

Angel Gate

An urban campus for forward thinking businesses at the heart of London's creative core.

The landscaped courtyard creates an excellent environment for occupants to collaborate and integrate and the office spaces offer a wide range of sizes to meet the needs of small or large businesses.

The suites are newly refurbished and are available in CAT A condition, benefiting from excellent natural light and stylish fixtures, the units can also be delivered fully furnished.



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326 City Road, Islington, London, EC1V 2PB



LEASE TERM

Available by way of new leases direct from the Landlord.

Also available as a fully managed lease from £8,500pm managed by **WORKPLACE+**

SPECIFICATION

- Newly Refurbished Cat A Suites
- Tenant Lounge
- Modern Suspended Lighting
- Wooden Floors
- 24 hour Access
- Fitted Meeting Rooms
- WC & Shower Facilities
- Fibre Internet
- On-site bike storage
- Air Conditioning
- Passenger Lift
- Fully Furnished Options
- Kitchenette
- Partitioned Meeting Rooms
- Excellent Natural Light



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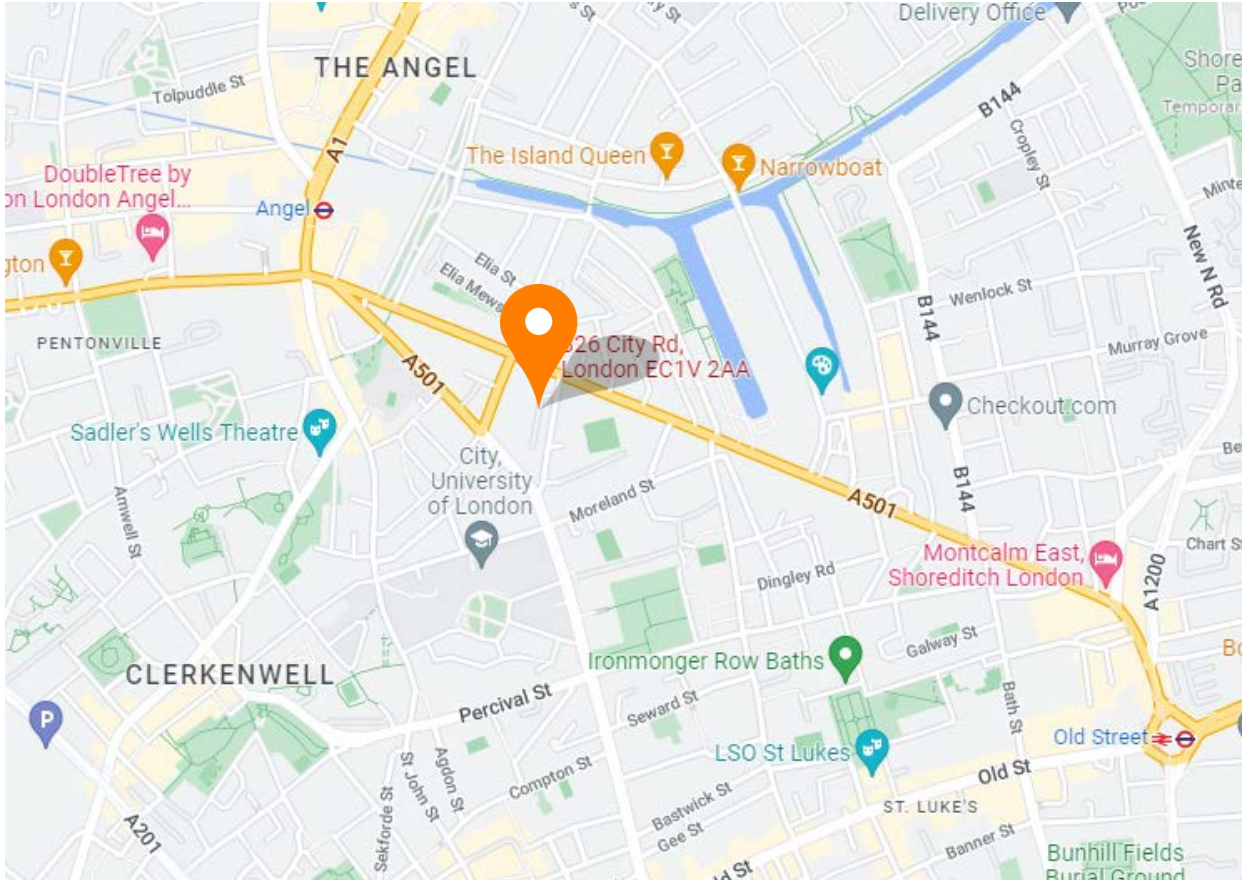
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AVAILABILITY

Floors	SQ M	SQ FT	Rent (Per SQ FT)	Rates (Per SQ FT)	Service Charge (Per SQ FT)	Total Cost (Per Annum)
Ground - Unit 31	105.16	1,132	£39.50	£16	£15	£79,806
1st- Unit 31	106.83	1,150	£39.50	£16	£15	£81,075
2nd - Unit 30	134.80	1,451	£39.50	£16	£15	£102,295
2nd - Unit 31	94.85	1,021	£39.50	£16	£15	£71,980
3rd - Unit 31	102.19	1,100	£39.50	£16	£15	£77,550

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THE WORKPLACE CO. 