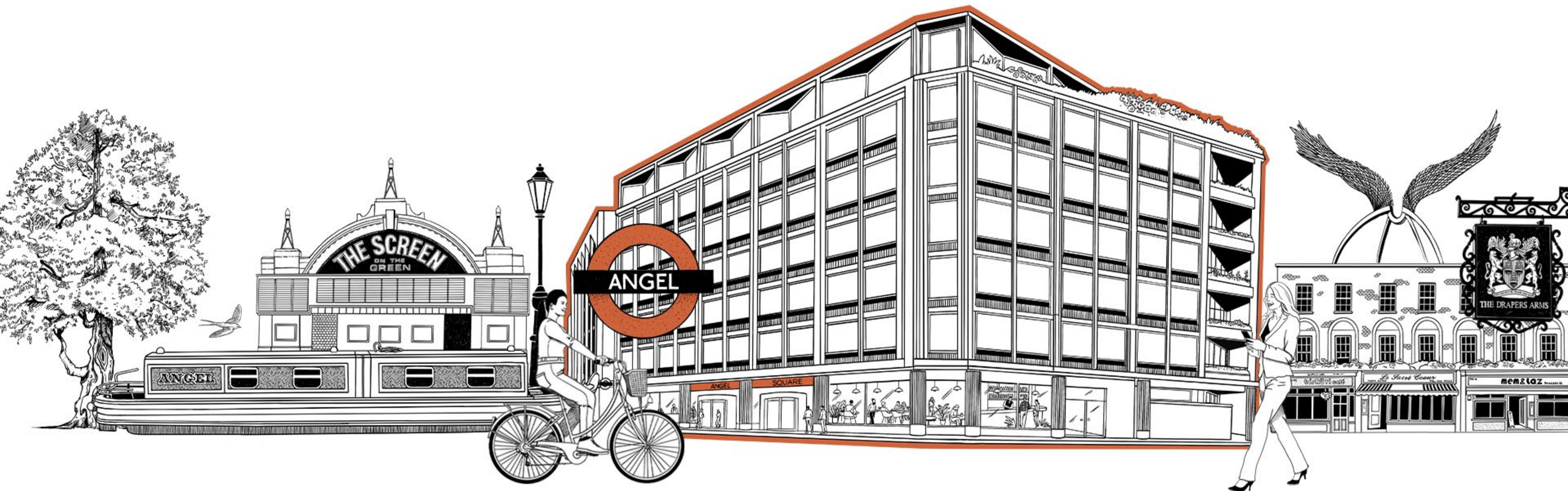
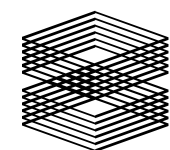


angel square^{EC1}



A development by:



