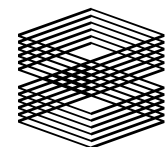


angel square^{EC1}



A development by:



TISHMAN SPEYER

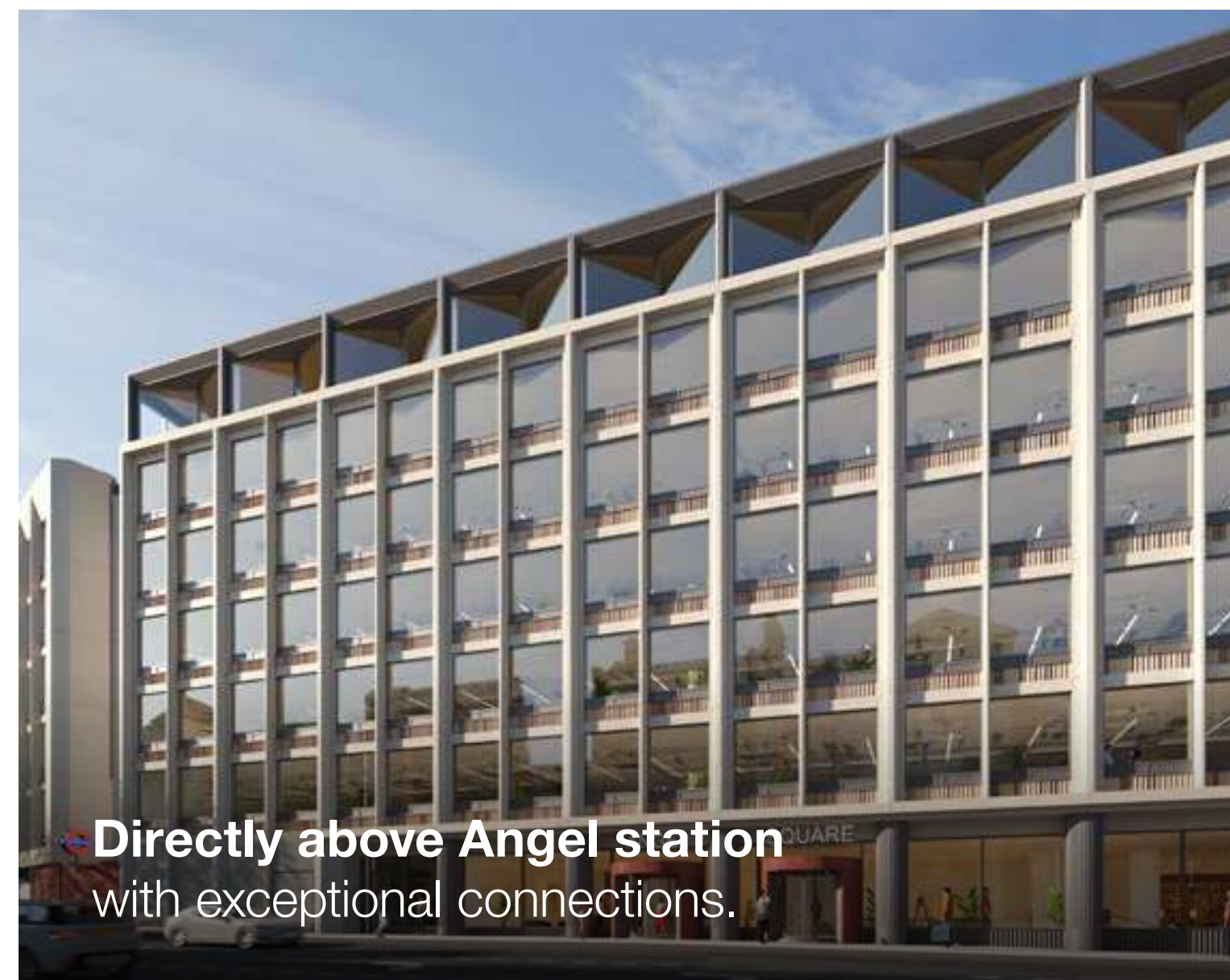
Arriving Autumn 2025



angel
square ^{EC1}



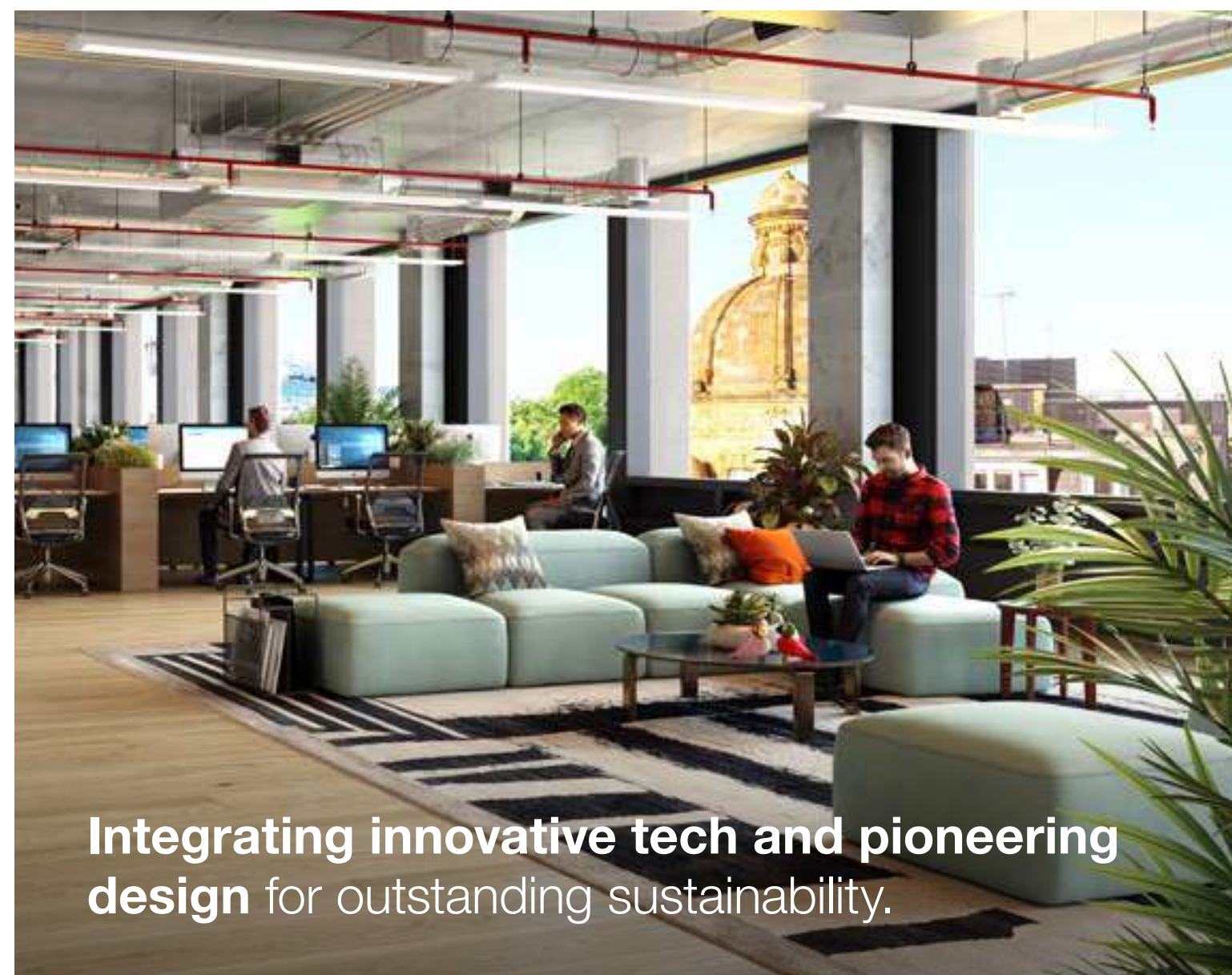
188,000 sq ft **landmark Central London HQ opportunity.**



Directly above Angel station with exceptional connections.



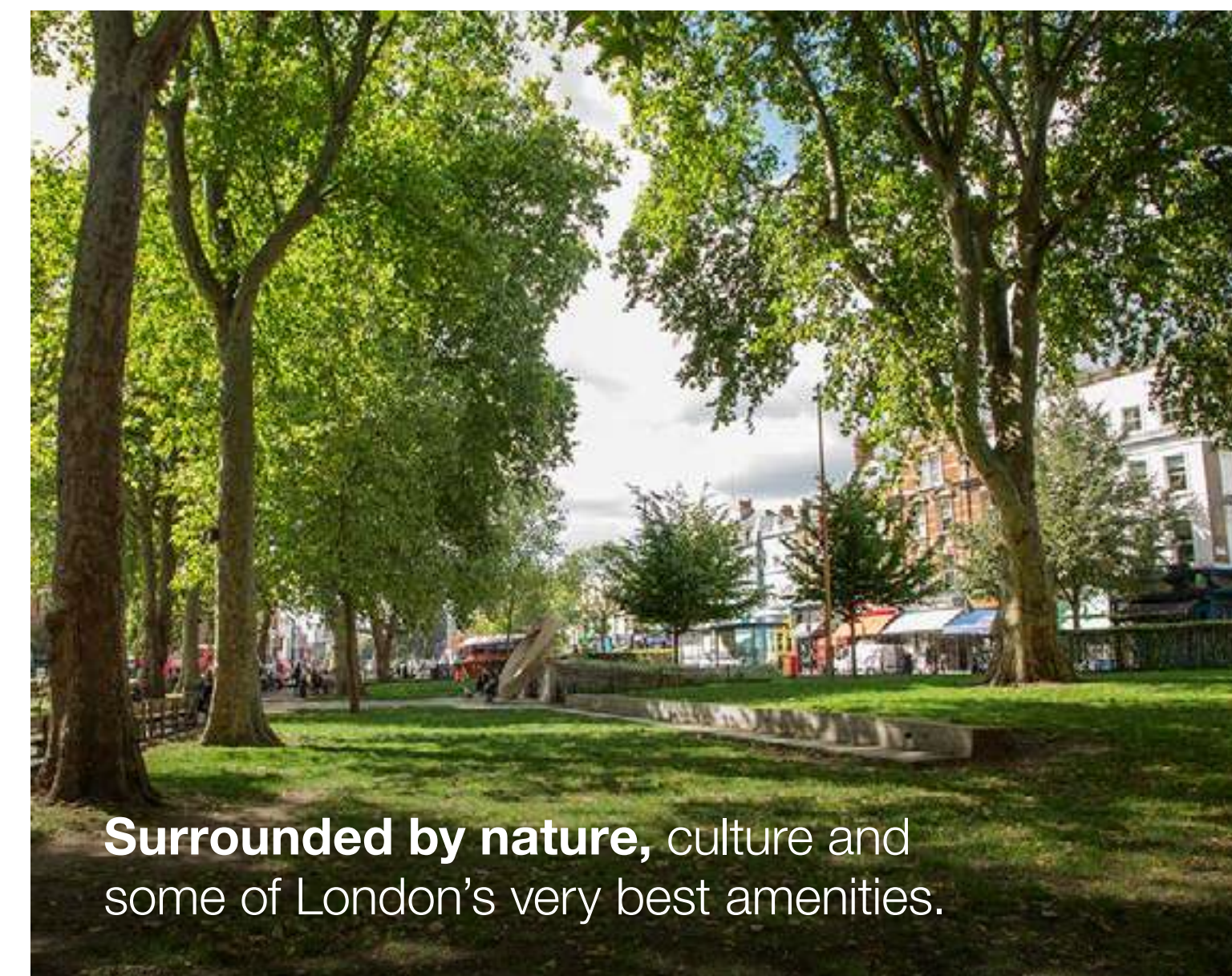
Over 26,000 sq ft of outdoor & amenity space including a communal roof terrace.



