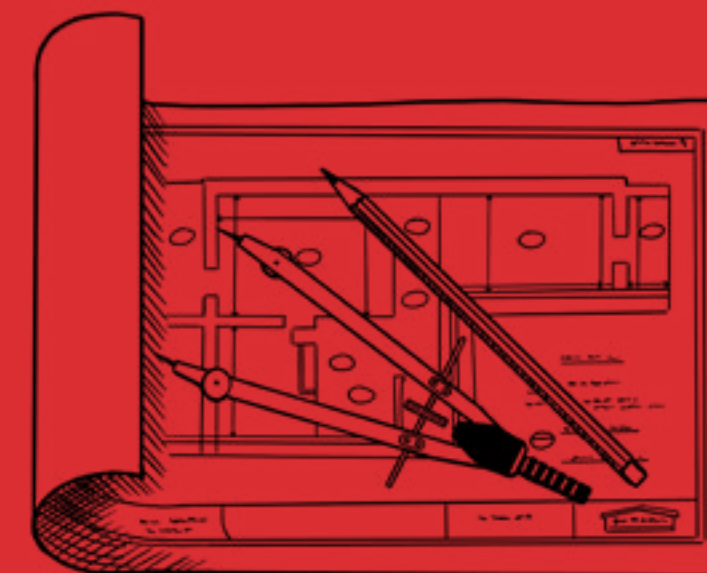
Building Highlights



Sustainability



Details



Team



Angel

One of London's most characterful neighbourhoods, you'll be proud to call Angel your working home.



Follow us on Instagram:

[theagame_angel](#)



From a quiet village to a historically important intersection on the road into the City of London, Angel borrowed its name from a sign hanging outside The Sheepcote Inn on the corner of what's now Islington High Street and Pentonville Road.



Always entertaining

Angel is one of only six London Underground stations named after a pub.

Always connected

Originally by tram and barge, with barges faced with a 900m pitch-black tunnel to reach King's Cross.

Always on top

Angel's privileged elevated position makes for spectacular views across the city.



Angel Flowers - Independent florist for unusual plants and beautiful flowers



Camden Passage - A food, drink & retail hotspot attracting thousands of visitors each year



Welcome to a living, breathing community.

Green space, culture and an energetic community to welcome you into the fold. Angel is full of unexpected gems and independent businesses ready for you to explore.




Follow us on Instagram

thegame_angel



22 spots for morning coffee **within a 5 minute walk** of **Angel Square**

❤️ 102 💬 18




❤️ 102 💬 18

Leafy hidden parks and the beautiful Regent's Canal are just moments away.



24 Michelin guide restaurants in **Islington**



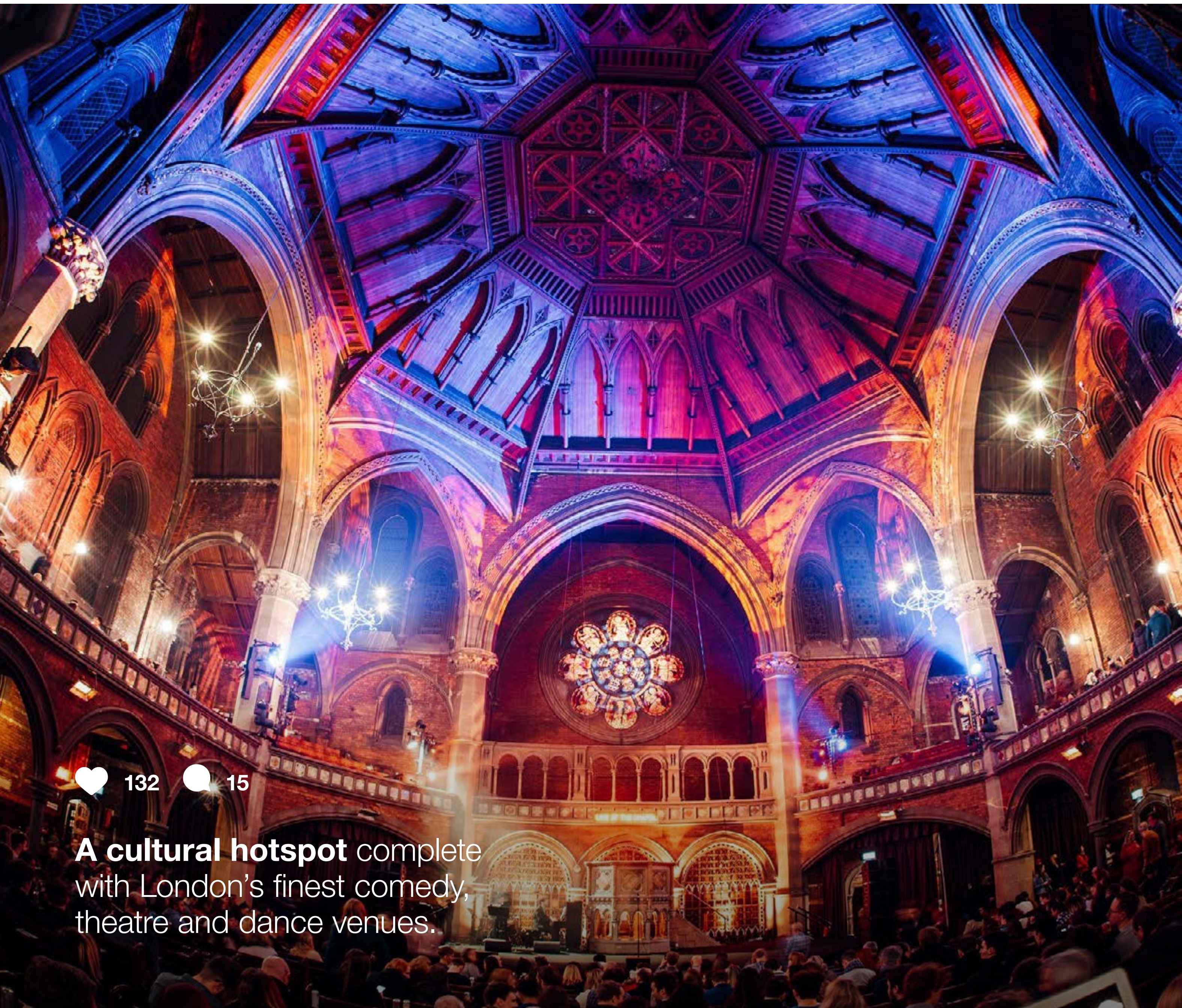
❤️ 131 💬 12



47 pubs and bars within **10 minutes** of the building

❤️ 143 💬 17





132 15

A cultural hotspot complete with London's finest comedy, theatre and dance venues.



Almeida Theatre, Sadler's Wells and O2 Islington within a 10 minute walk

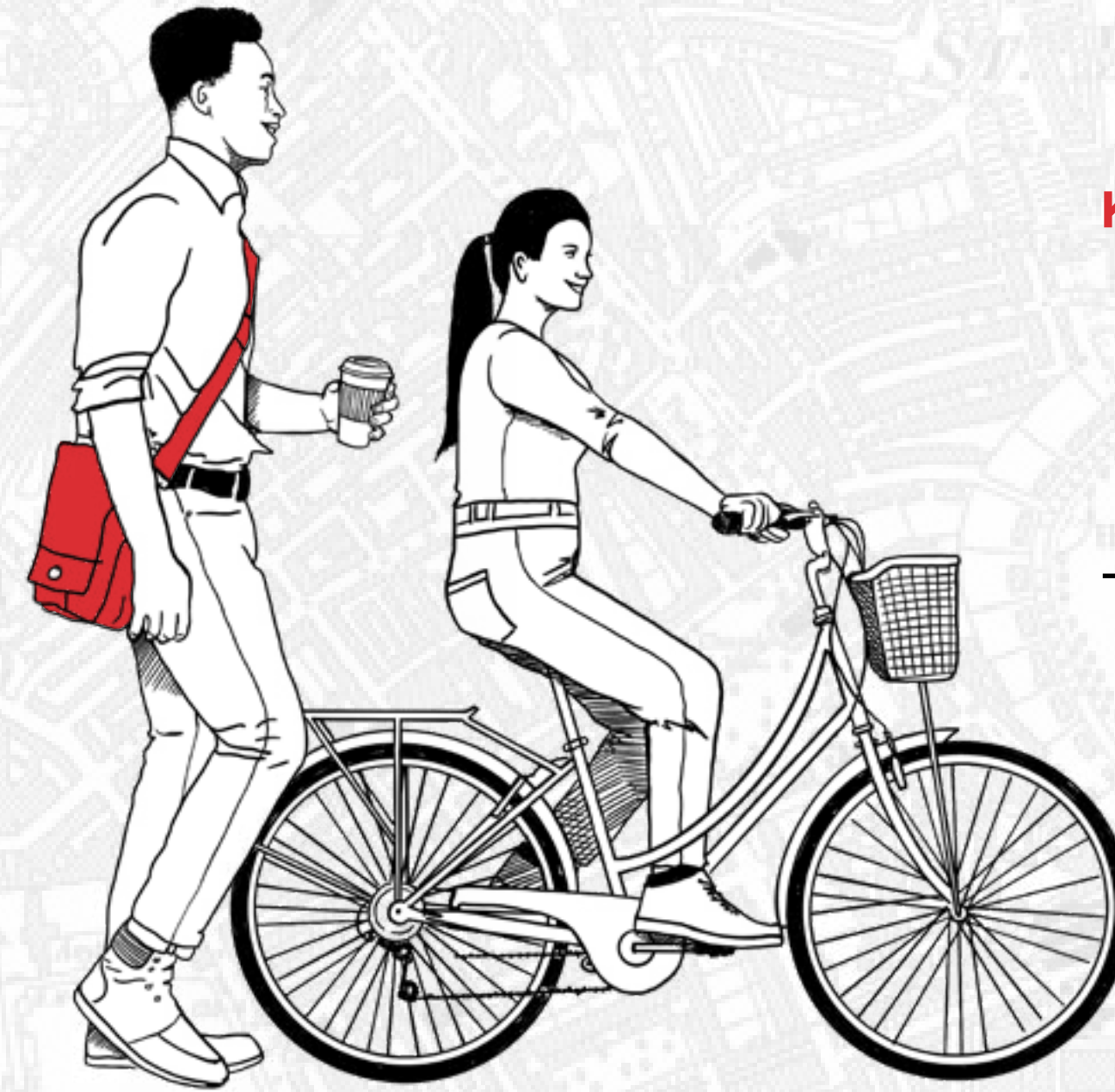
117 23



Get on top of your travel.

Directly above Angel Underground station and a short walk from Old Street, King's Cross, Farringdon and its new Elizabeth line, Angel Square offers fast connections across the city and beyond.

The main overground hub of Highbury & Islington is just a stroll away.



Key transport hubs



Direct links (Northern Line)



Travel times taken from Citymapper and denote platform to platform times from Angel station

Building Highlights

Energising workspace designed to boost employee wellbeing.



BREEAM®
OUTSTANDING



SmartScore
PLATINUM



WiredScore
PLATINUM



Building Highlights

A prominent landmark building **situated directly above Angel Station.**

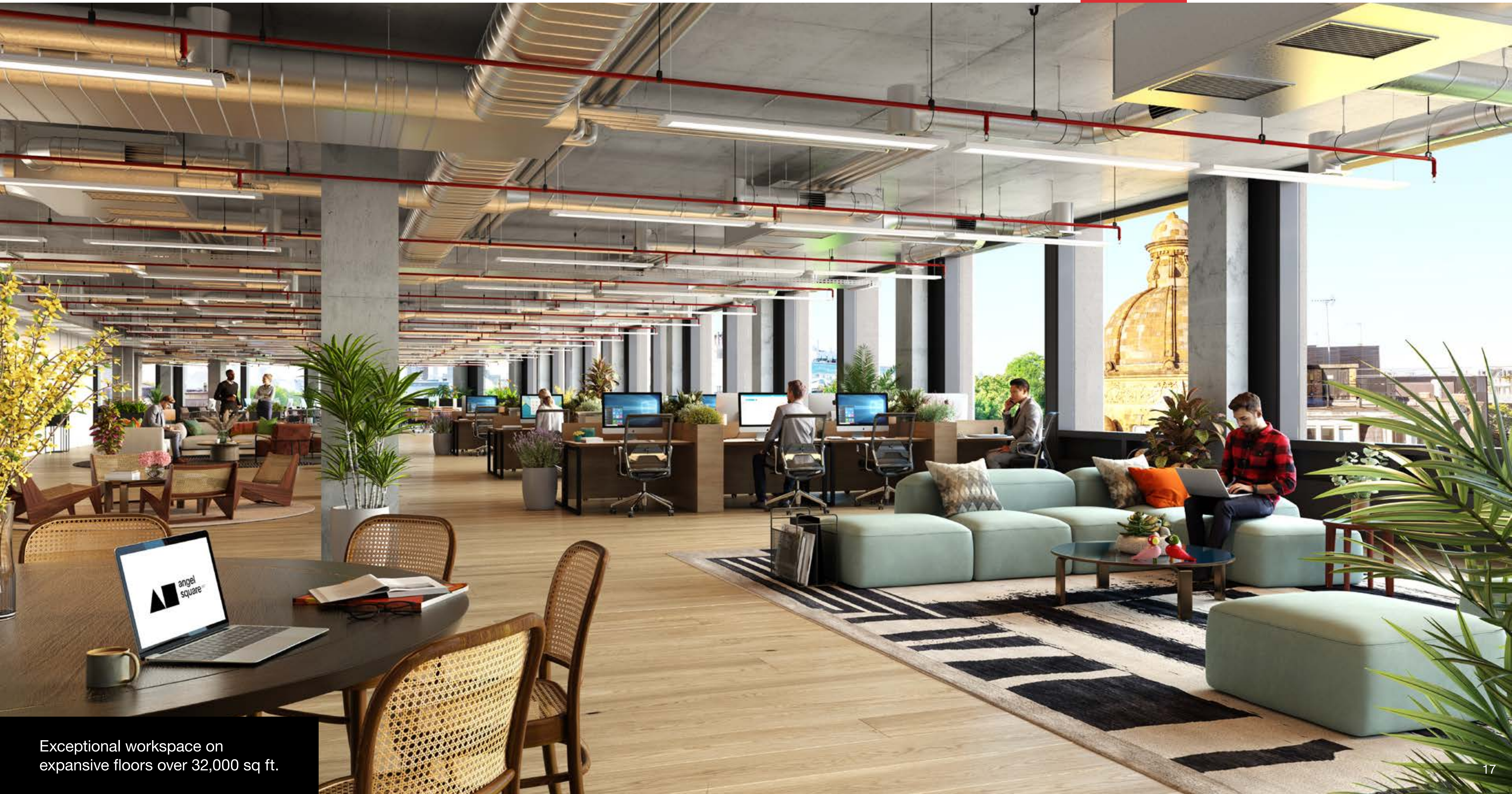




A spacious arrival experience with multiple touch down spots.