TISHMAN SPEYER

Available Now

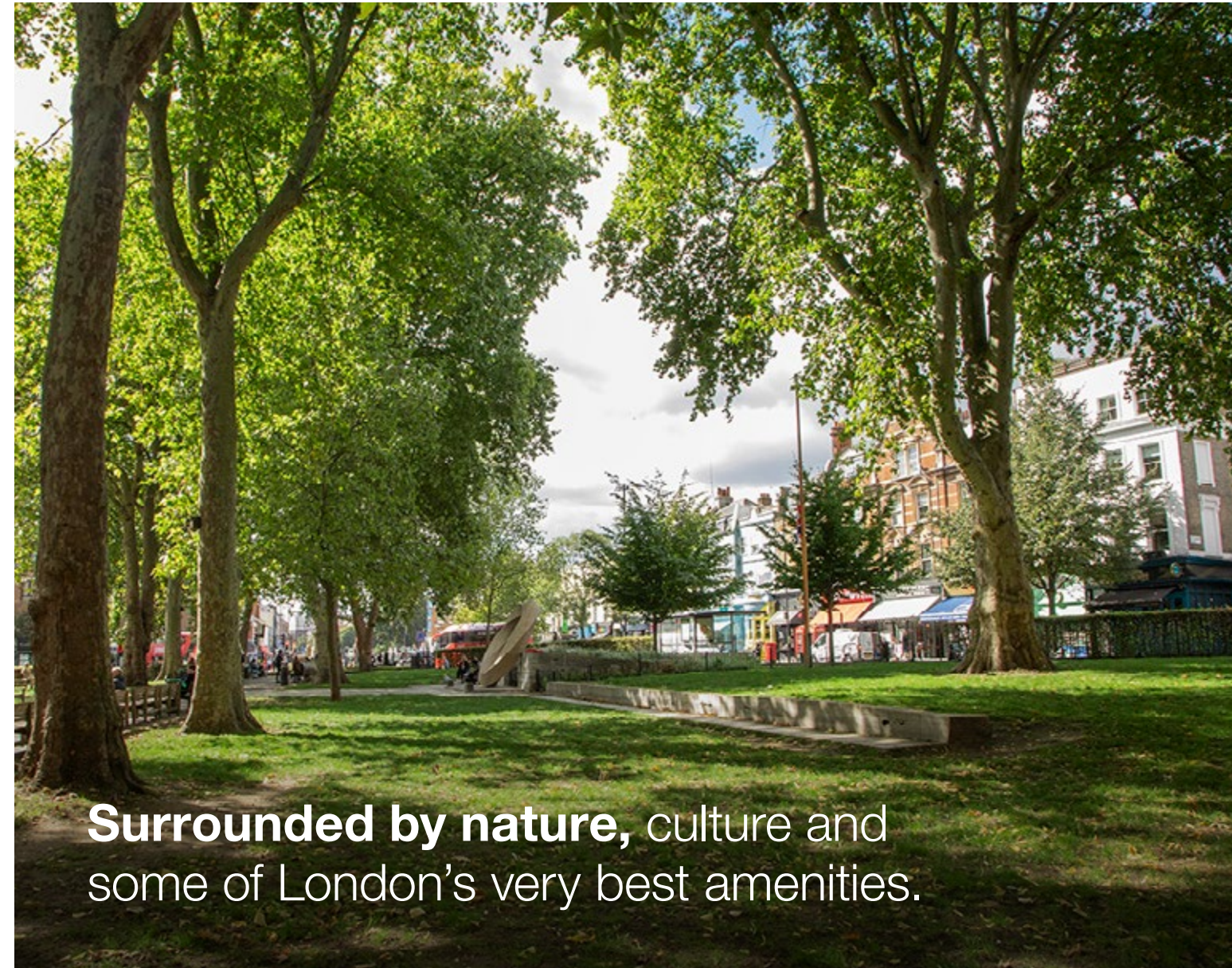
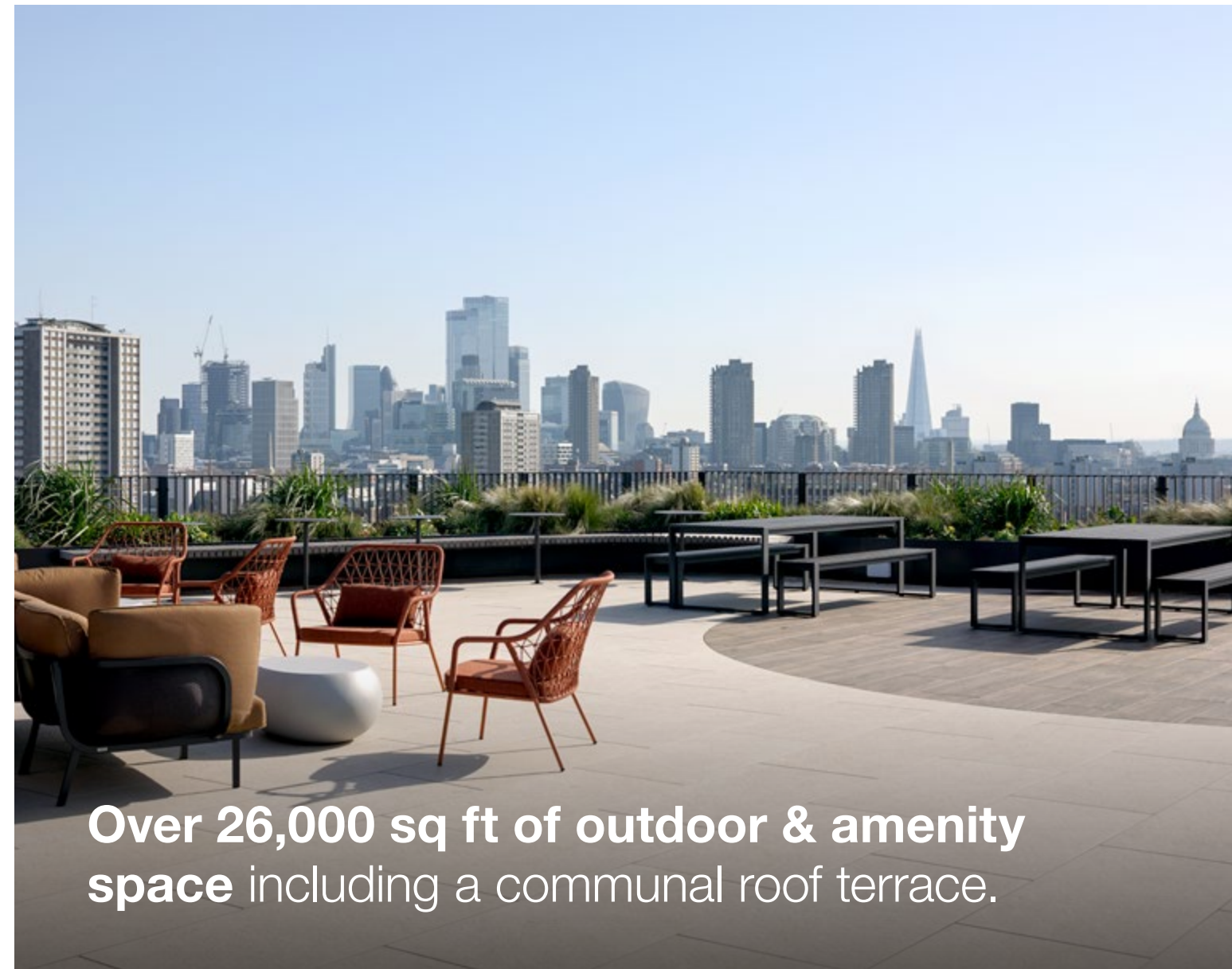