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



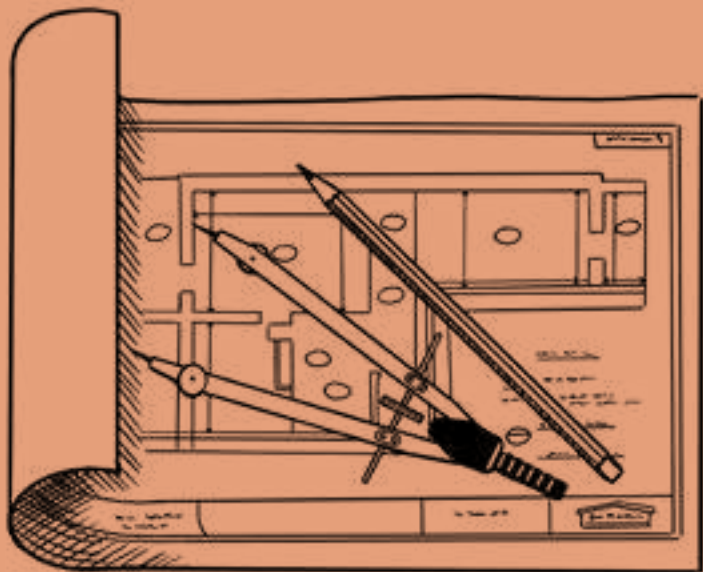
Building



Sustainability



Details



Team



Angel

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





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

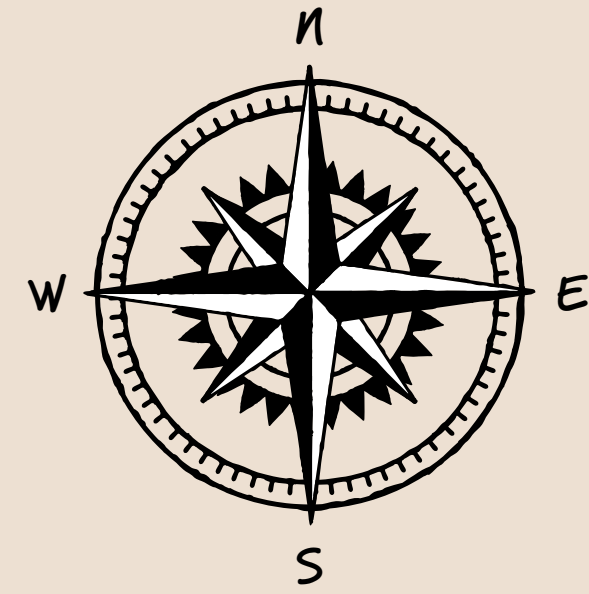
Angel is one of only six London Underground stations named after a pub.

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.



Today, Angel is
a place alive
with inspiration,
character & charm.

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.



Angel Flowers - Independent florist for unusual plants and beautiful flowers



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





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

102 18



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

102 18

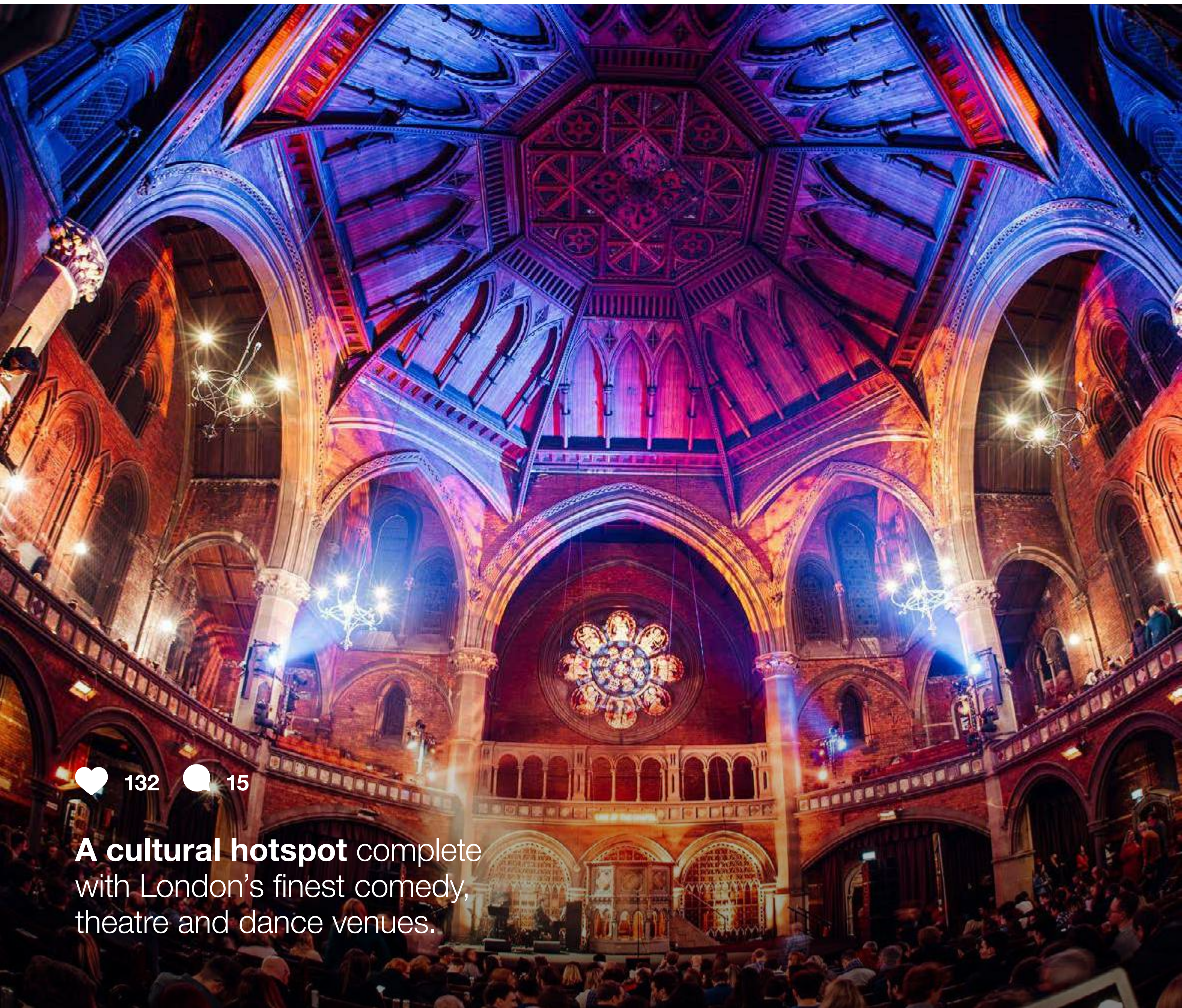


24 Michelin guide
restaurants in **Islington**



131 12





♥ 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

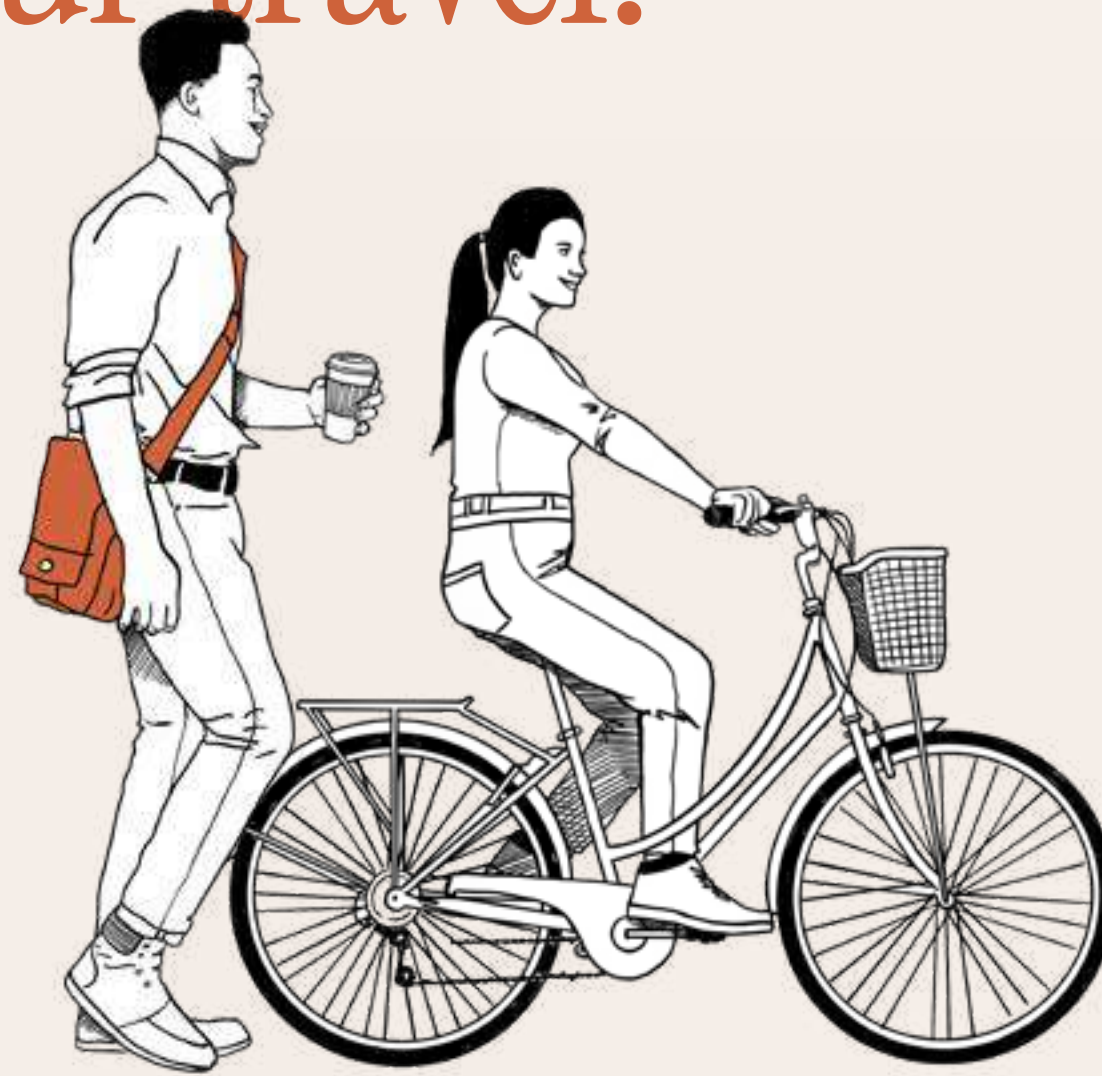
♥ 117 ● 23



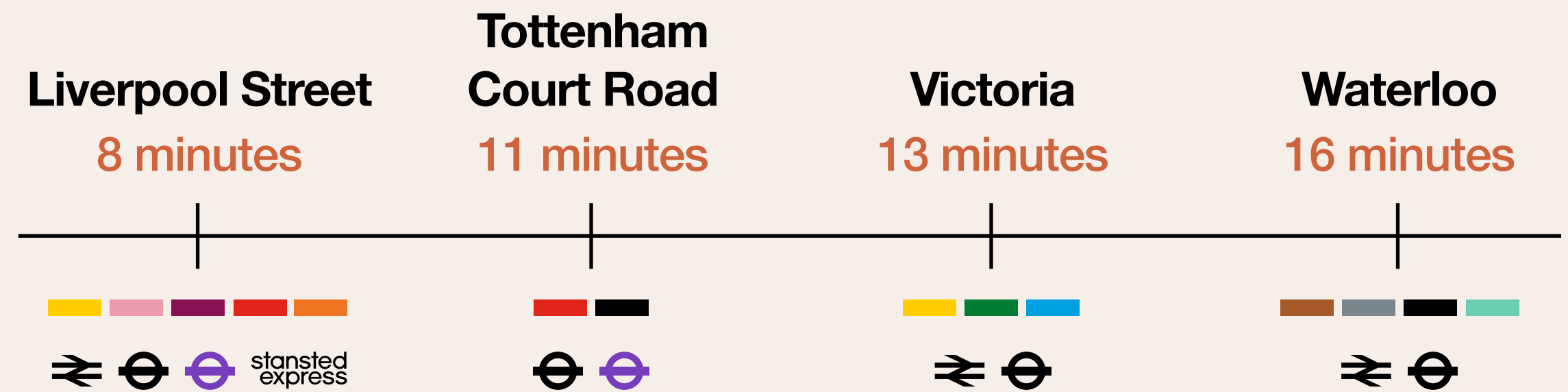
Get on top of your travel.