Corner café looking onto
Islington High Street and City Road.



Exceptional workspace on expansive floors over 32,000 sq ft.



Sixth floor office space with wrap-around terrace.



Seventh floor communal roof terrace.



An enriching environment from day to night.



Premium end-of-trip facilities with 340 cycle spaces.



Same-surface access for two-wheeled commuters on Torrens Street.



Beautifully designed showers and changing facilities with an abundance of locker space.

Sustainability

Combining the latest tech with sympathetic design to create a fully future proofed HQ destination.



Targeting:

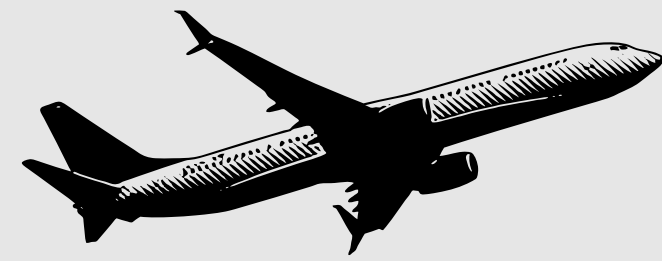


Environment

Designed for sustainable working

80% of existing Angel Square building retained

Saving carbon equivalent of 9,000 flights from London to New York.



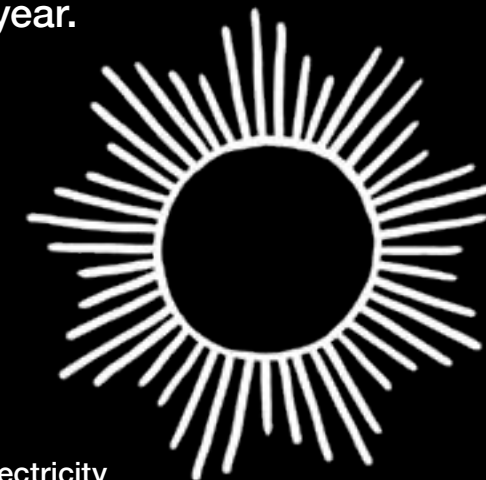
Smart energy-tracking features

Efficient carbon and cost monitoring.



48kW capacity PV panels

Generating up to 40,000 kWh a year.



With all additional electricity from certified off-site renewable sources.

40% reduction in indoor water usage

Rainwater harvesting for plant irrigation.



45% more energy efficient

Than current UK best practice performance*.



“Tools down, power down” approach

Energy automatically switches off outside office hours with override if required.



Projected to beat GLA carbon benchmarks

28% lower than the 2030 target.



All electric in operation

Reducing energy usage by up to 50%.



‘Paris-Proof’ performance on delivery

Development delivered to meet net zero emissions targets under the Paris Agreement.



Zero waste to landfill



*Compared to best practice levels from the latest BBP Real Estate Environmental Benchmark

Social Impact

Reconnecting the community

A destination development that will reconnect the community with this prominent corner of Angel.



Creating a useful new connection from the tube to Torrens Street, complete with landscaped courtyard.



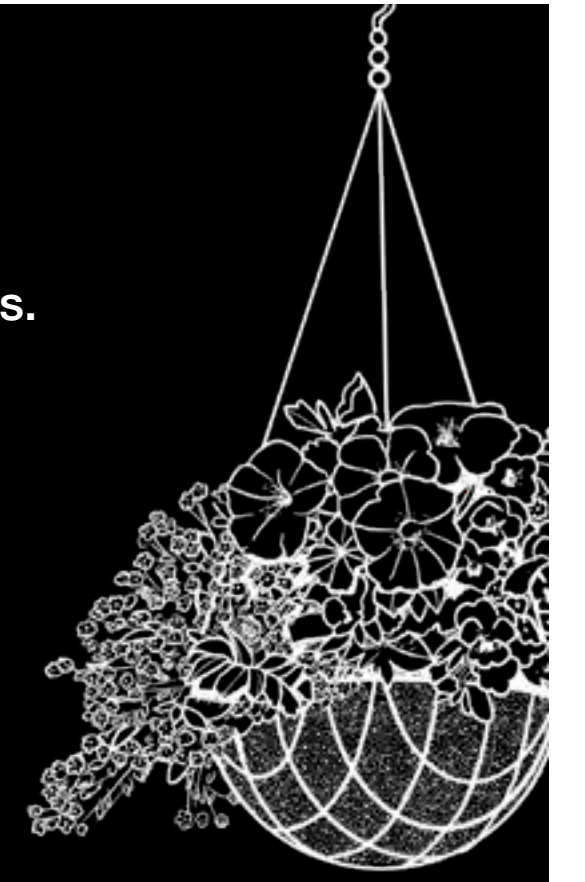
Making space for entrepreneurial spirit with affordable workspace on Torrens Street.



Reviving the local pub and introducing a new corner café.



Enhanced streetscape with landscaping, widened pavements and public cycle facilities.

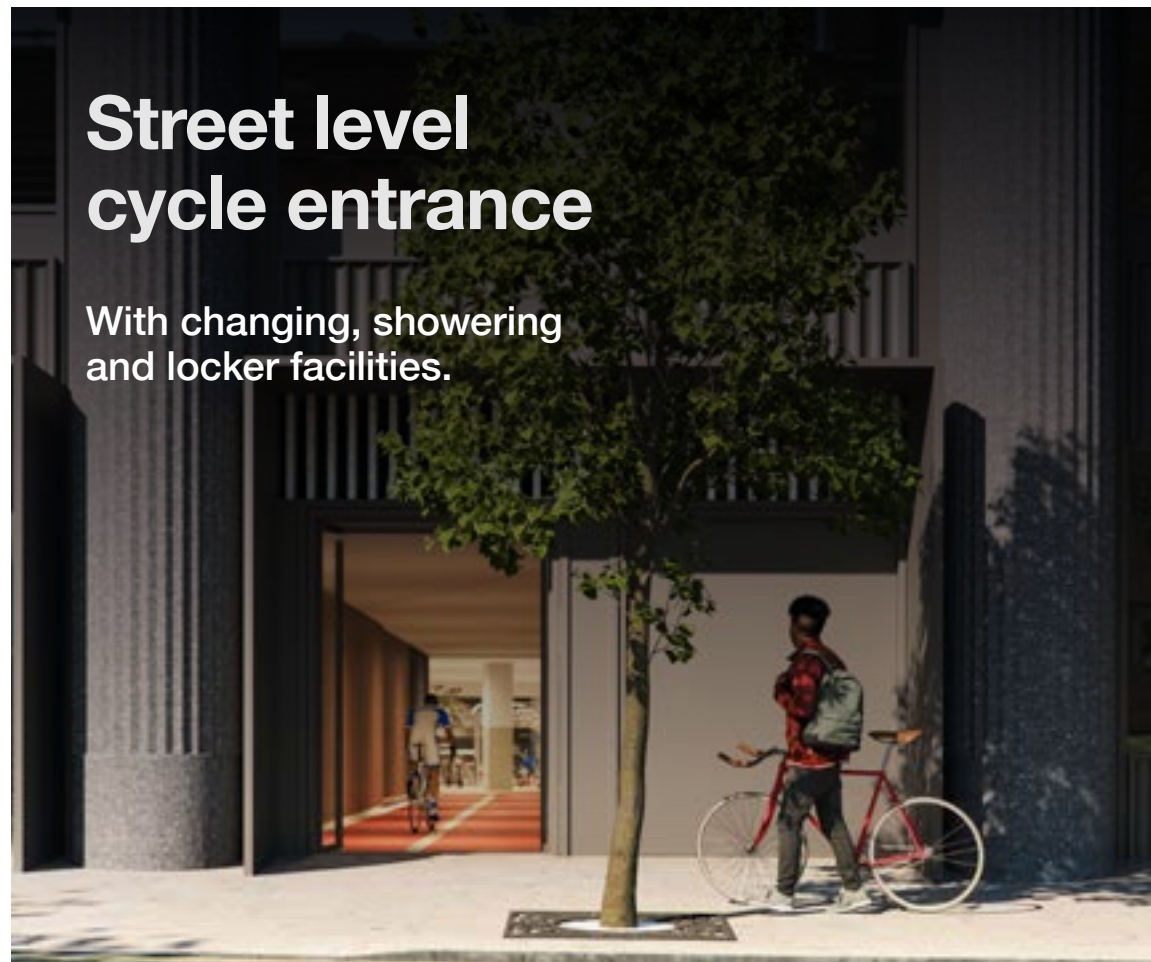


Wellbeing

Centered around your wellbeing

Street level cycle entrance

With changing, showering and locker facilities.



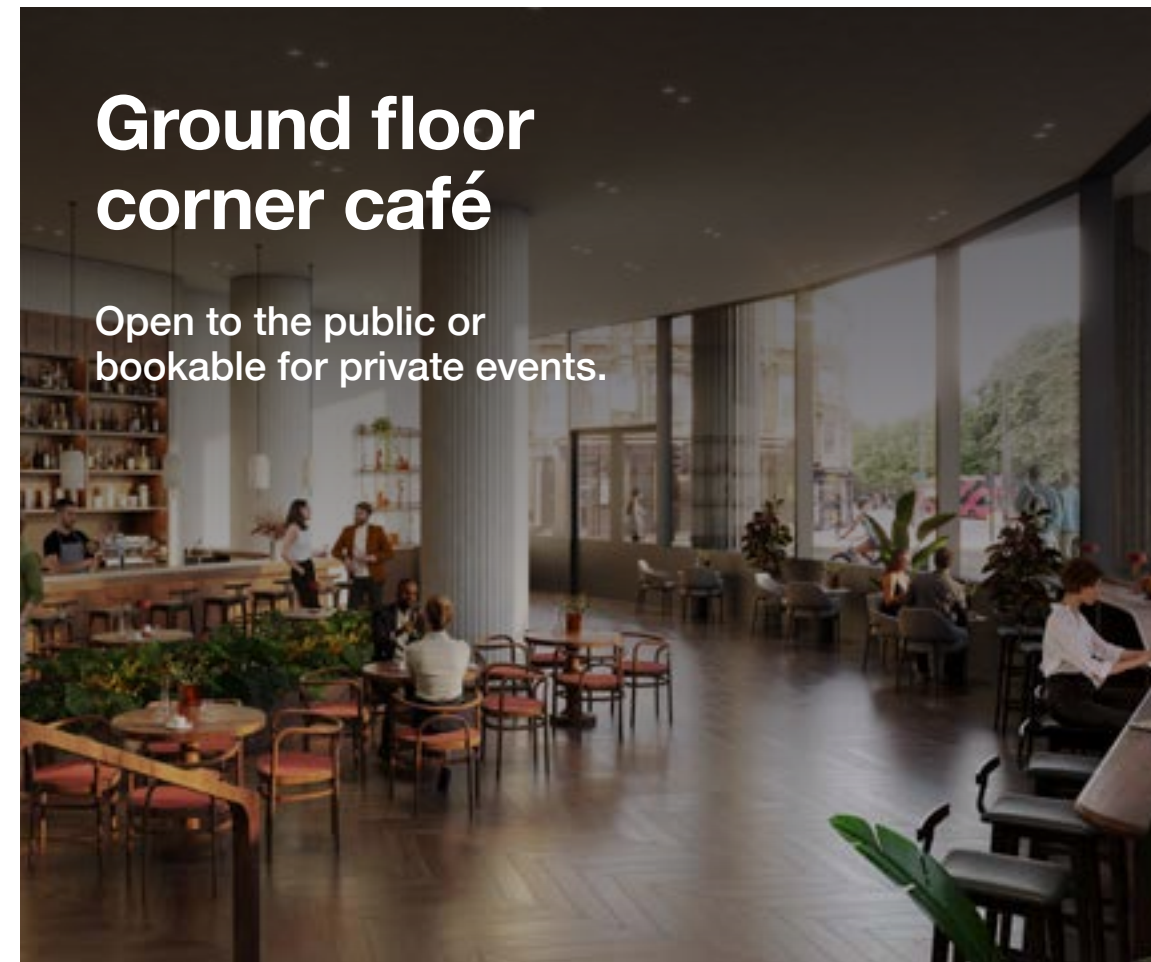
Close to canalside nature

A short stroll from Angel's abundant green space.



