

On behalf of Balfour Beatty Plc

# ANGEL SQUARE LONDON EC1



**REFURBISHED  
AIR CONDITIONED  
OFFICES TO LET**

**c.3,190 – 9,370 SQ FT  
(296.35 – 870.50 SQ M)\***

**CHARTERED SURVEYORS  
COMMERCIAL PROPERTY ADVISORS**

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

**LOCATION:** Angel Square is a prominent office development located on Upper Street at the junction with City Road and Pentonville Road. The building is located directly above Angel Tube Station (Northern Line) and therefore provides excellent transport links to the City and West End. Numerous bus routes also stop directly outside the building.

**DESCRIPTION:** The development, constructed in the early 1990's is arranged in 3 blocks and set around an attractive courtyard. The offices on the fourth floor have recently been refurbished to provide open plan accommodation with excellent natural light and superb views across the City. The floor comprises 7,750 sq ft in total and can be split to provide two units of circa 3,190 and 3,700 sq ft.

**BLOCK 2**

Floor	Size (Sq Ft)	Size (Sq M)
4 <sup>th</sup> Floor	3,190 / 3,700 / 7,570	296.35 / 343.73 / 703.25
Basement Storage	1,800	167.2
<b>Total</b>	<b>9,370</b>	<b>870.50</b>

\* Subject to onsite verification

**AMENITIES:**

- \* Manned Reception / 24 Hour Security
- \* 3 x Passenger Lifts
- \* LG7 Compliant Lighting
- \* 4 Pipe Fan Coil Air Conditioning
- \* Fully Accessible Raised Floors
- \* Demised Male and Female WC's
- \* Car Parking
- \* Balconies (4<sup>th</sup> Floor)
- \* Excellent Natural Light
- \* Full Height Windows

**TERMS:** New leases are available for a term to expire March 2015 outside of the Landlord and Tenant Act.

**RENT:** £28.50 psf exclusive.

**RATES:** Business rates payable on the upper floors for the year commencing April 2009 equate to approximately £9.45 per sq ft. Tenants are advised to make their own enquiries in this regard.

**SERVICE CHARGE:** £9.31 psf

**VAT:** VAT is not payable.

**USE:** B1 Offices.

**LEGAL COSTS:** Each party is to bear their own legal costs.

**VIEWING:** By appointment through joint sole agents.

**Nick Codling / Abby Smart**  
**Knight Frank**  
**020 7606 0606**

**Ash Sharma / Ben Lewis**  
**Ashwell Rogers**  
**020 7734 7766**

October 2009  
Subject to Contract  
\*Subject to onsite measurement