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



BREEAM®
OUTSTANDING



SmartScore
GOLD



WiredScore
PLATINUM



Energising workspace designed
to boost employee wellbeing.

A prominent
landmark building
situated directly
above Angel Station.

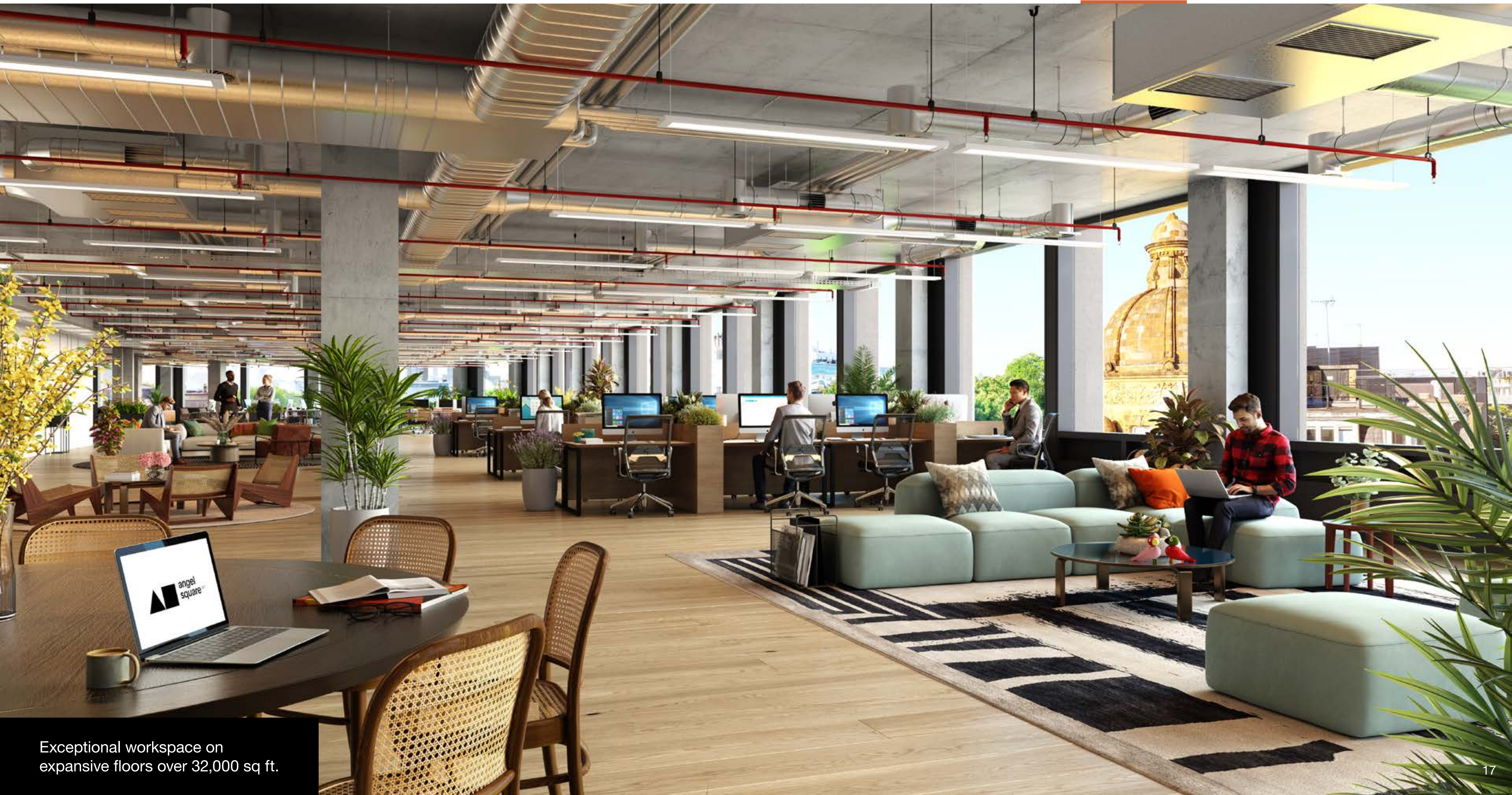




A spacious arrival experience
with multiple touch down spots.



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

Targeting:

BREEAM®
OUTSTANDING

5★
NABERS
ENERGY



WiredScore
PLATINUM



SmartScore
GOLD


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

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.



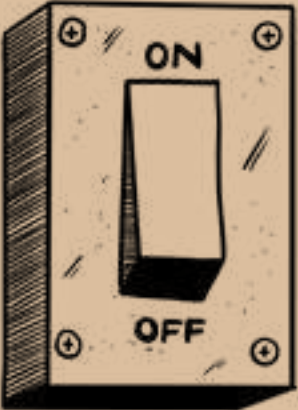
45% more energy efficient

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.

ANGEL

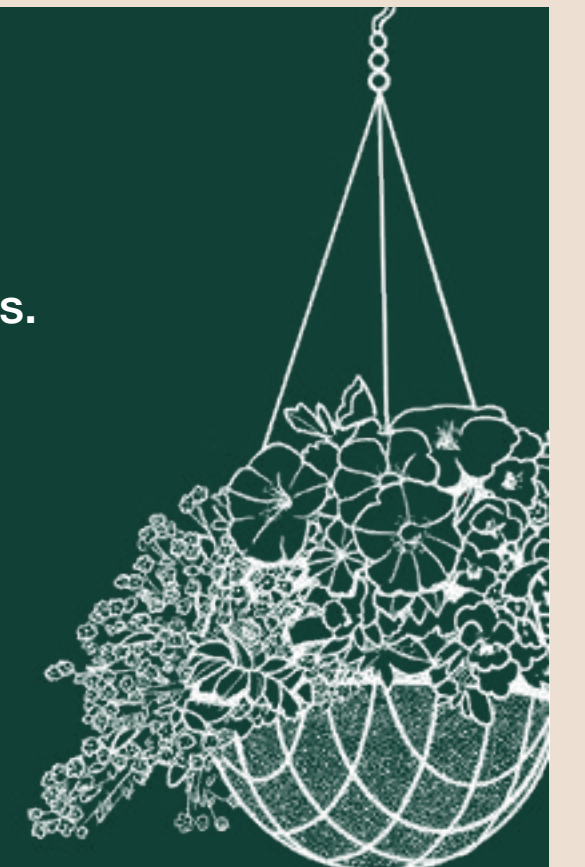
Making space for entrepreneurial spirit with affordable workspace on Torrens Street.



Reviving the local pub and introducing a new corner café.



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

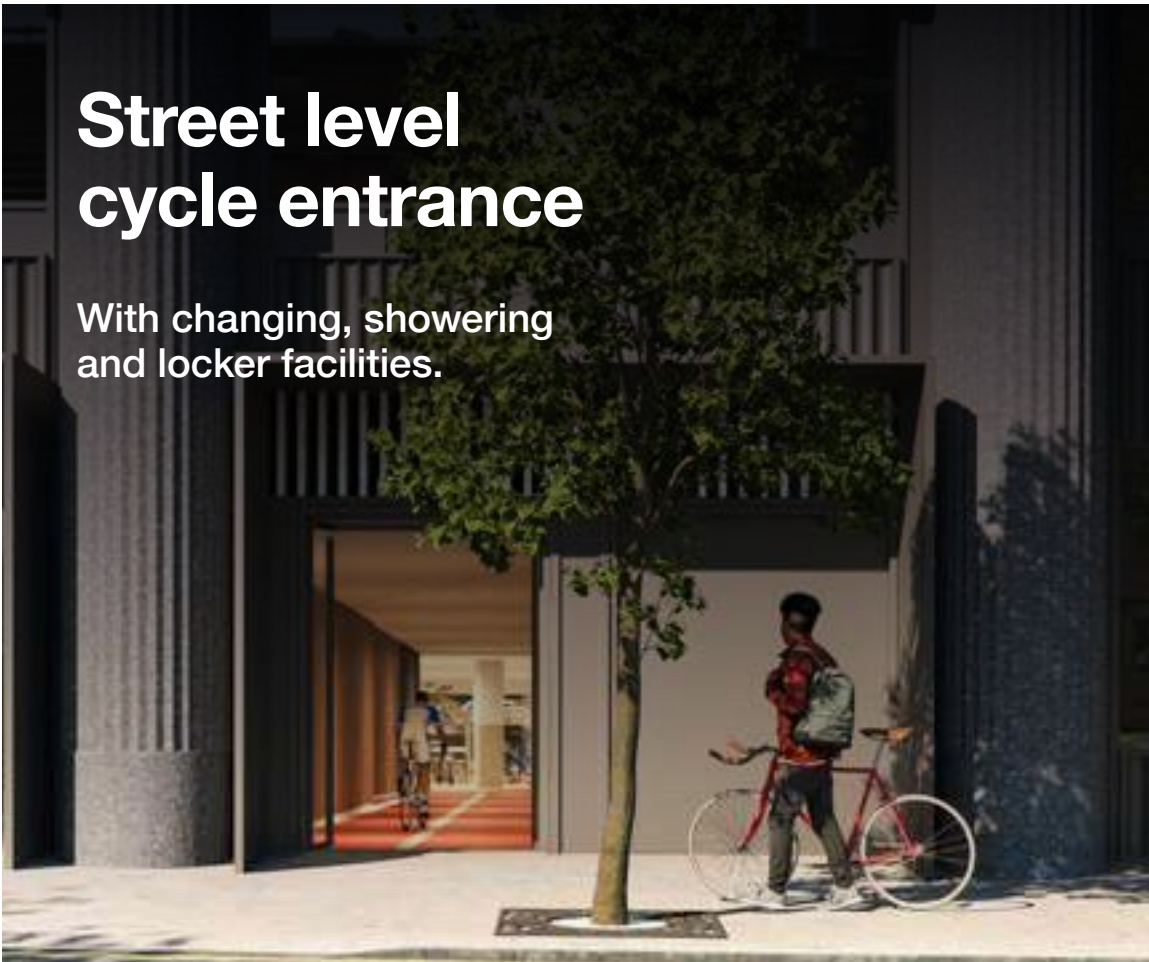


Wellbeing

Centered around your wellbeing

Street level cycle entrance

With changing, showering and locker facilities.