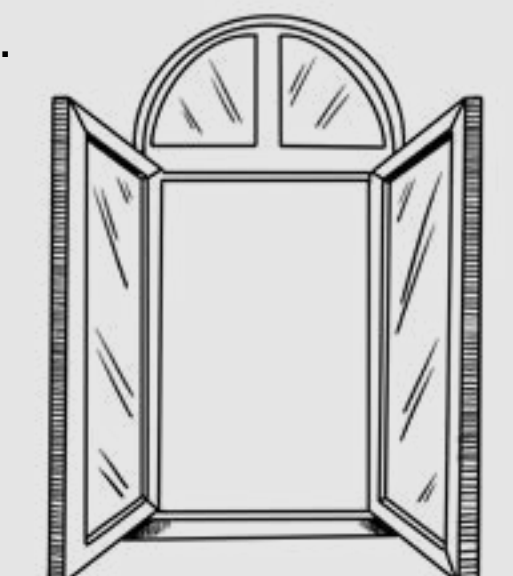
Ground floor corner café

Open to the public or bookable for private events.




Openable windows on every floor

For fresh air ventilation and natural temperature control.



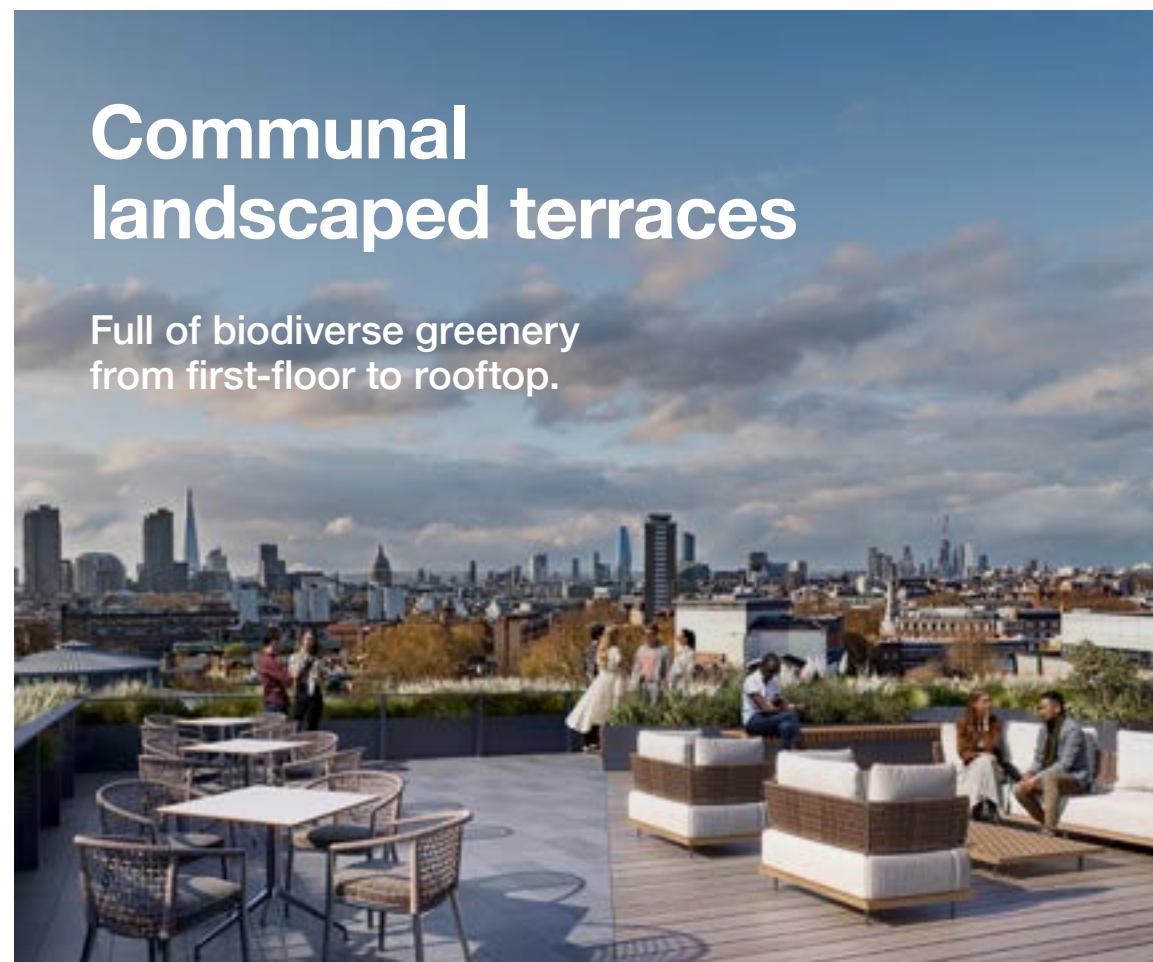
Central staircase to encourage movement

Get your steps in style.



Communal landscaped terraces

Full of biodiverse greenery from first-floor to rooftop.



A culinary and cultural hotspot

Surrounded by lunchtime and post-work stimulation.



Wellbeing focused building perks and services

Brought to you by ZO, Tishman Speyer's global amenities network.



Details

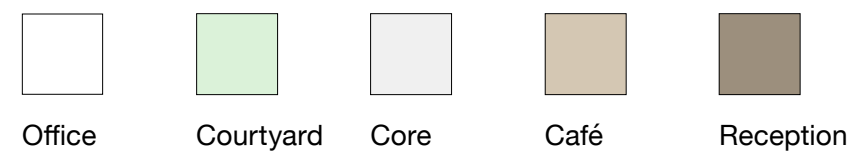
Expansive workspace designed to encourage collaboration and foster strong communities.



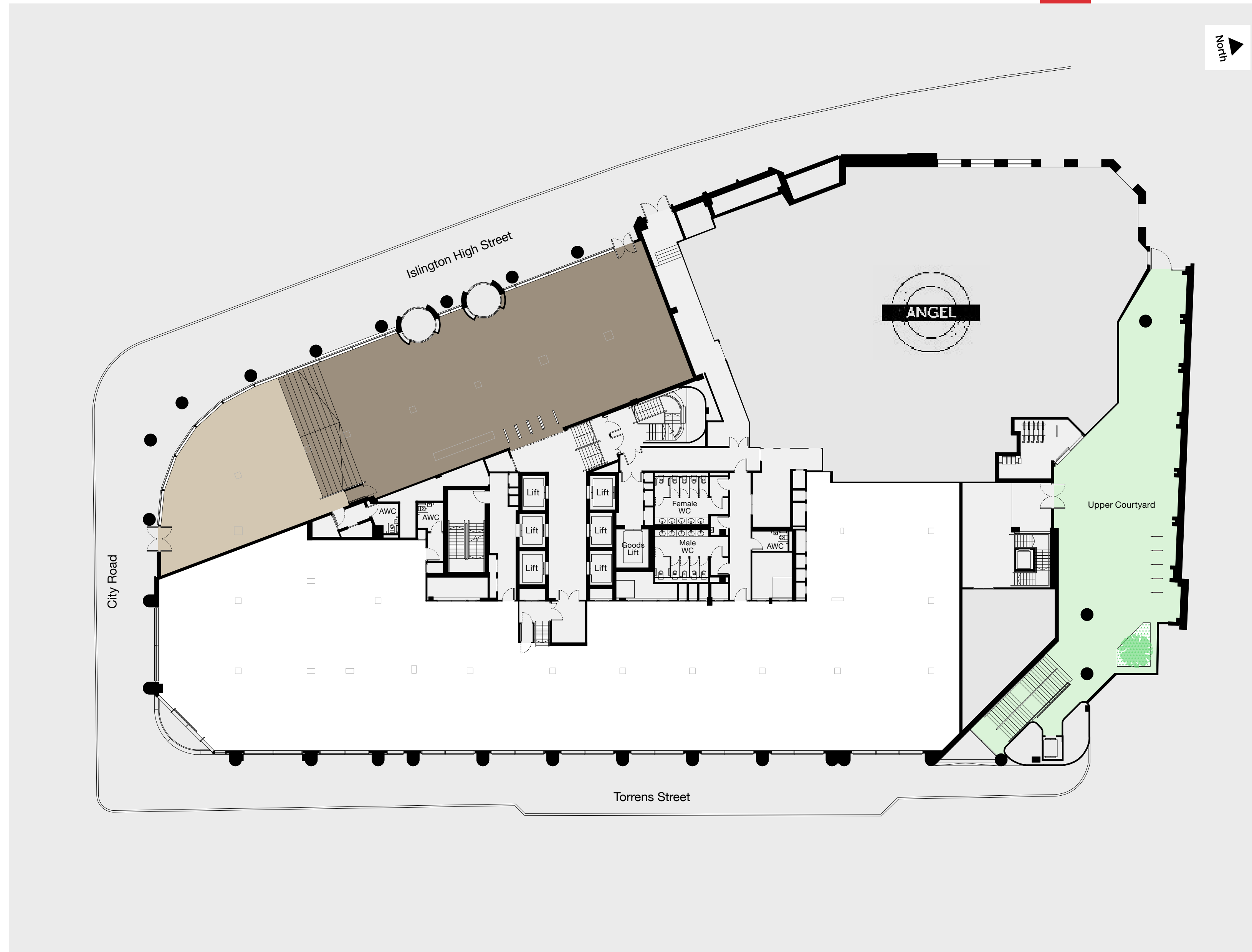
Ground floor

11,797 sq ft / 1,096 sq m

| | |
|-----------|---------------------------|
| Office | 11,797 sq ft / 1,096 sq m |
| Reception | 3,897 sq ft / 362 sq m |
| Café | 2,067 sq ft / 192 sq m |
| Courtyard | 3,143 sq ft / 292 sq m |



Internal sizes denote net internal areas

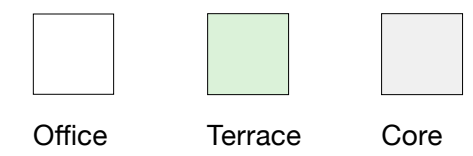


First floor

32,023 sq ft / 2,975 sq m

Office 32,023 sq ft / 2,975 sq m

Terraces 667 sq ft / 62 sq m



Internal sizes denote net internal areas

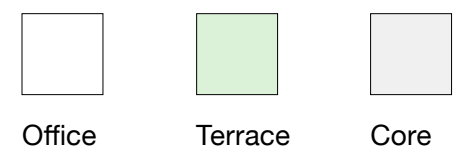


Second floor

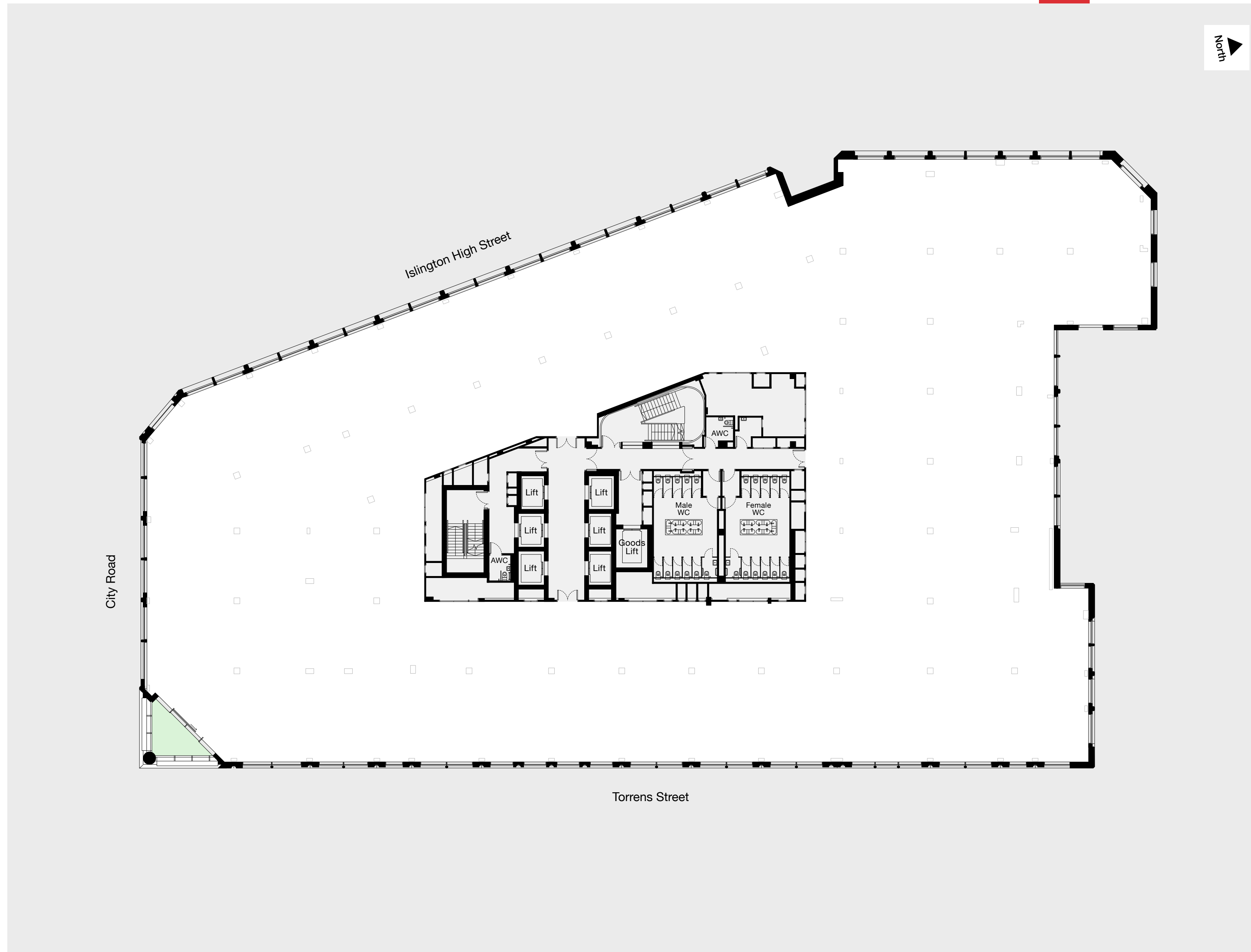
32,023 sq ft / 2,975 sq m

Office 32,023 sq ft / 2,975 sq m

Terrace 205 sq ft / 19 sq m



Internal sizes denote net internal areas

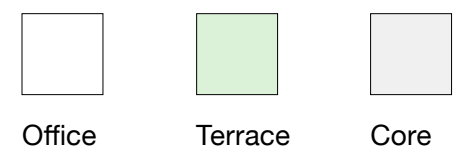


Third floor

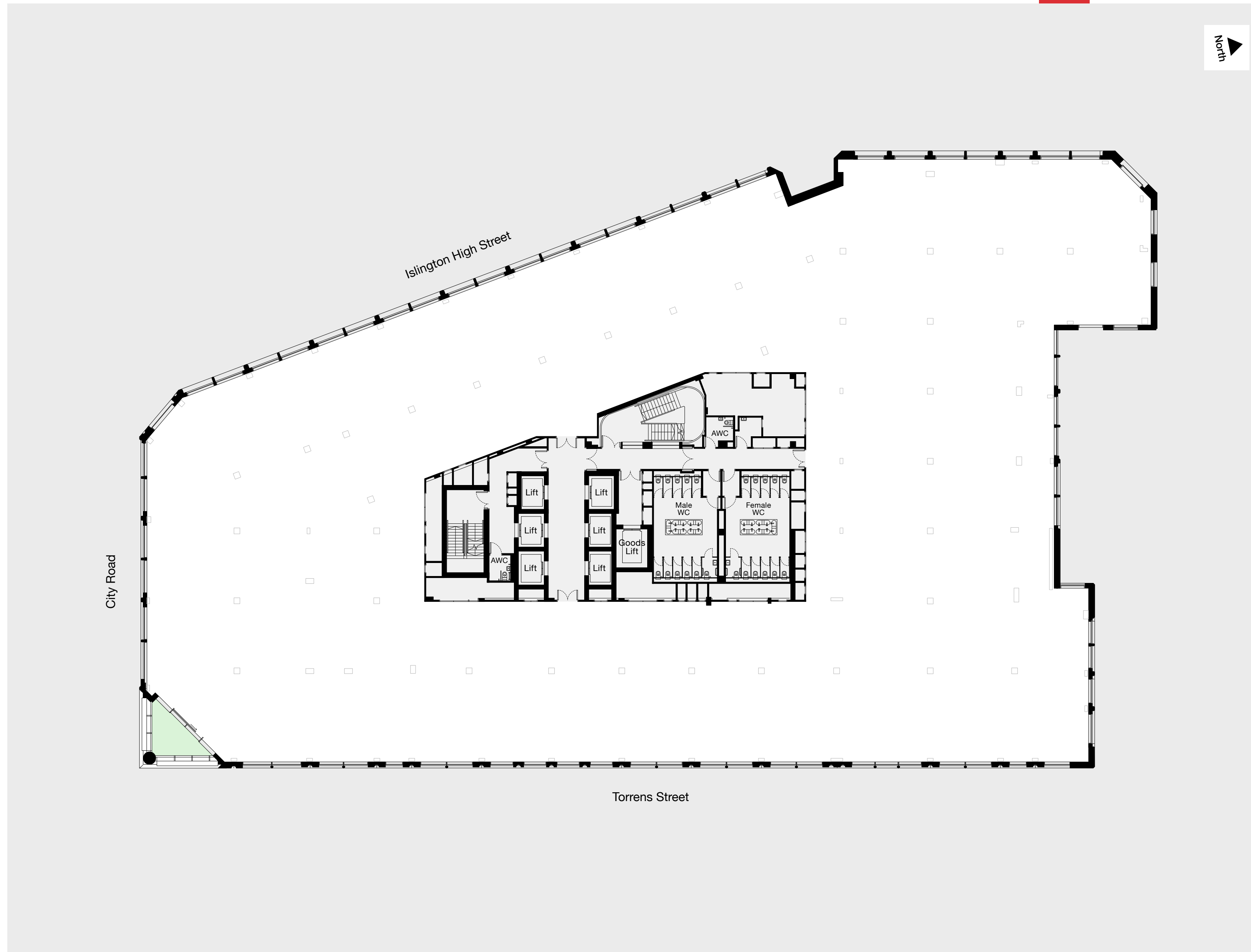
32,023 sq ft / 2,975 sq m

Office 32,023 sq ft / 2,975 sq m

Terrace 205 sq ft / 19 sq m



Internal sizes denote net internal areas

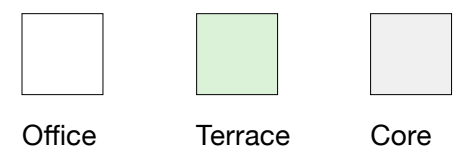


Fourth floor

31,086 sq ft / 2,888 sq m

Office 31,086 sq ft / 2,888 sq m

Terraces 1,087 sq ft / 101 sq m



Internal sizes denote net internal areas

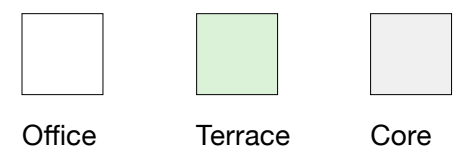


Fifth floor

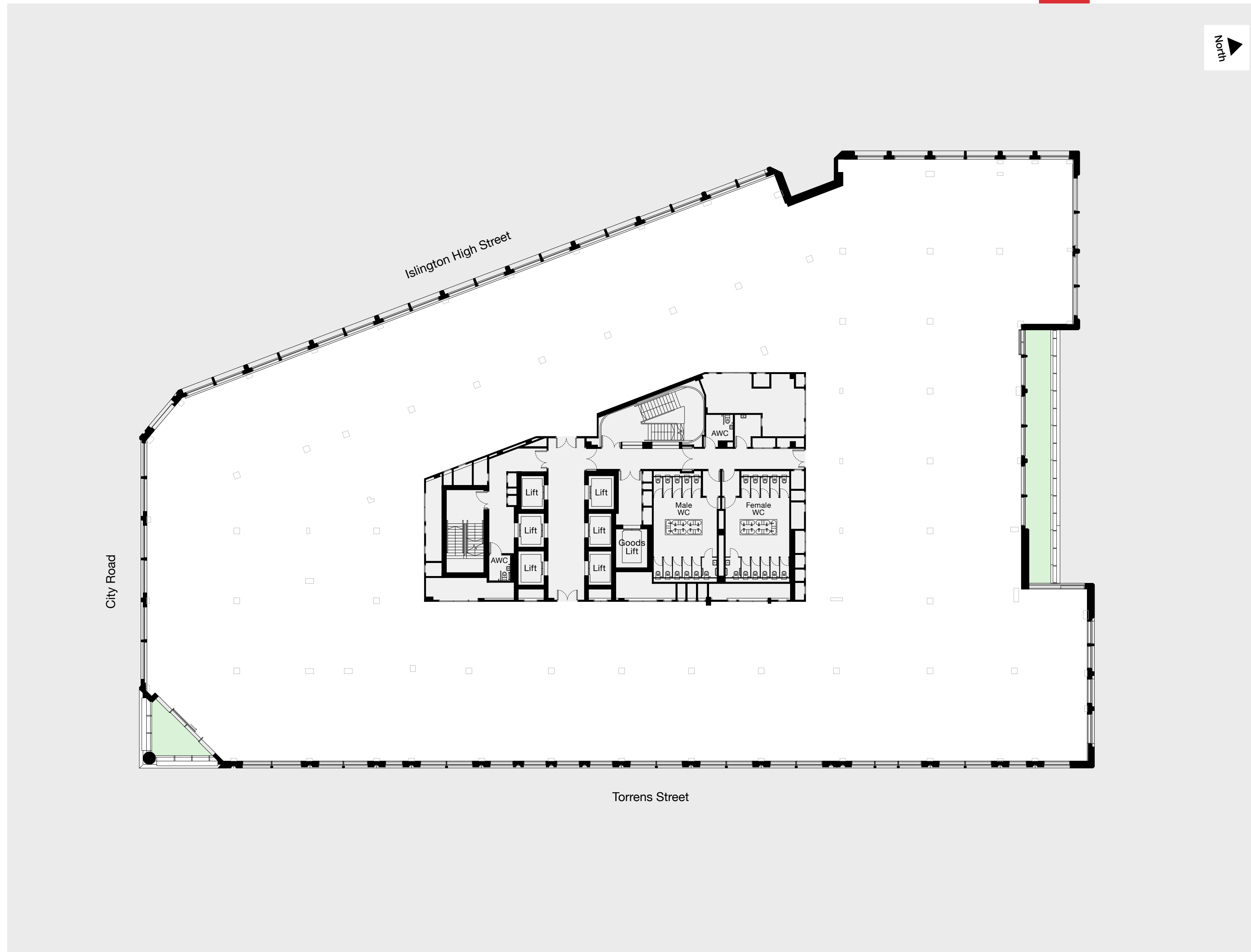
30,451 sq ft / 2,829 sq m

Office 30,451 sq ft / 2,829 sq m

Terraces 850 sq ft / 79 sq m



Internal sizes denote net internal areas

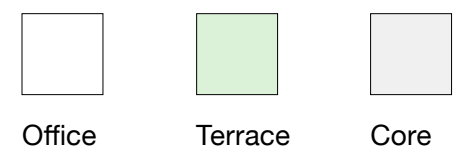


Sixth floor

18,654 sq ft / 1,733 sq m

Office 18,654 sq ft / 1,733 sq m

Terraces 8,622 sq ft / 801 sq m



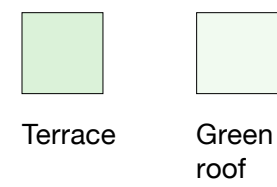
Internal sizes denote net internal areas