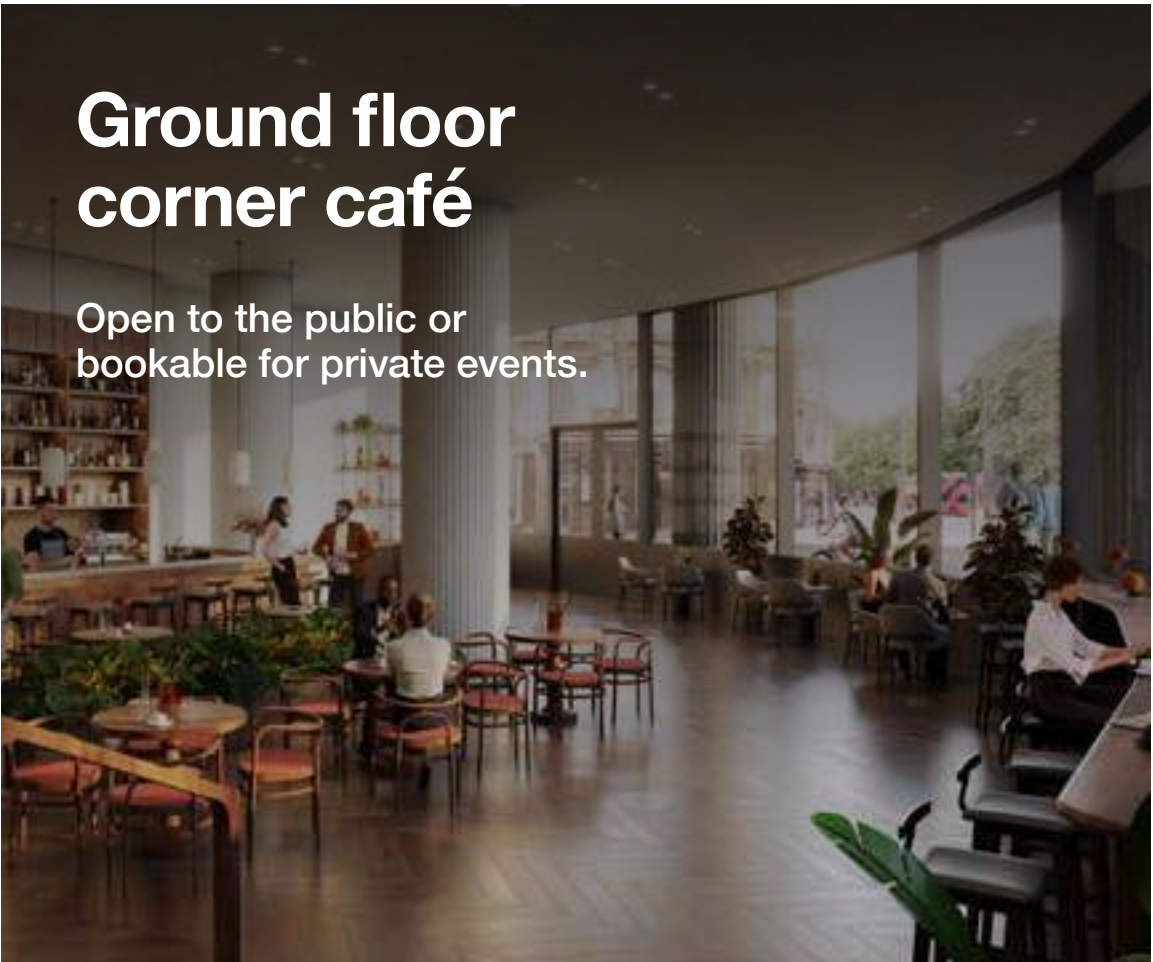
A culinary and cultural hotspot

Surrounded by lunchtime and post-work stimulation.



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.



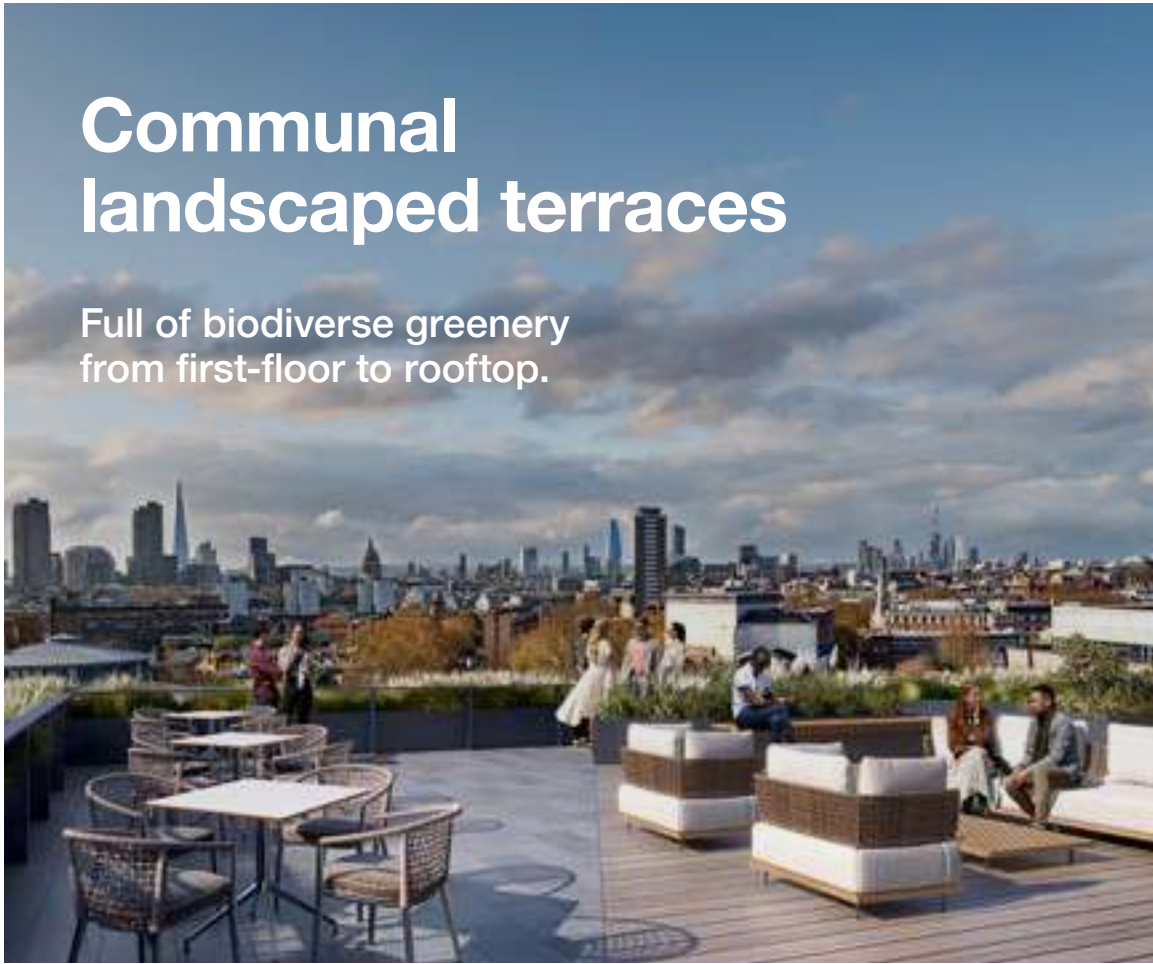
Central staircase to encourage movement

Get your steps in style.



Communal landscaped terraces

Full of biodiverse greenery from first-floor to rooftop.



Wellbeing focused building perks and services

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



Close to canalside nature

A short stroll from Angel's abundant green space.



Details

Expansive workspace designed to encourage collaboration and foster strong communities.



Ground floor

11,496 sq ft / 1,068 sq m

Office	11,496 sq ft / 1,068 sq m
Reception	4,532 sq ft / 421 sq m
Café	1,819 sq ft / 169 sq m
Courtyard	3,143 sq ft / 292 sq m
Affordable workspace	581 sq ft / 54 sq m