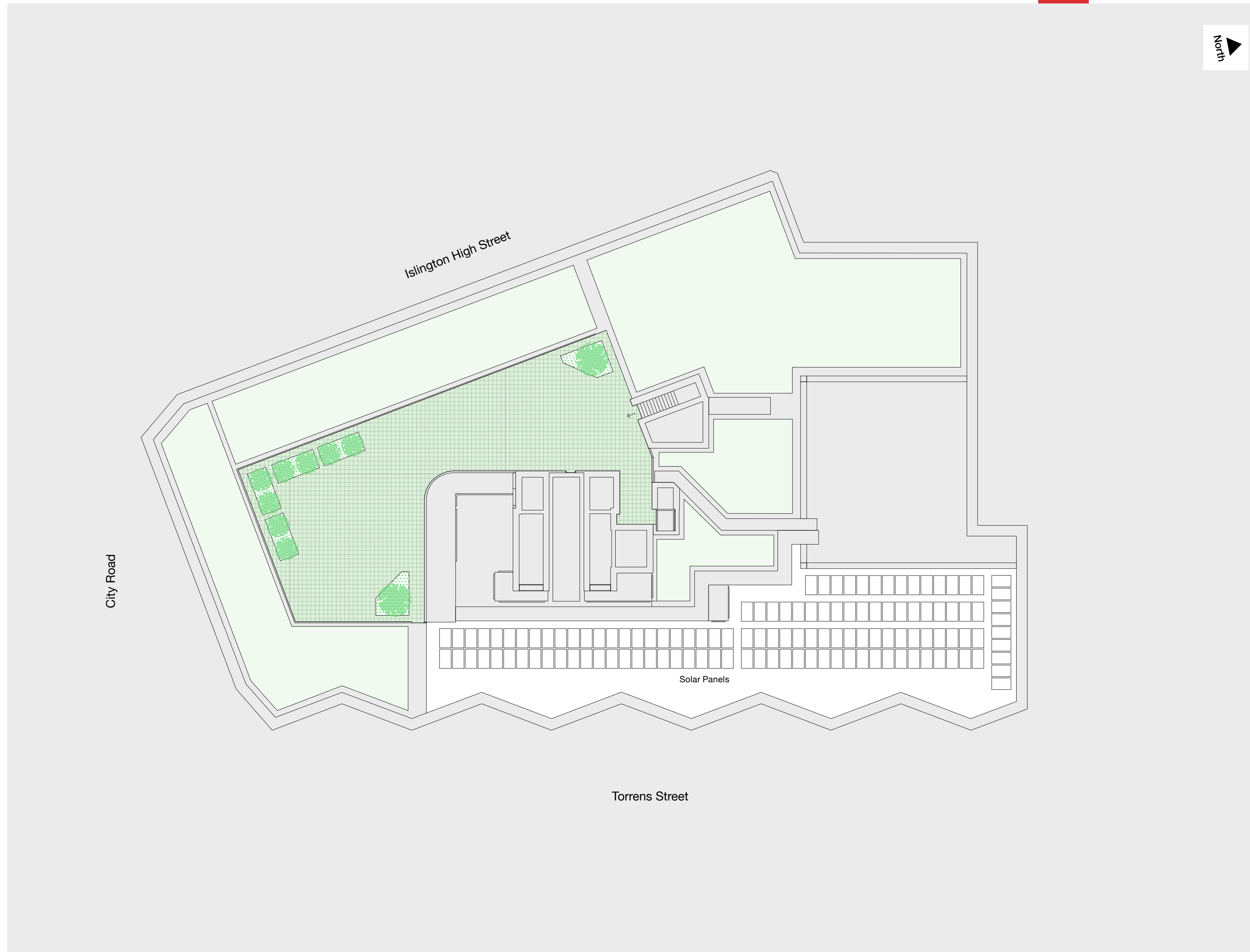
Roof terrace

4,693 sq ft / 436 sq m

Roof terrace 4,693 sq ft / 436 sq m



Internal sizes denote net internal areas



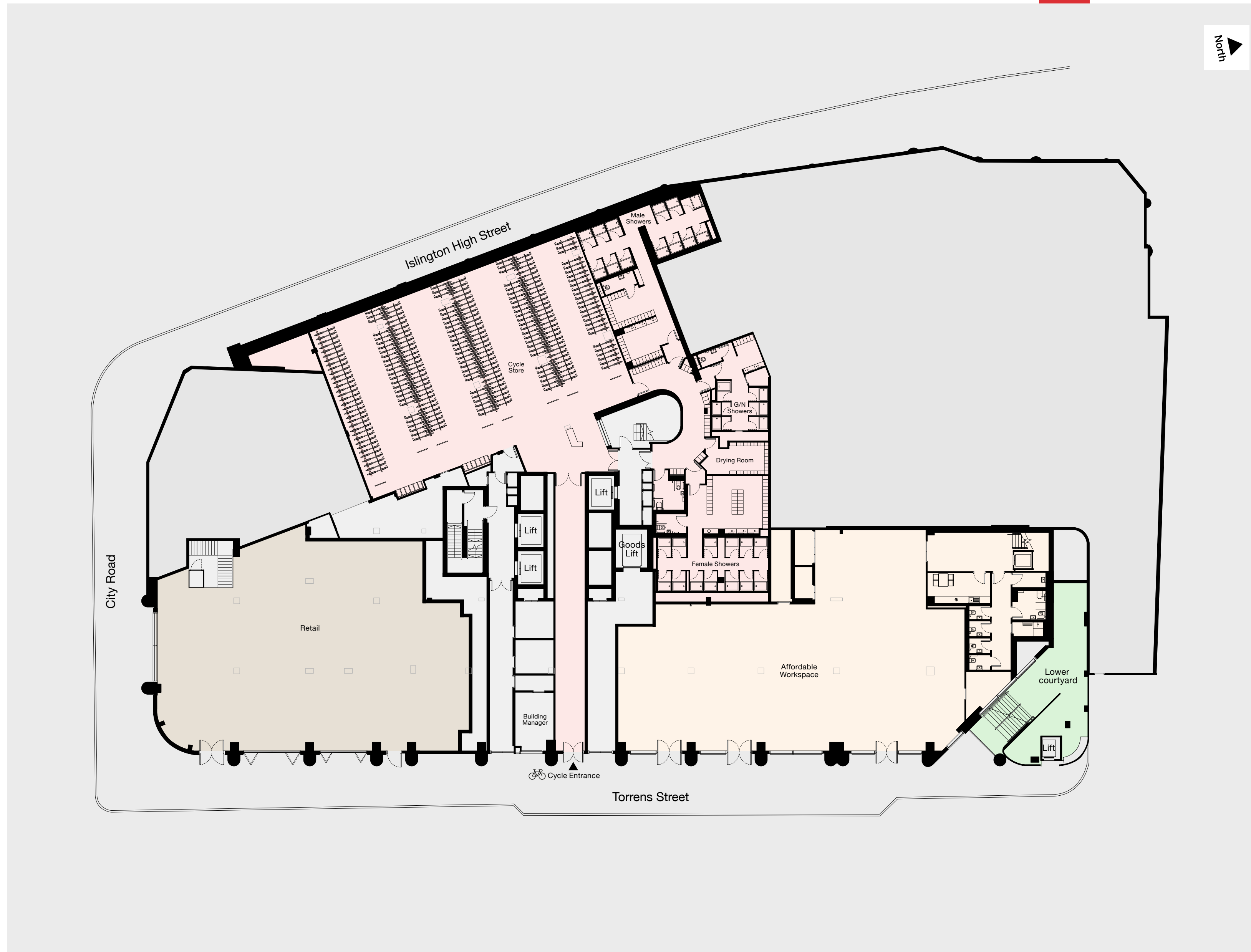
Amenities floor

9,268 sq ft / 861 sq m

| | |
|-----------------------|------------------------|
| Affordable workspace | 4,553 sq ft / 423 sq m |
| Retail | 4,715 sq ft / 438 sq m |
| End-of-trip amenities | 8,149 sq ft / 757 sq m |

- Retail
- Affordable workspace
- Core
- End-of-trip amenities
- Courtyard

Internal sizes denote net internal areas



Space plan

Second floor – single creative layout
32,023 sq ft / 2,975 sq m

98 desk spaces

External meeting spaces:

- 1 x 150 person town hall
- 1 x 20 person meeting room
- 1 x 16 person meeting room
- 1 x 12 person meeting room
- 2 x 10 person meeting rooms
- 1 x 6 person meeting room
- 2 x 10 person brain rooms
- 1 x 6 person brain room

Touch down spaces:

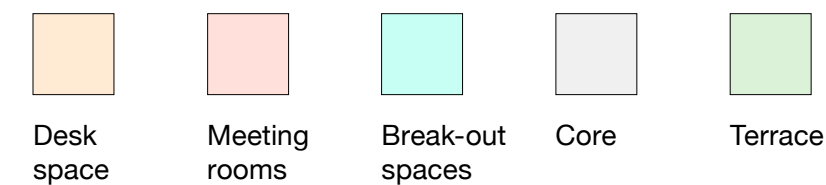
138 x in lounge / kitchen break-out spaces

Break-out spaces:

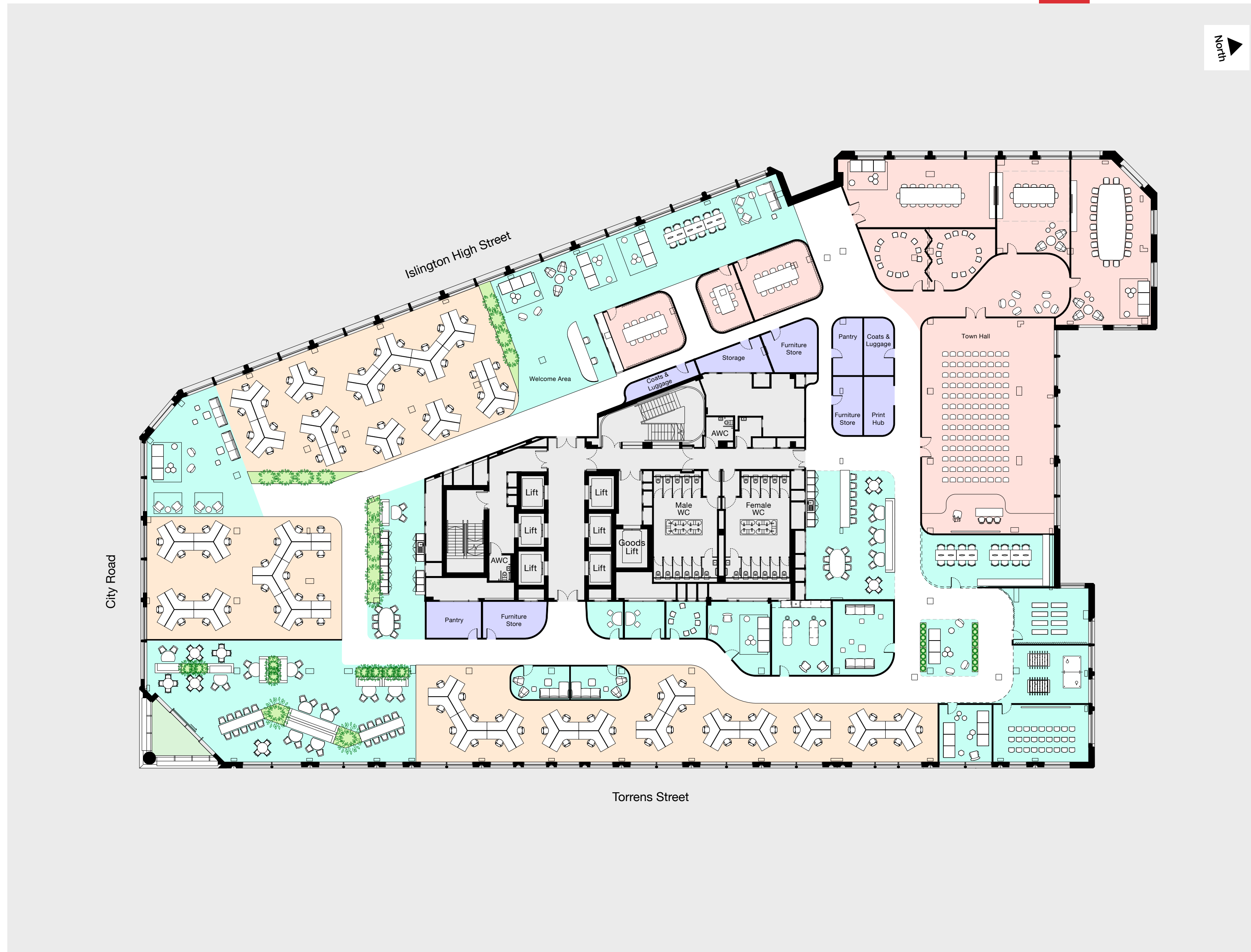
- 2 x large open lounge spaces (20-25 people each)
- 1 x medium open lounge spaces (10 people each)
- 1 x small open lounge spaces (5 people each)
- 2 x enclosed break out rooms
- 2 x game pods

Private phone booths / VC rooms:

2 x (2 person each)



Internal sizes denote net internal areas



Space plan

Second floor – cellular layout
32,023 sq ft / 2,975 sq m

90 desk spaces

Working Space:

- 6 x private executive offices (each with separate PA area)
- 29 x private offices
- 50 x open plan desk spaces

External & internal meeting spaces:

- 1 x 20 person meeting room
- 3 x 16 person meeting rooms (or, c. 30 person conference room using sliding partitions)
- 3 x 12 person meeting rooms

Touch down spaces:

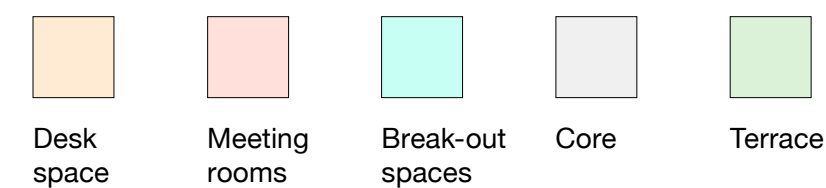
16 x

Break-out spaces:

- 3 x enclosed break out spaces (5-10 people each)
- 3 x open lounge spaces (5-10 people each)
- 2 x kitchenettes with seating

Private phone booths / VC rooms:

3 x (2 person each)



Internal sizes denote net internal areas



Space plan

Second floor – single tech layout
32,023 sq ft / 2,975 sq m

176 desk spaces

External & internal meeting spaces:

- 1 x 150 person town hall
- 1 x 20 person meeting room
- 3 x 16 person meeting rooms (or, c. 30 person conference room using sliding partitions)
- 3 x 12 person meeting rooms

Touch down spaces:

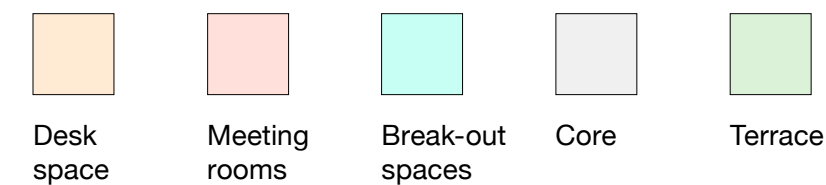
- 12 x in library

Break-out spaces:

- 3 x enclosed break out spaces (5-10 people each)
- 5 x open lounge spaces (5-10 people each)
- 2 x kitchenettes with seating

Private phone booths / VC rooms:

- 3 x (2 person each)



Internal sizes denote net internal areas



Space plan

Second floor – max pack
32,023 sq ft / 2,975 sq m

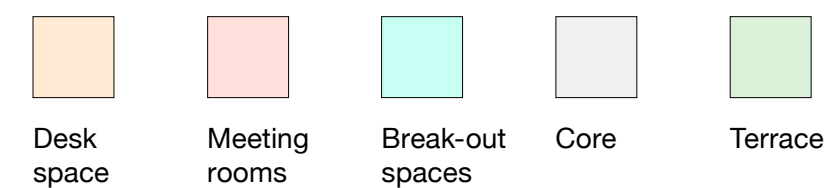
300 desk spaces

Internal meeting spaces:
2 x 10 person meeting room

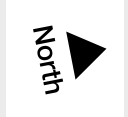
Touch down spaces:
12 x in library

Break-out spaces:
5 x enclosed break out spaces (5-10 people each)
3 x large open lounge spaces (20-25 people each)
2 x medium open lounge spaces (10 people each)
3 x kitchenettes with seating
2 x small open lounge spaces (5 people each)

Private phone booths / VC rooms:
6 x (2 person each)



Internal sizes denote net internal areas



Space plan

Sixth floor – meeting room & entertainment layout 18,654 sq ft / 1,733 sq m

Co-working space:

- 65 x touch down spaces
- 12 x quiet room working spaces

External & internal meeting spaces:

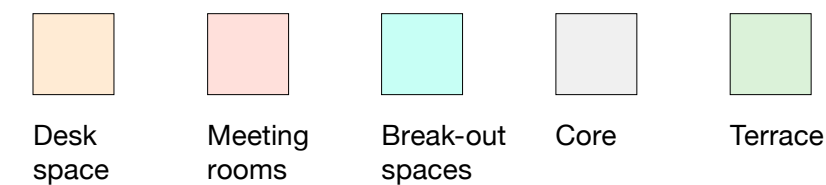
- 1 x 90-100 person event space
- 6 x 12 person meeting rooms (or, c. 2 x 25 person conference room using sliding partitions)

Touch down spaces:

- 5 x in kitchen

Break-out spaces:

- 2 x private lounge (10 people each)
- 1 x open garden lounge (20 people)



Internal sizes denote net internal areas



Built to work harder

188,000 sq ft

best in class office space.

c.32,000 sq ft

typical floors.

3,900 sq ft

reception with prominent Islington High St entrance.

16,300 sq ft

total terrace space.

4,700 sq ft

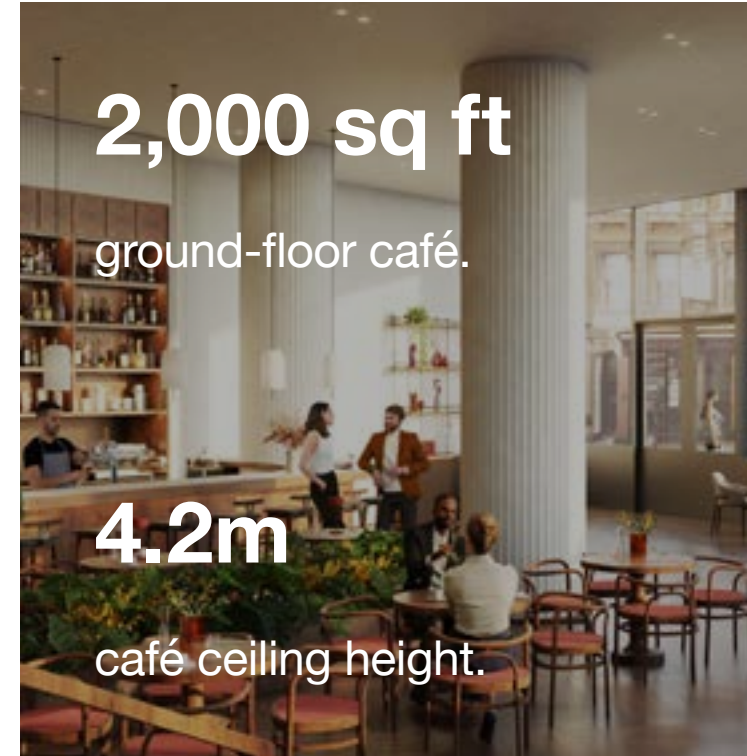
communal roof terrace.

2,000 sq ft

ground-floor café.

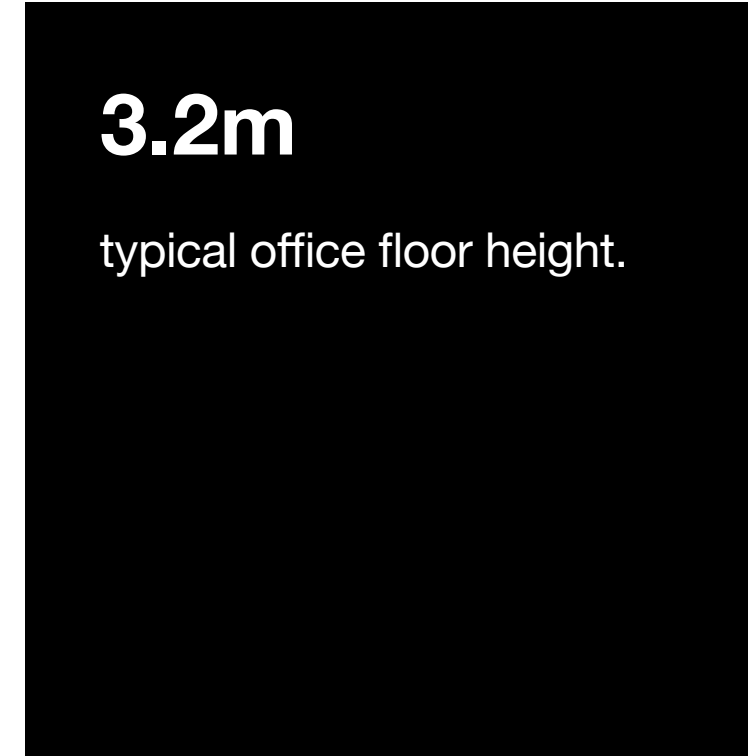
4.2m

café ceiling height.



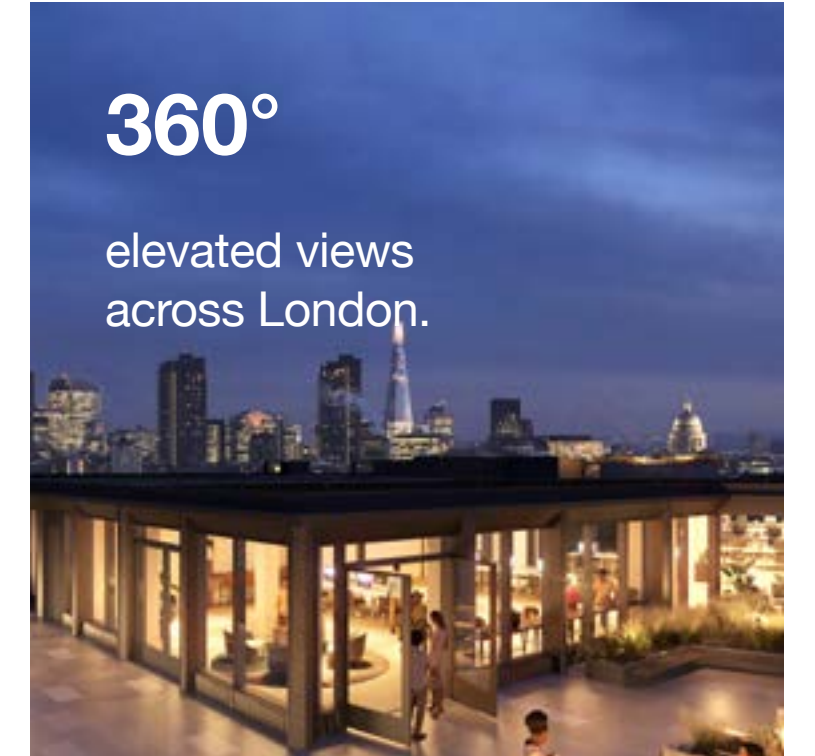
3.2m

typical office floor height.

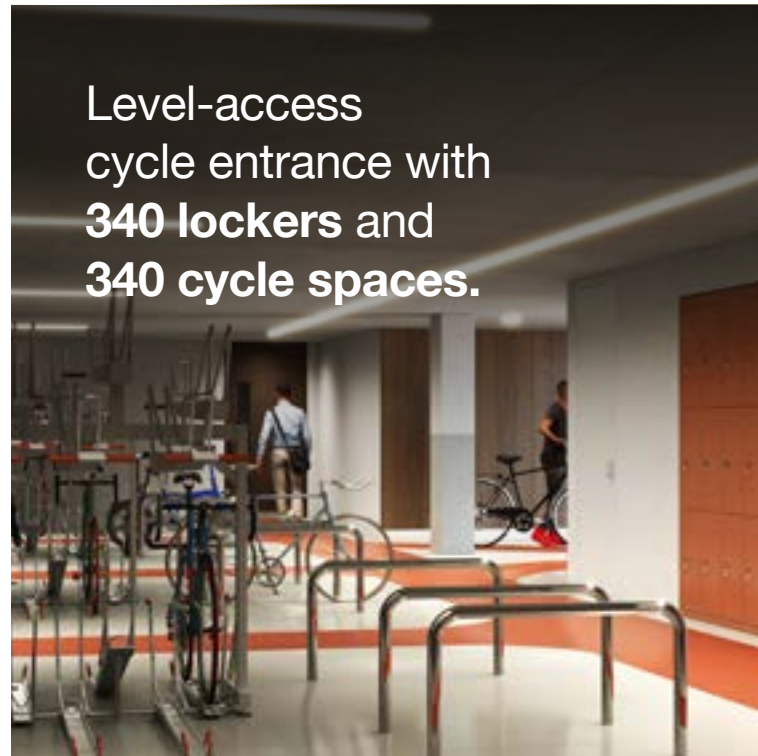


360°

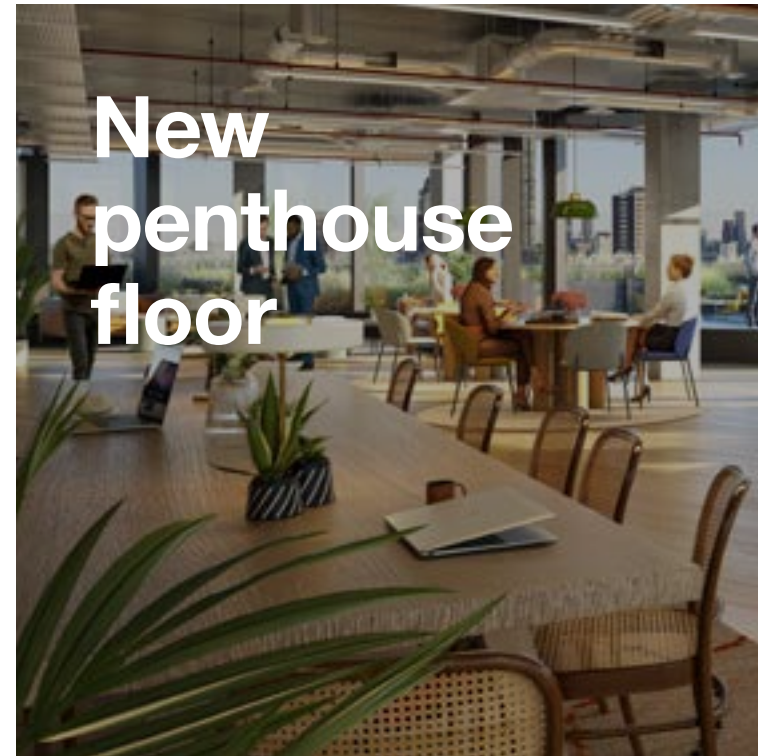
elevated views across London.



Level-access cycle entrance with **340 lockers** and **340 cycle spaces**.



New penthouse floor



Drying room

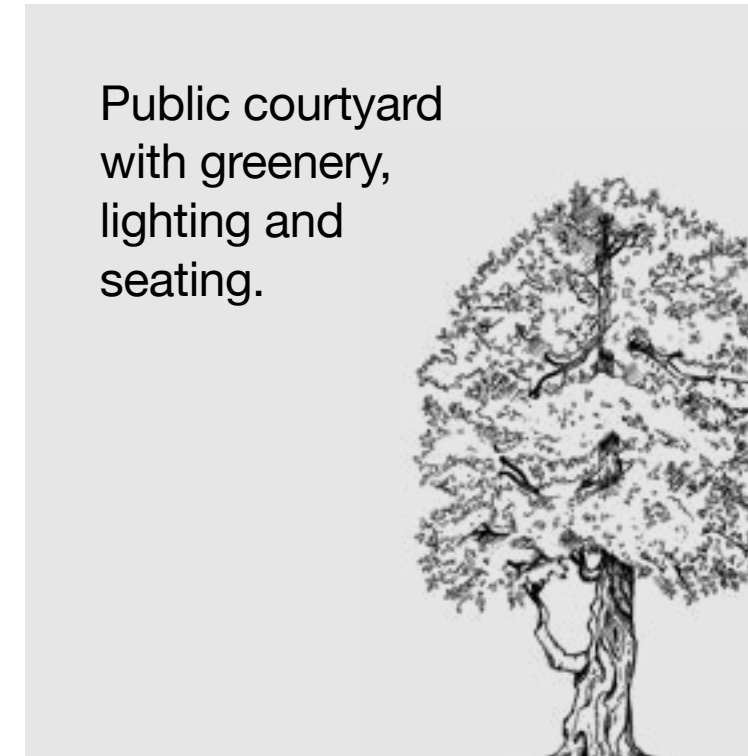


EPC A targeted

All electric operation.