Office

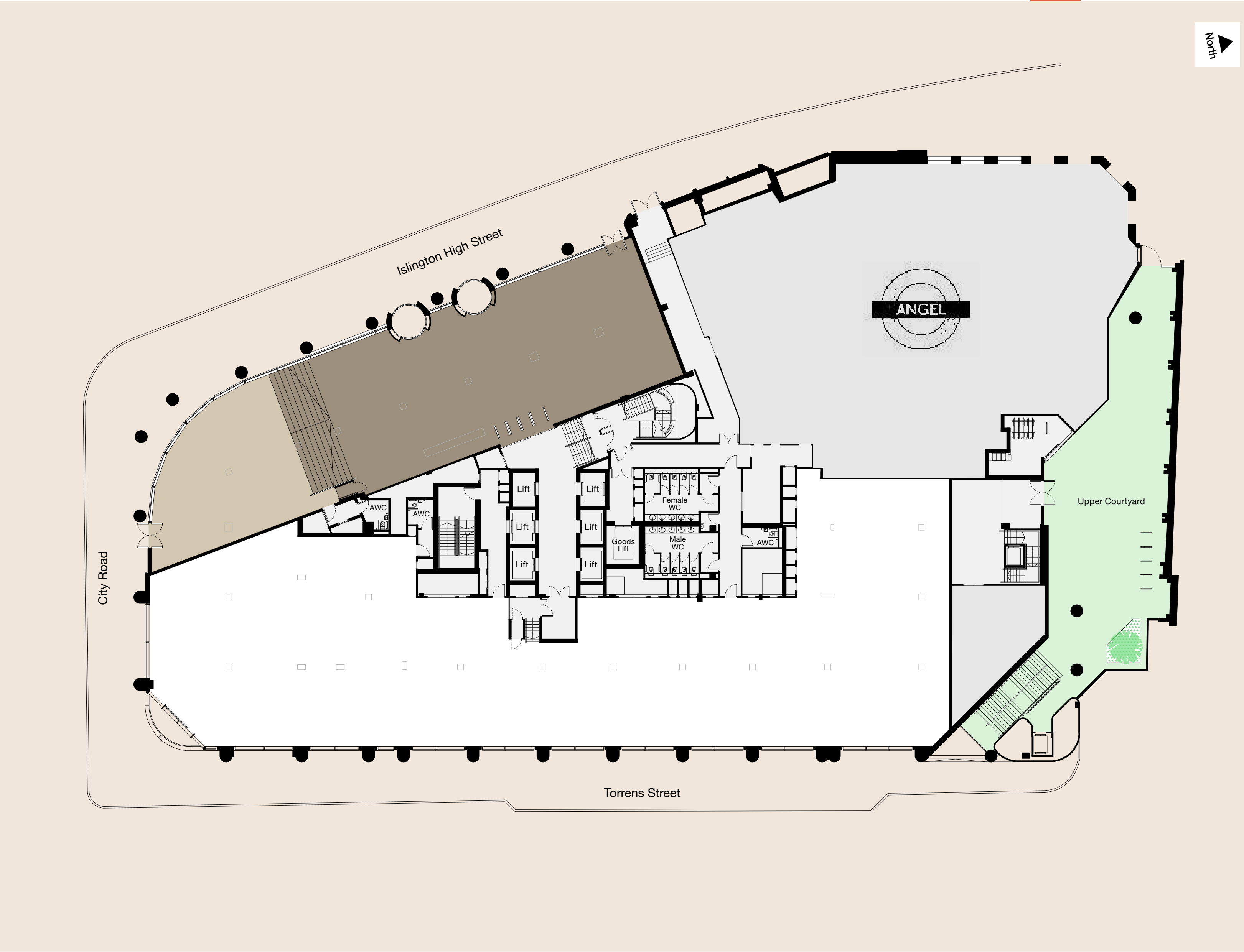
Courtyard

Core

Café

Reception

Internal sizes denote net internal areas



First floor

32,098 sq ft / 2,982 sq m

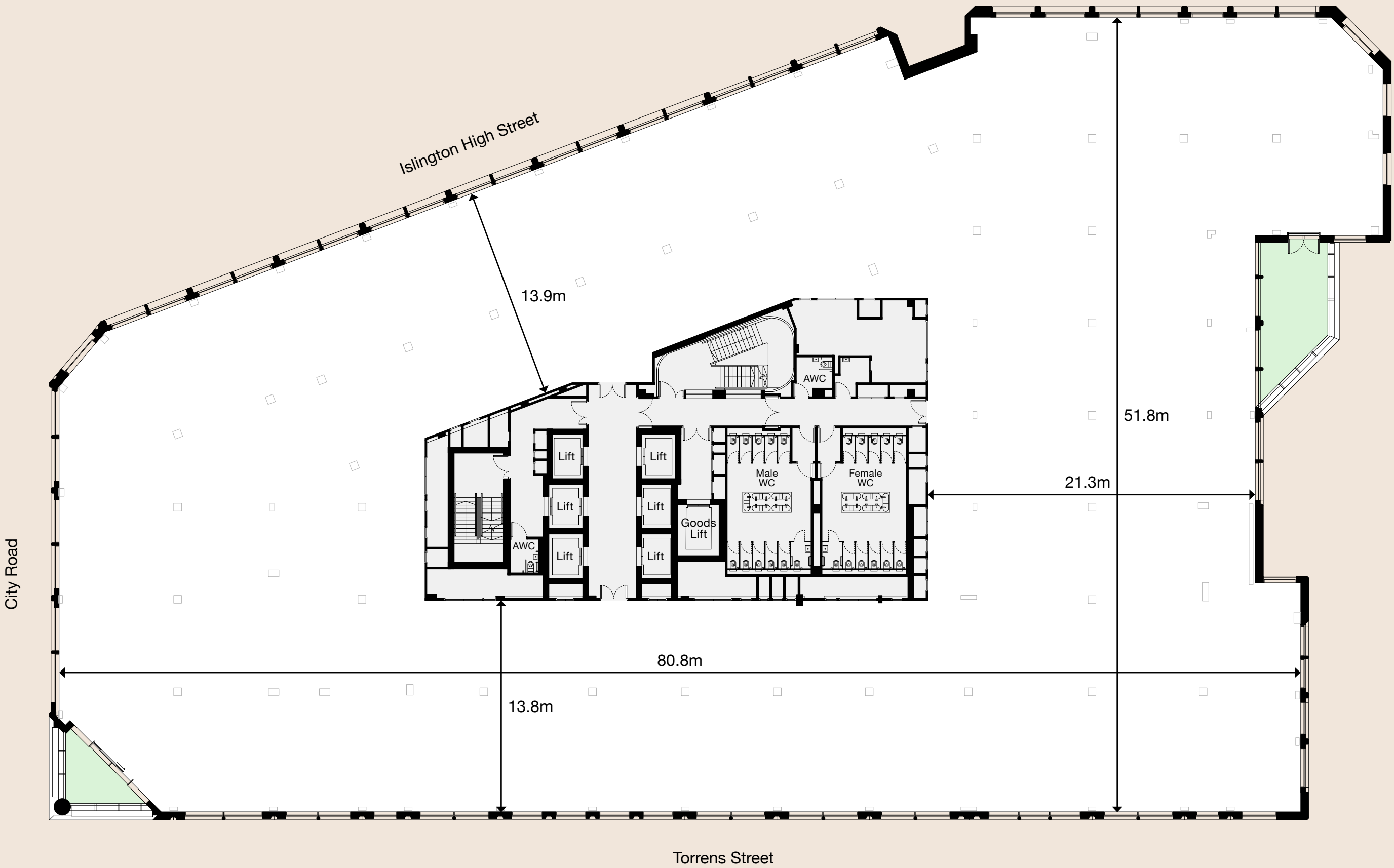
Office	32,098 sq ft / 2,982 sq m
Terraces	667 sq ft / 62 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



Second floor

32,098 sq ft / 2,982 sq m

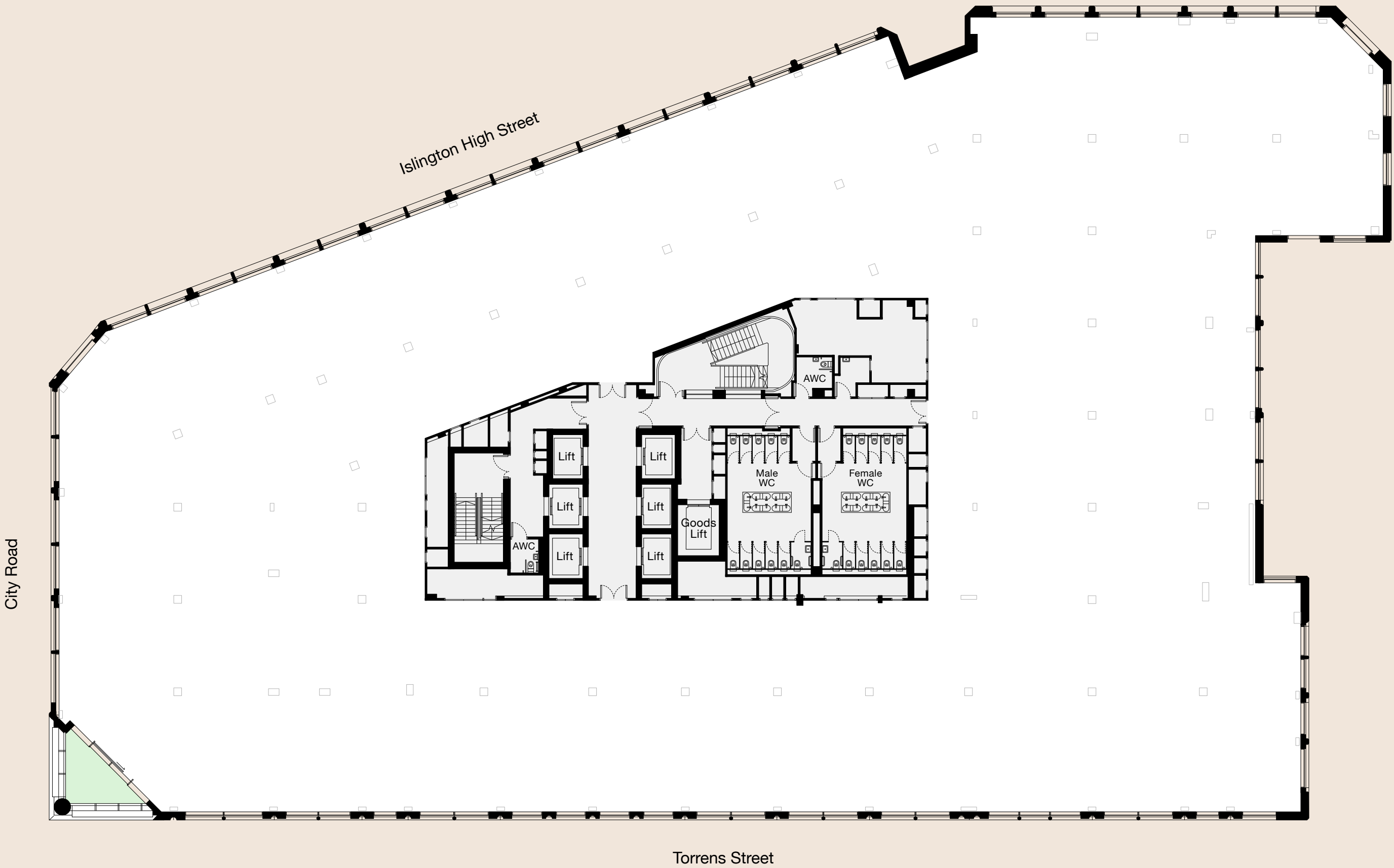
Office	32,098 sq ft / 2,982 sq m
Terrace	205 sq ft / 19 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



Third floor

32,098 sq ft / 2,982 sq m

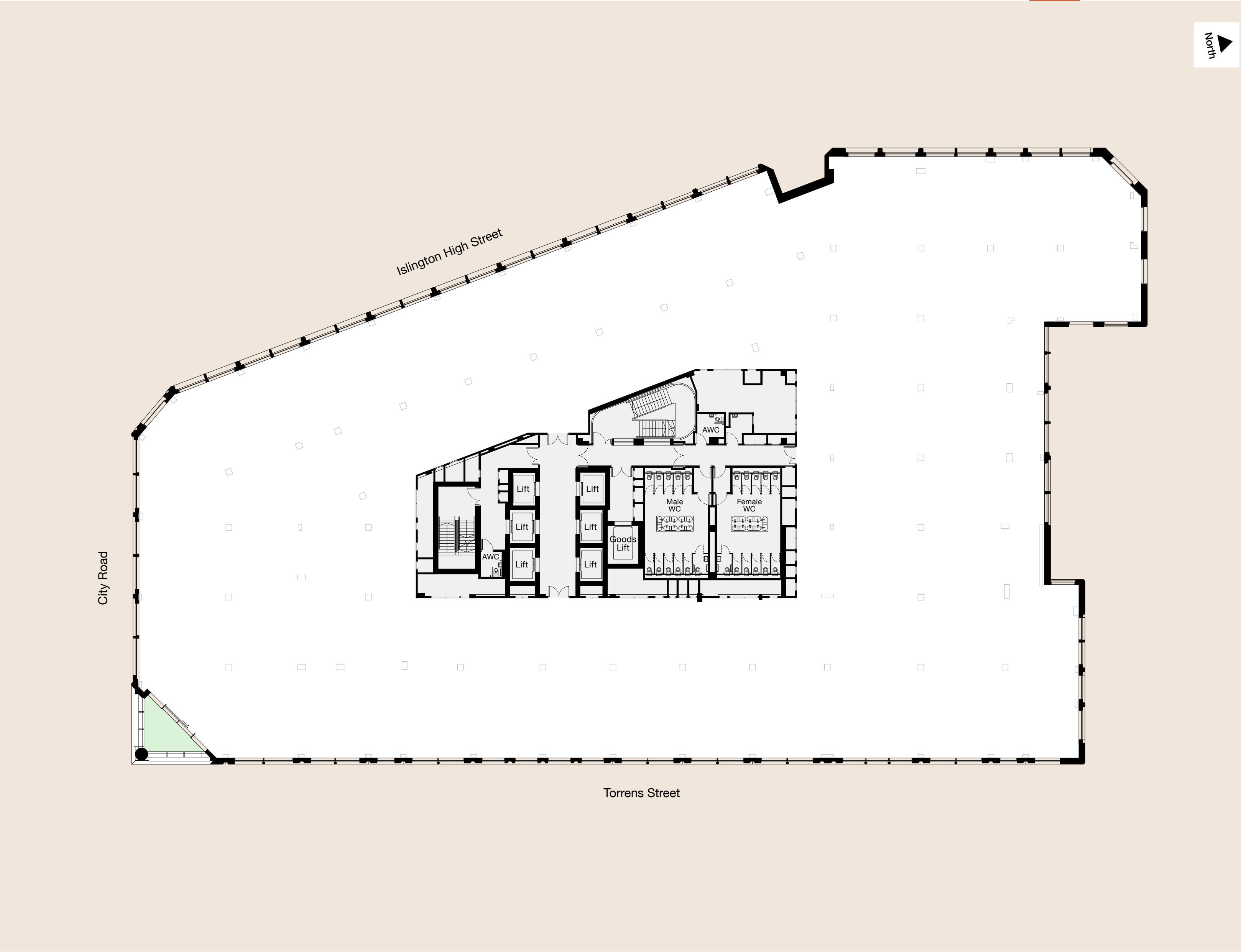
Office	32,098 sq ft / 2,982 sq m
Terrace	205 sq ft / 19 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



Fourth floor

31,162 sq ft / 2,895 sq m

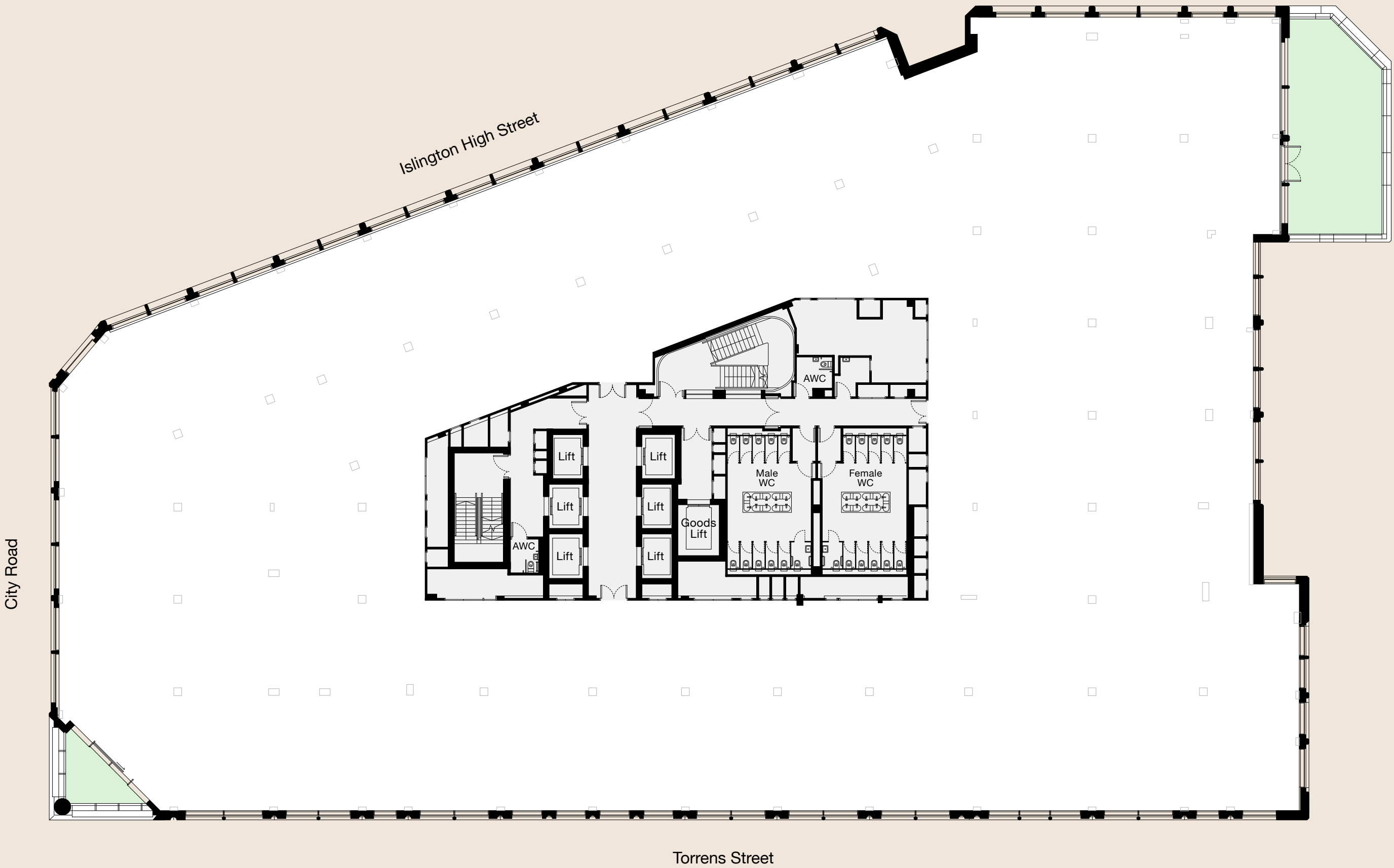
Office	31,162 sq ft / 2,895 sq m
Terraces	1,087 sq ft / 101 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



Fifth floor

30,527 sq ft / 2,836 sq m

Office	30,527 sq ft / 2,836 sq m
Terraces	850 sq ft / 79 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



Sixth floor

18,676 sq ft / 1,735 sq m

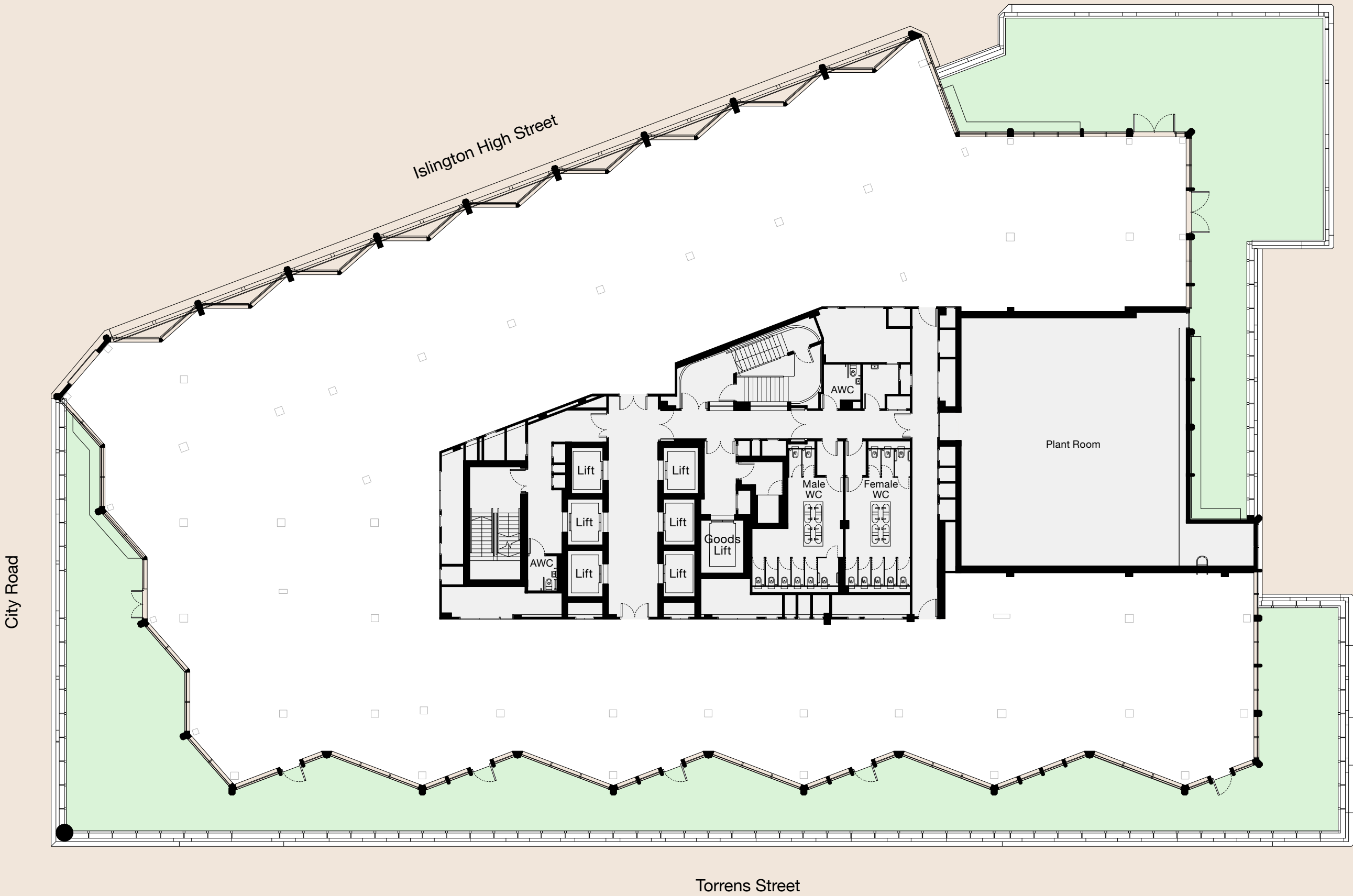
Office	18,676 sq ft / 1,735 sq m
Terraces	8,622 sq ft / 801 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



Roof Terrace

4,693 sq ft / 436 sq m

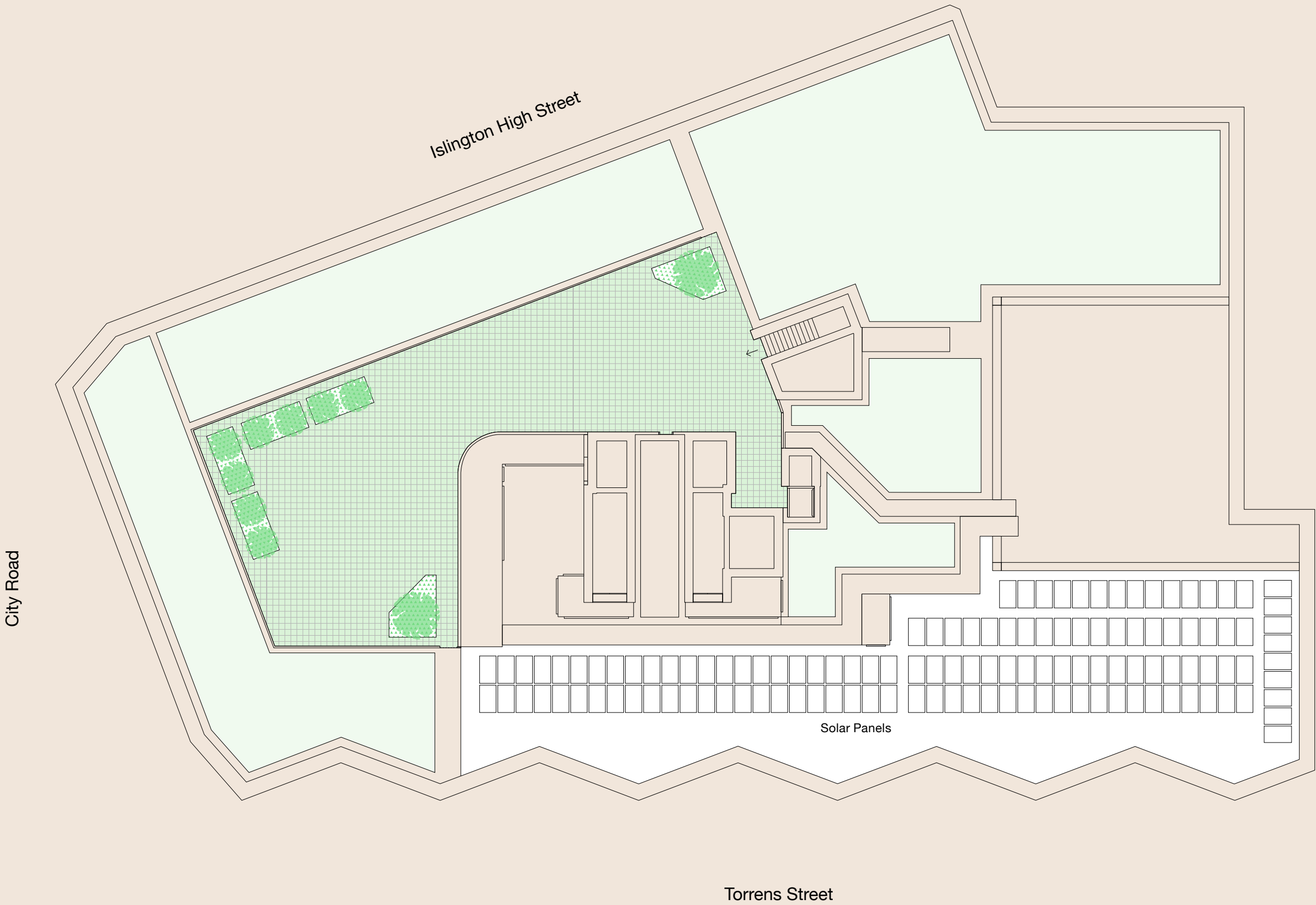
Roof terrace

4,693 sq ft / 436 sq m

Terrace

Green roof

Internal sizes denote net internal areas



Amenities floor

17,966 sq ft / 1,669 sq m

Affordable workspace	4,521 sq ft / 420 sq m
Retail	4,532 sq ft / 421 sq m
End-of-trip amenities	7,460 sq ft / 693 sq m