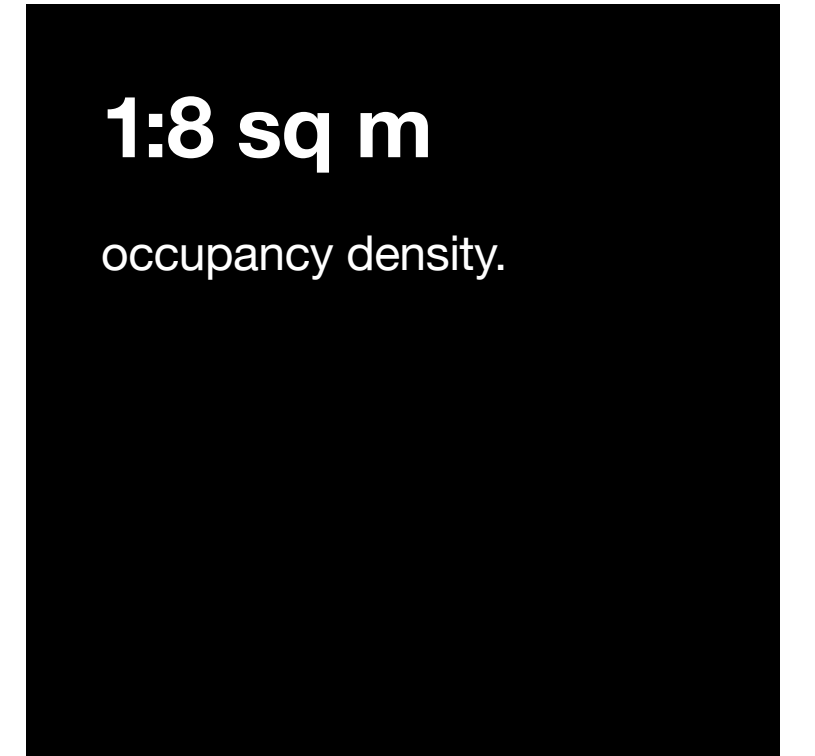


Public courtyard with greenery, lighting and seating.



1:8 sq m

occupancy density.

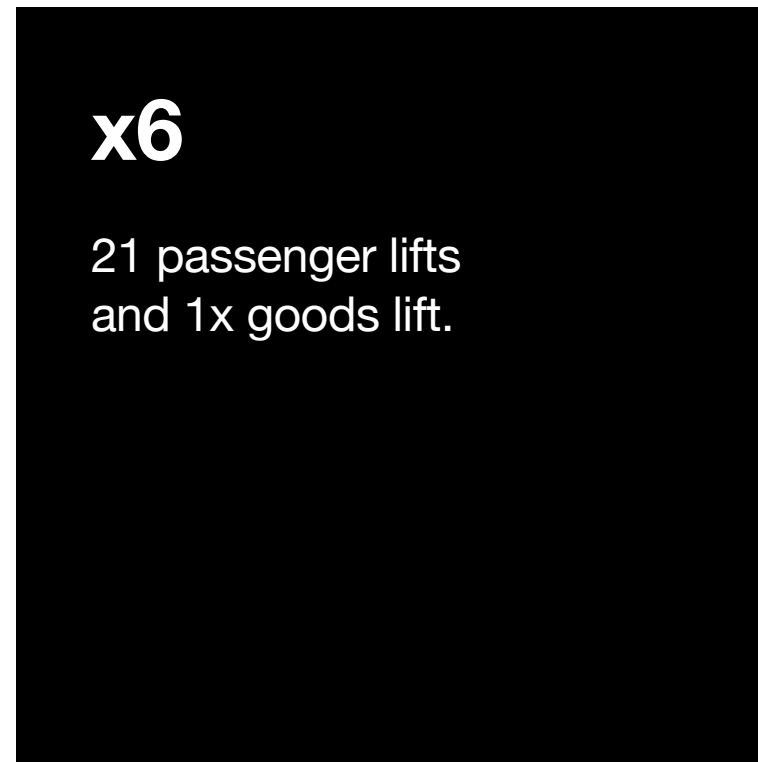


Private terrace on every floor.



x6

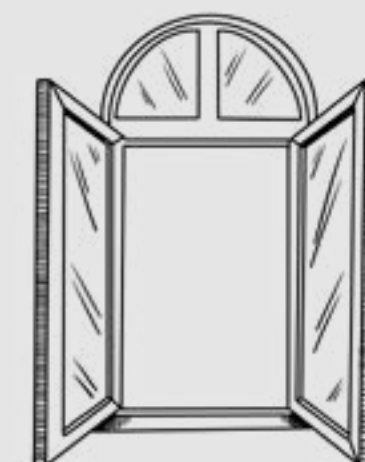
21 passenger lifts and 1x goods lift.



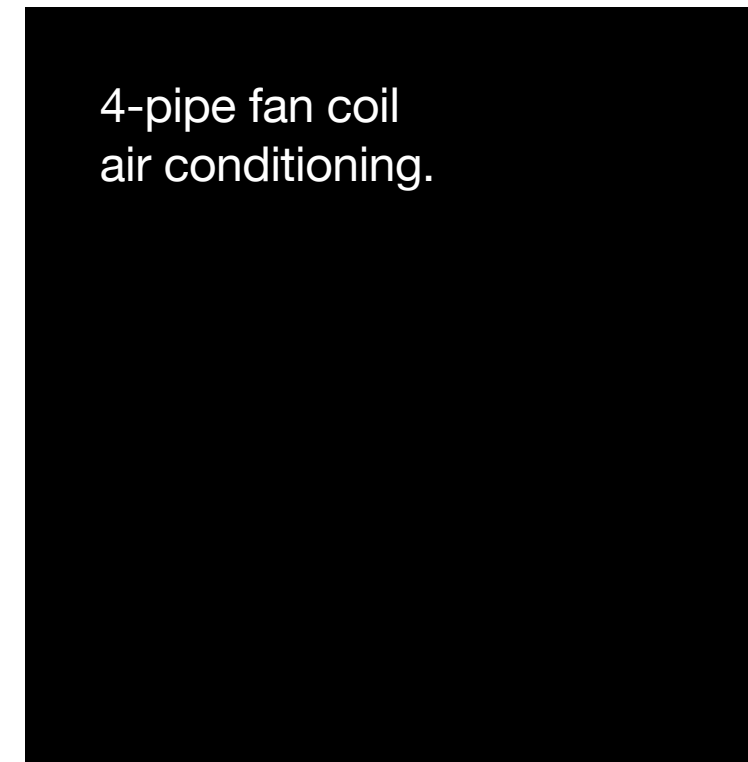
Male, female and gender neutral changing facilities.



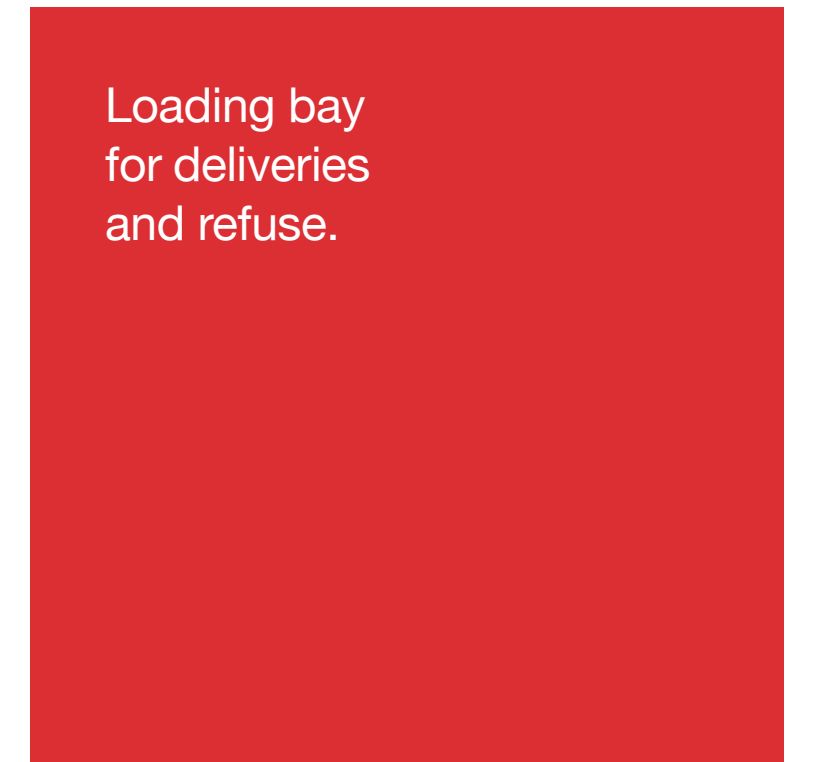
Openable windows for fresh air ventilation.



4-pipe fan coil air conditioning.



Loading bay for deliveries and refuse.



Team

Developed by
trusted experts
with an exceptional
track record.



TISHMAN SPEYER





People. Passion. Purpose.

At Tishman Speyer, we create vibrant destinations and dynamic environments that inspire innovation and connect communities.

For us, real estate is more than buildings. We focus on the intersections that matter most. The intersection of real estate and people, real estate and innovation, real estate and your local neighbourhood.

Designing living rooms to labs, boardrooms to breakrooms, we put people at the centre of everything we do. Whether we're working with universities, global organisations, governments, start-ups or sports teams, our driving principal remains the same: build what you need - connect with what you want.

We believe in building inspired environments and connected communities that drive transformative growth for our customers and partners.

84M

SF owned & operated ¹

2K

Customers worldwide

25

Venture investments

24K

Residential units ²

180

Assets worldwide

45

Years in the business

13

Life science assets

1897

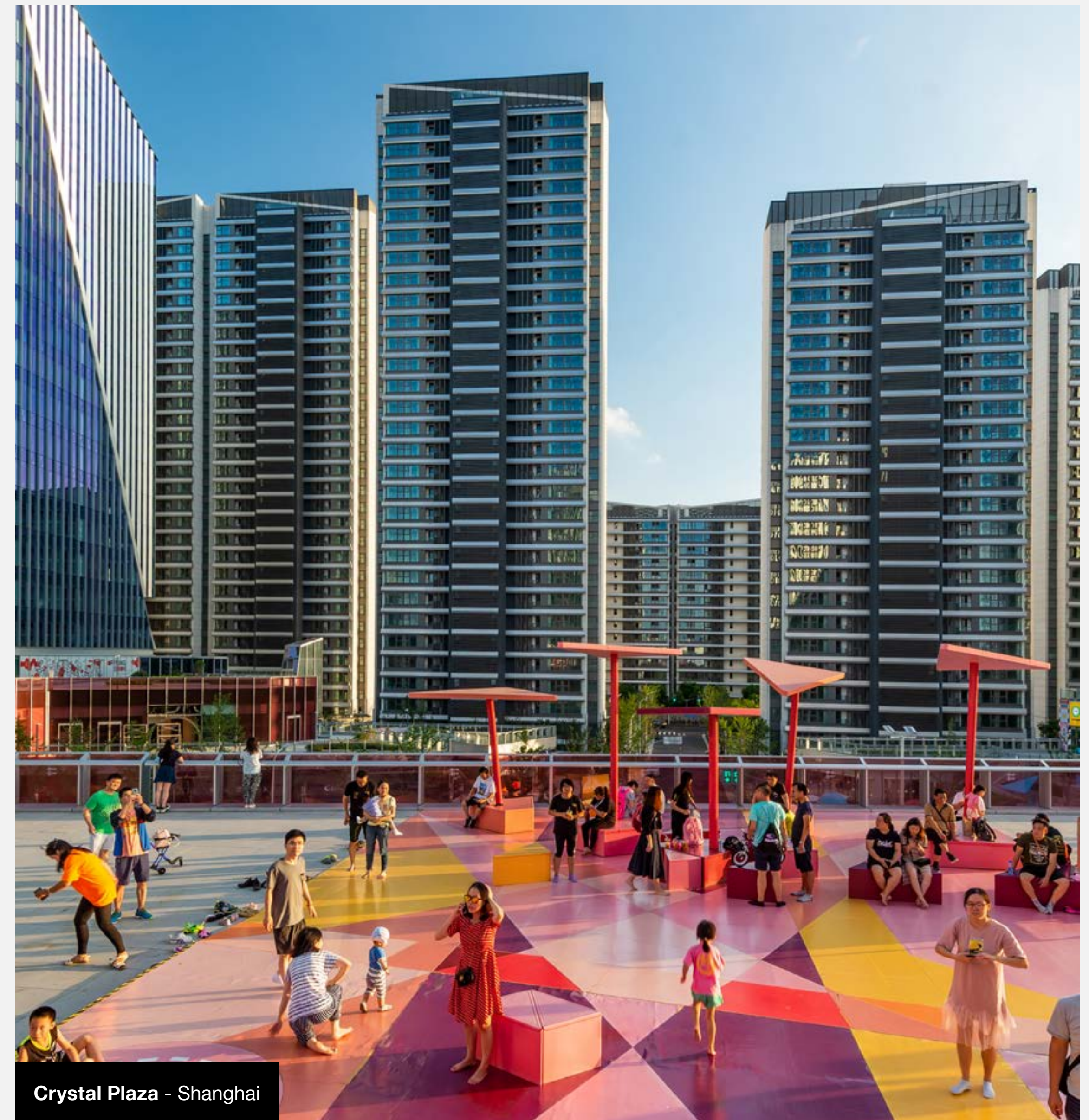
Tishman realty founded ³

As of March 31, 2023.