Retail

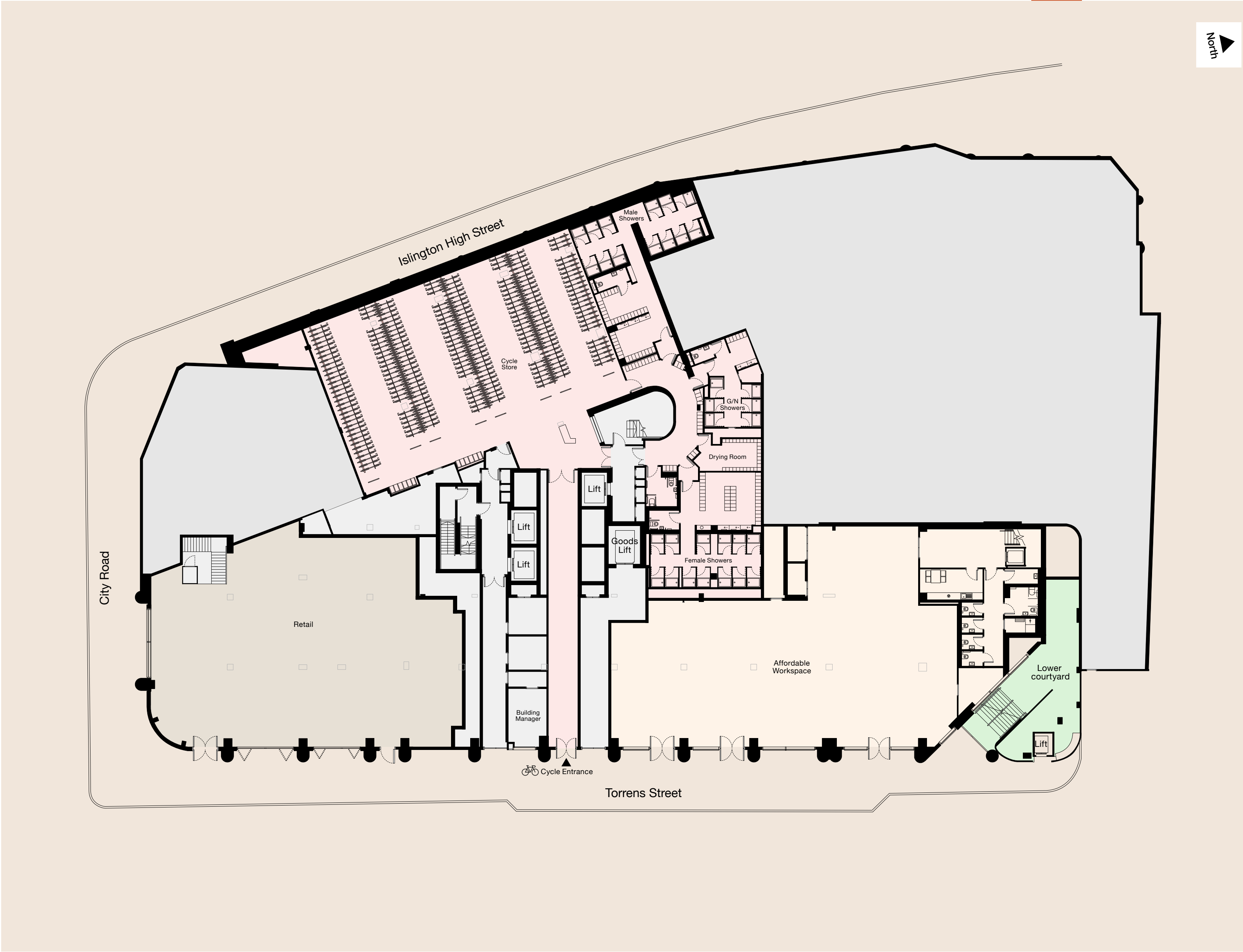
Affordable workspace

Core

End-of-trip amenities

Courtyard

Internal sizes denote net internal areas



Space plan

Second floor – single creative layout

32,098 sq ft / 2,982 sq m

98 desk spaces

External meeting spaces:

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

Touch down spaces:

138 x in lounge / kitchen break-out spaces

Break-out spaces:

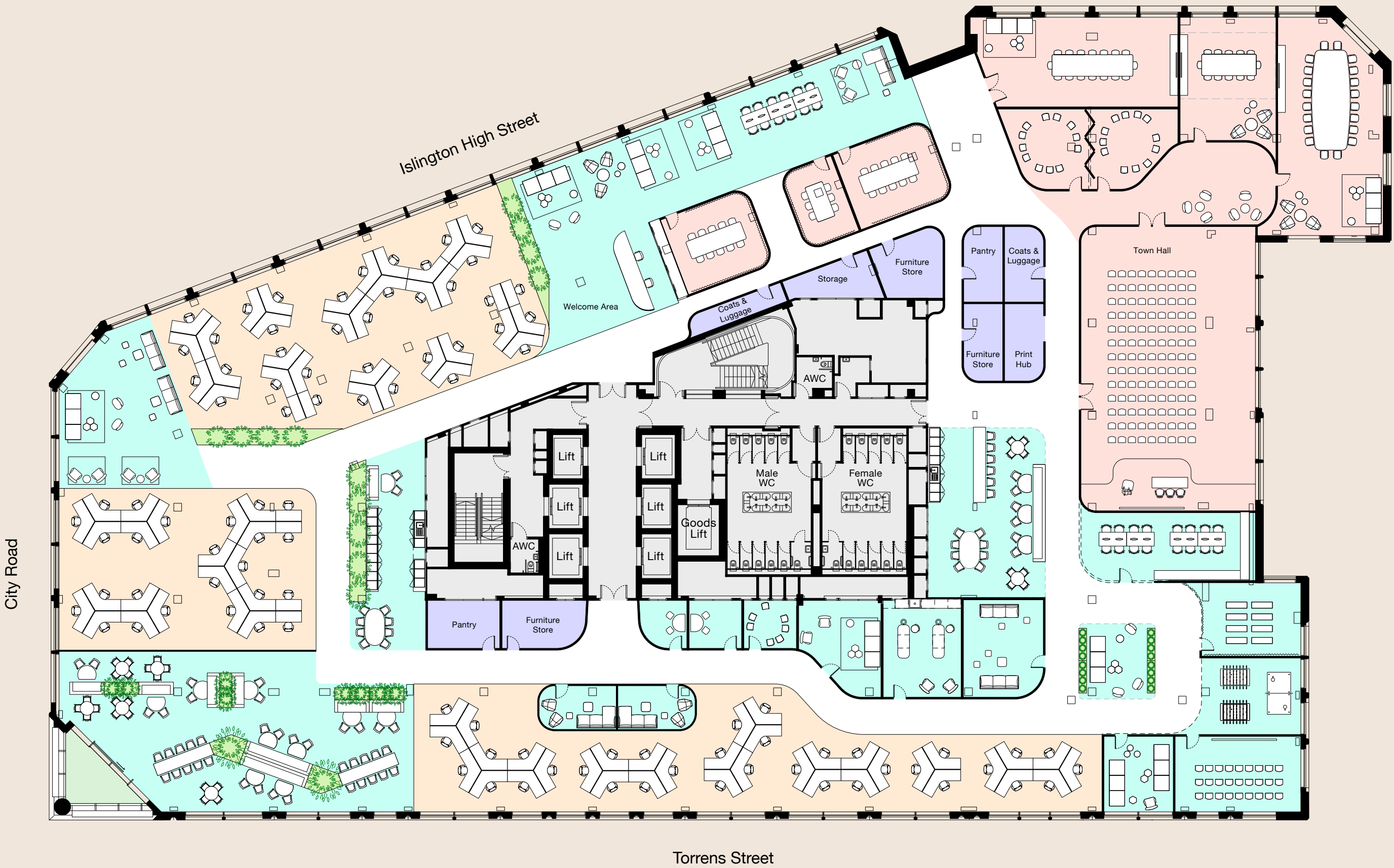
2 x	large open lounge spaces (20-25 people each)	1 x	small open lounge spaces (5 people each)
1 x	medium open lounge spaces (10 people each)	2 x	enclosed break out rooms
		2 x	game pods

Private phone booths / VC rooms:

2 x (2 person each)

Desk space	Meeting rooms	Break-out spaces	Core	Terrace

Internal sizes denote net internal areas



Space plan

Second floor – cellular layout

32,098 sq ft / 2,982 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 12 person meeting rooms
3 x 16 person meeting rooms (or, c. 30 person conference room using sliding partitions)

Touch down spaces:

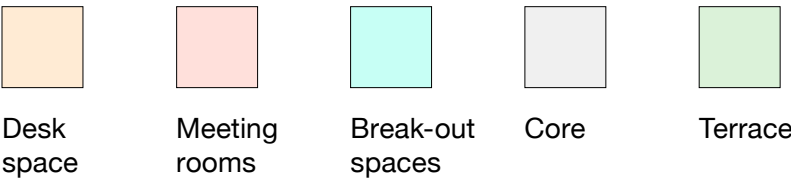
16 x

Break-out spaces:

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

Private phone booths / VC rooms:

3 x (2 person each)



Internal sizes denote net internal areas



Space plan

Second floor – single tech layout

32,098 sq ft / 2,982 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)

Desk space

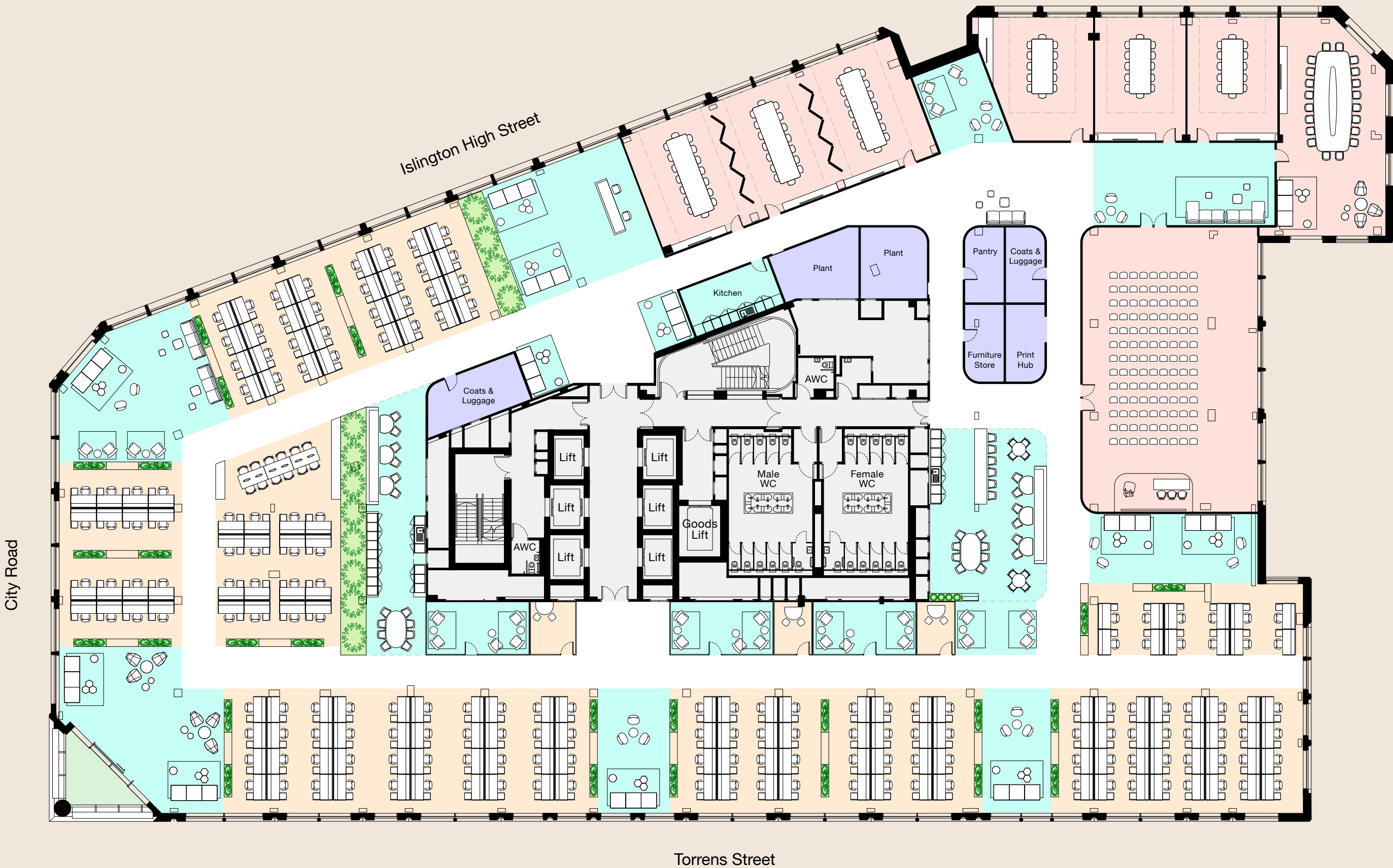
Meeting rooms

Break-out spaces

Core

Terrace

Internal sizes denote net internal areas



Space plan

Second floor – max pack

32,098 sq ft / 2,982 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 kitchenettes with seating
3 x large open lounge spaces (20-25 people each)	2 x small open lounge spaces (5 people each)
2 x medium open lounge spaces (10 people each)	

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

Desk space

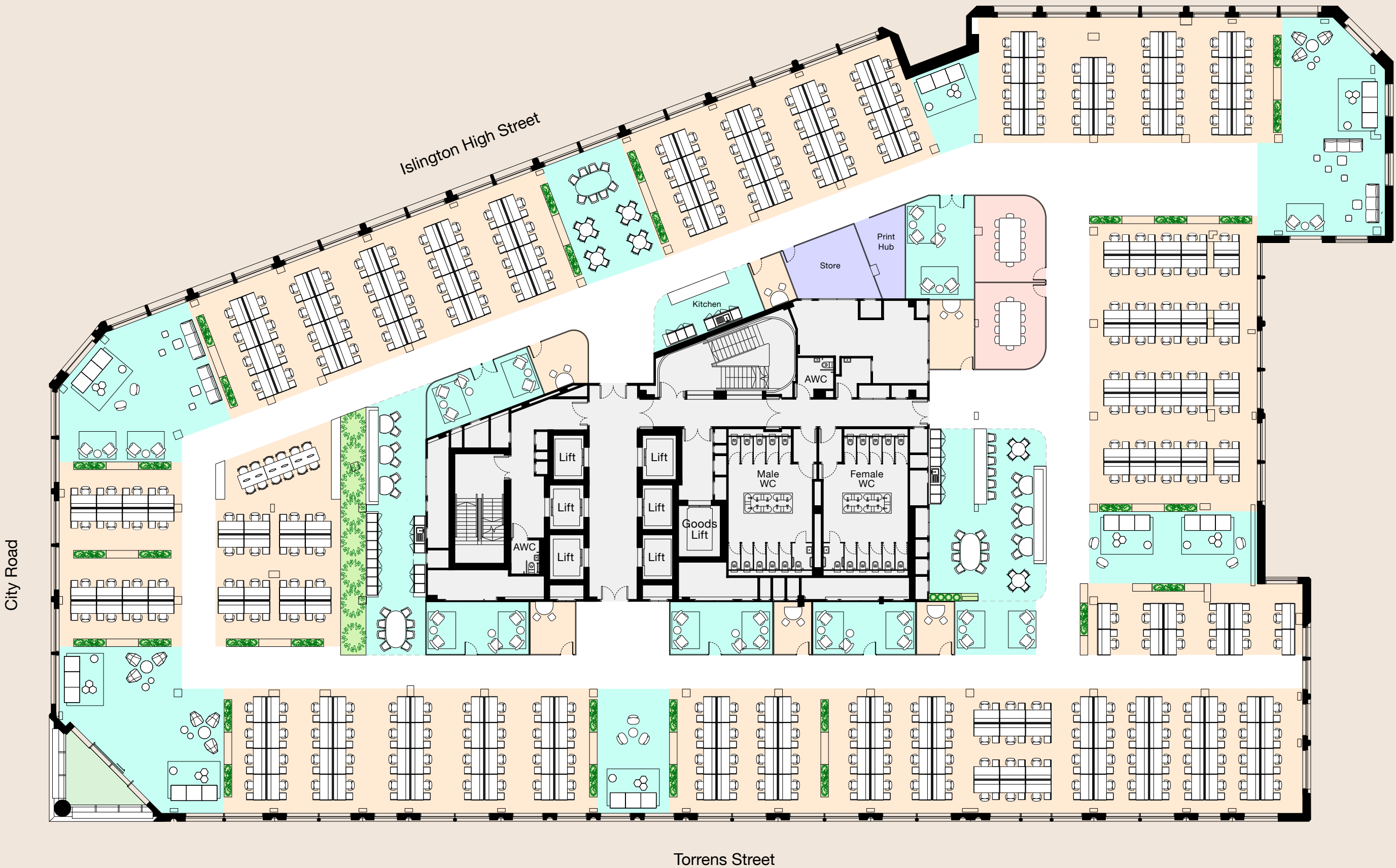
Meeting rooms

Break-out spaces

Core

Terrace

Internal sizes denote net internal areas



Space plan

Sixth floor – meeting room & entertainment layout

18,676 sq ft / 1,735 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)

Desk space

Meeting rooms

Break-out spaces

Core

Terrace

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

of total terrace space.

4,700 sq ft

communal roof terrace.

1,800 sq ft

of ground-floor café space.

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.



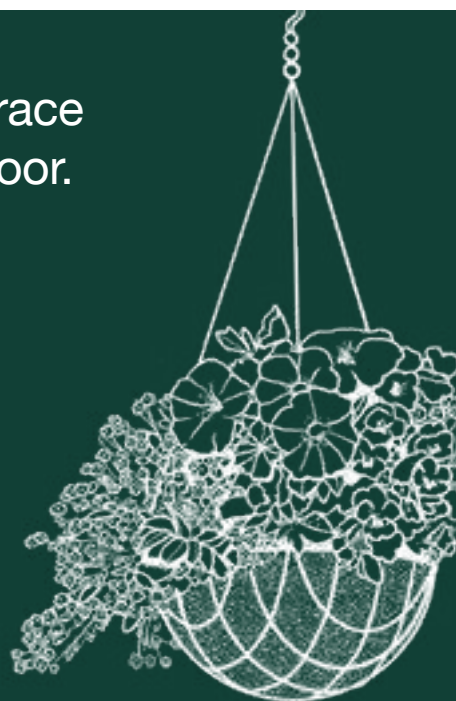
Public courtyard
with greenery,
lighting and
seating.



1:8 sq m

occupancy density.

Private terrace
on every floor.



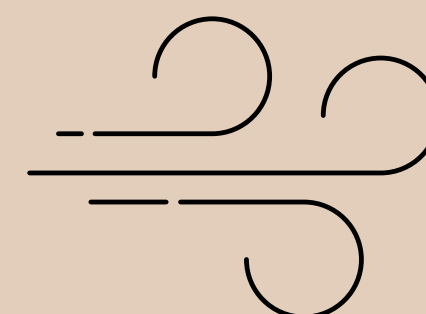
x6

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



TISHMAN SPEYER

Developed by trusted
experts with an exceptional
track record.



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	2K	25	24K
SF owned & operated ¹	Customers worldwide	Venture investments	Residential units ²
180	45	13	1897
Assets worldwide	Years in the business	Life science assets	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



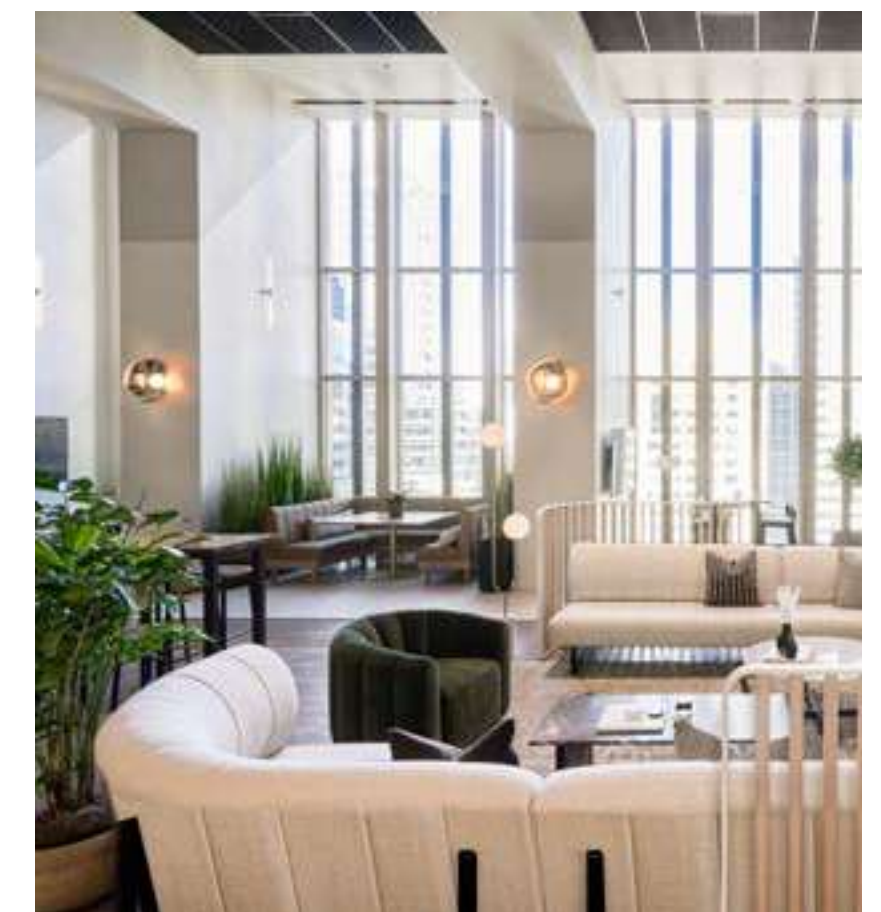
The Point – London
Multi let office



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.

CBRE

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Lizzie Boswell
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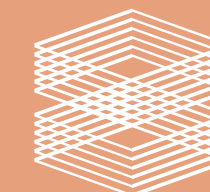
Michaelis Boyd
Interior architect

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**

angelsquare.london

The Joint Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (4) CGIs for indicative purposes only. August 2025.