¹ Includes square footage of all investments currently owned and/or managed by Tishman Speyer; excludes gross square footage from land sites that have not yet commenced development as of March 31, 2023. Includes investments made during the second quarter of 2023.

² Reflects global count for all delivered, in development, and pre-development assets, including mixed-use assets and assets for which Tishman Speyer provides property level management services. Includes unit count for both realized and realized assets as well as investments closed during the second quarter of 2023.

³ Tishman Speyer in its current form was founded in 1978, but has roots in Tishman Realty.



Crystal Plaza - Shanghai



Our diverse, global portfolio.

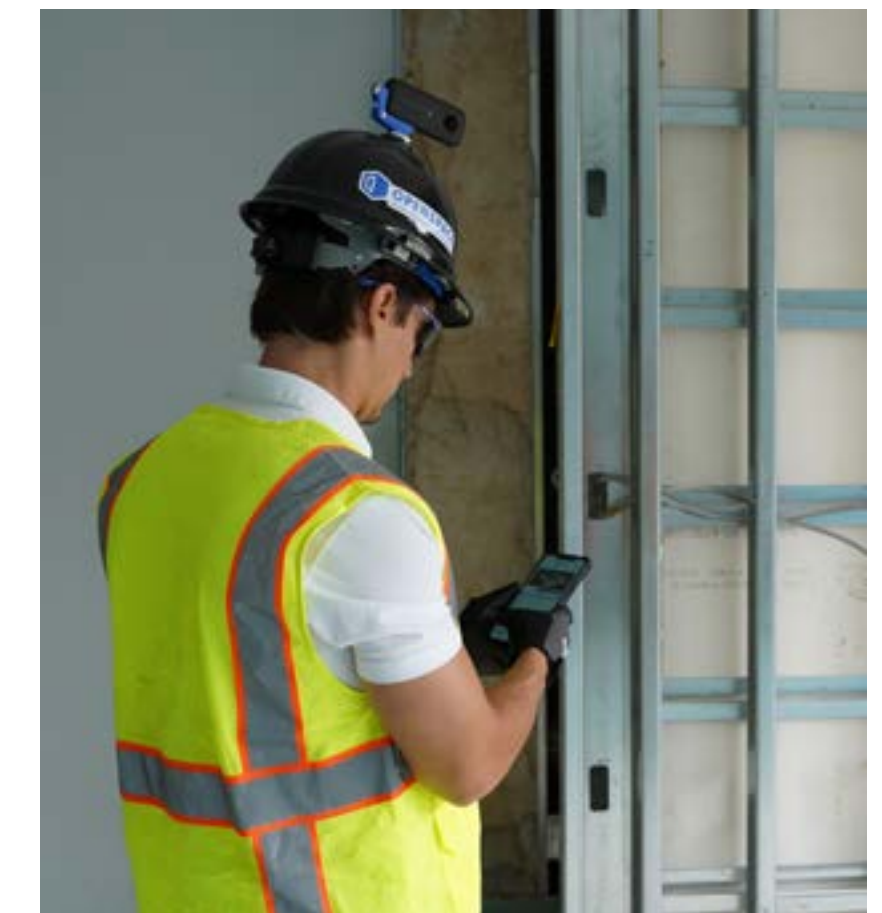
Tishman Speyer's diversified portfolio spans market rate and affordable residential communities, premier office properties and retail spaces, industrial facilities, and mixed-use campuses. We create state-of-the-art life science centers through our Breakthrough Properties joint venture, and foster innovation through TS Ventures and Proptech investments.



Rockefeller Center – New York
Iconic office and retail campus



Taunusturm – Frankfurt
Green mixed-use tower



OpenSpace
Machine vision AI software for construction



The 105 by Breakthrough – Boston
Life science lab



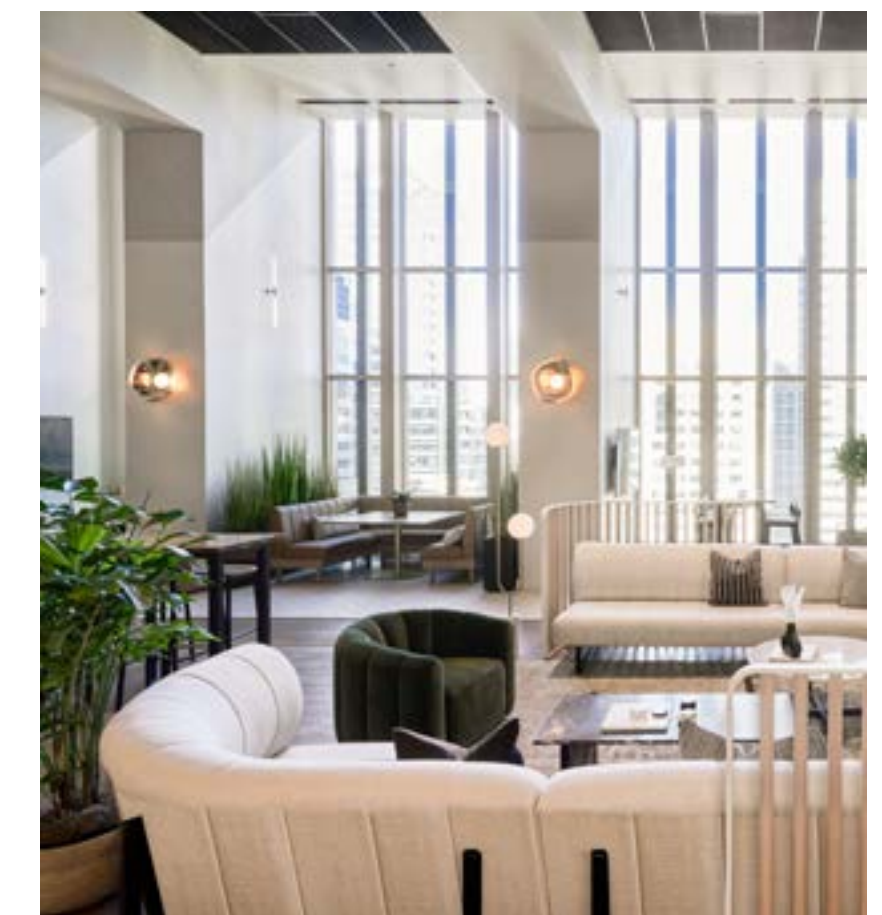
The Point – London
Multi let office



Alameda Jardins – São Paulo
Luxury residential



Edgemere Commons – New York
Affordable housing



The Springs – Shanghai
Mixed-use campus

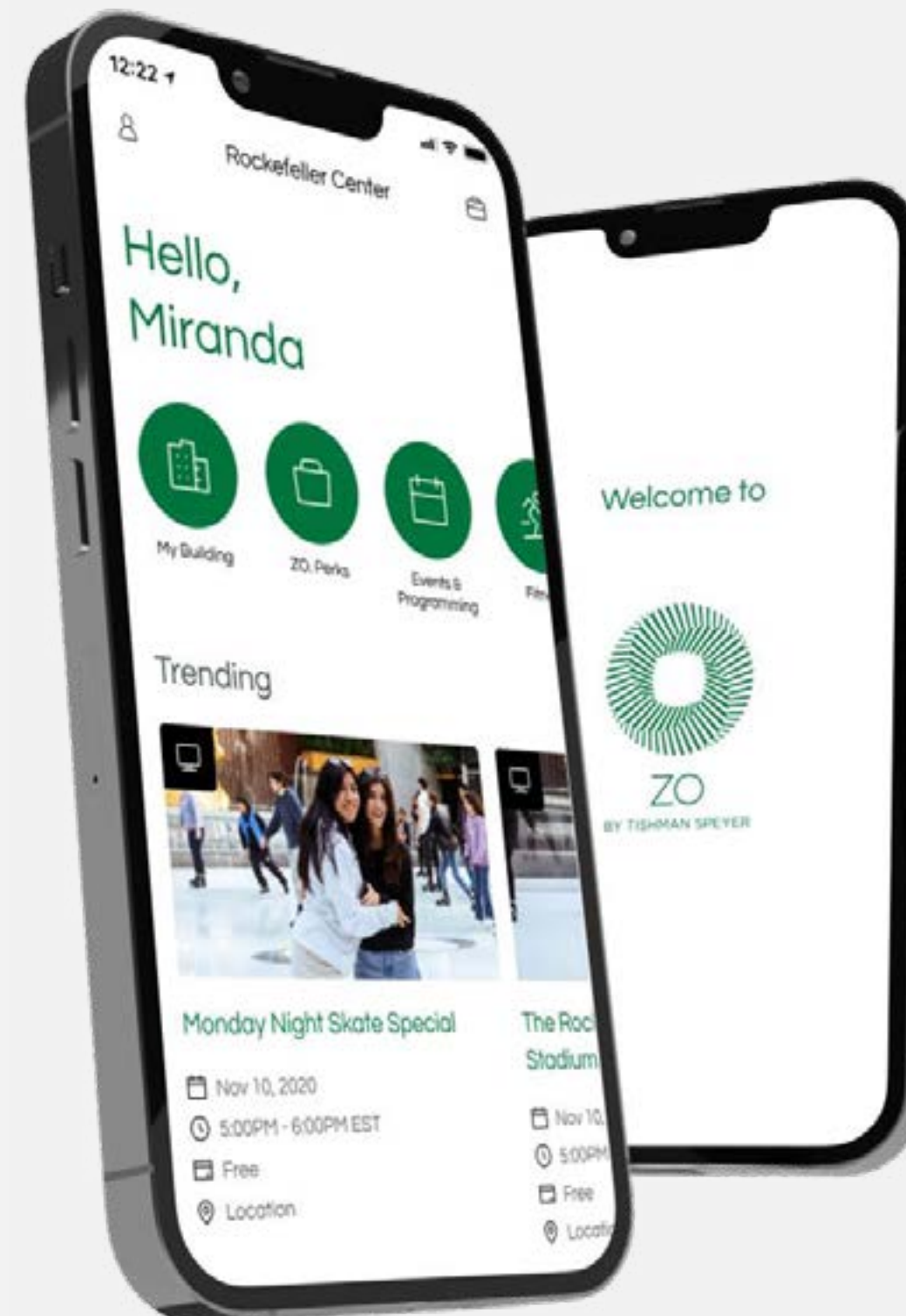
ZO, Tishman Speyer's global amenities network.

Offering exclusive access, unmatched spaces and a thriving global community.

What is ZO?

Inspired by the Greek word for "life", ZO is Tishman Speyer's global amenities network, providing members with access to our world class spaces, services and experiences.

ZO connects our members all over the world to a vibrant and inspiring community that enriches personal and professional networks, fosters collaboration and helps reimagine the role of the workplace beyond the four walls of an office.



Designed to improve your workday, the ZO App connects members to our exclusive spaces, experiences and amenities. From building information and lunch discounts, to inspired ZO spaces and curated programming, The ZO App has everything we offer in the palm of your hand.

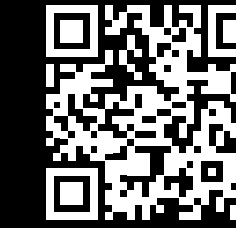
Work perks to help revitalise your day.

With ZO, you have access to the best your area has to offer including discounts, exclusive perks and special offers at local retailers and partners.

Exclusive experiences that connect our global community.

With the goal of connecting ZO's diverse global community, we develop programming that enriches personal and professional networks, fosters collaboration and shares various perspectives, interests and activities.

For more information,
please contact our joint agents.



Follow us on Instagram

thegame_angel



Brian Allen

bmallen@savills.com
07972 000 215

Mark Gilbert-Smith

mgsmith@savills.com
07976 151 337

Stuart Lawson

slawson@savills.com
07870 555 930

Kate Miedzianowska-Sinclair

kate.msincclair@savills.com
07790 923 878



James Taylor

james.taylor@cushwake.com
07899 843 767

Tim Plumbe

tim.plumbe@cushwake.com
07768 146 280

Tom Fayers

tom.fayers@cushwake.com
07973 821 247

Michaelis Boyd

Interior architect

McLaren

Main Contractor

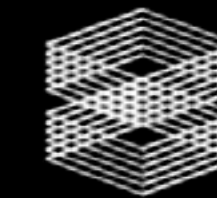
Chapman BDSP

Sustainability and Building
Service Engineer

Third London Wall

Project Management

A development by:



TISHMAN SPEYER

Lead architect:

**ALLFORD
HALL
MONAGHAN
MORRIS**