angel
square ^{EC1}



angel square ^{EC1}

189,000 sq ft **landmark Central London HQ opportunity.**



Angel



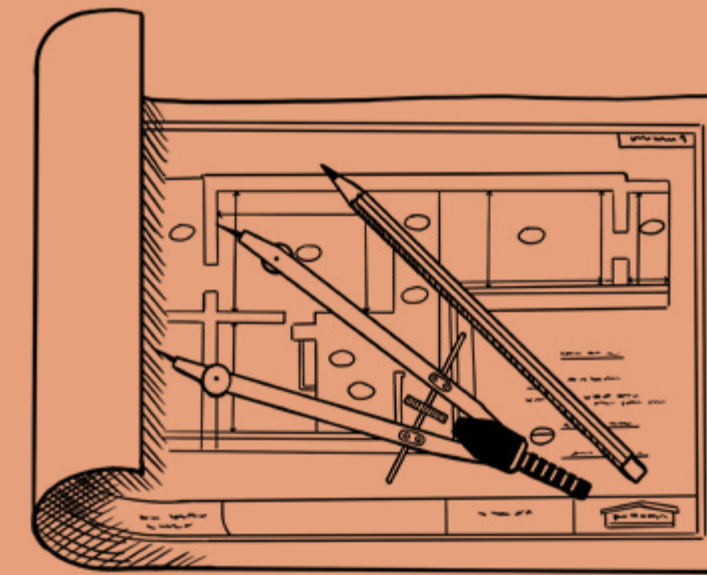
Building



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

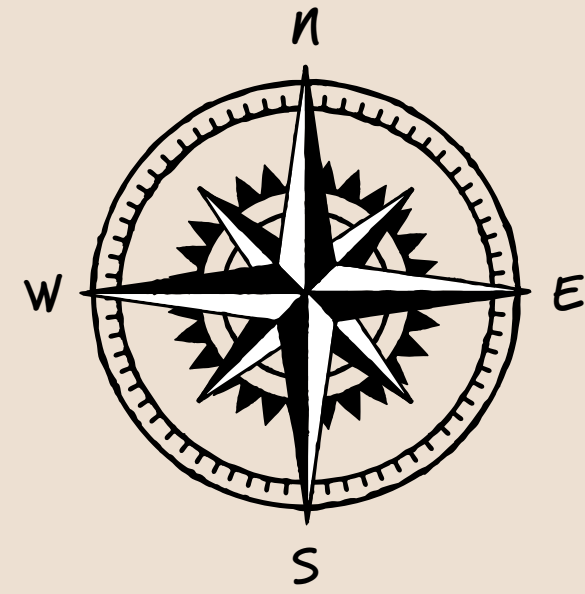
Angel is one of only six London Underground stations named after a pub.

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.



Angel Flowers - Independent florist for unusual plants and beautiful flowers



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.



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.



24 Michelin guide restaurants in Islington

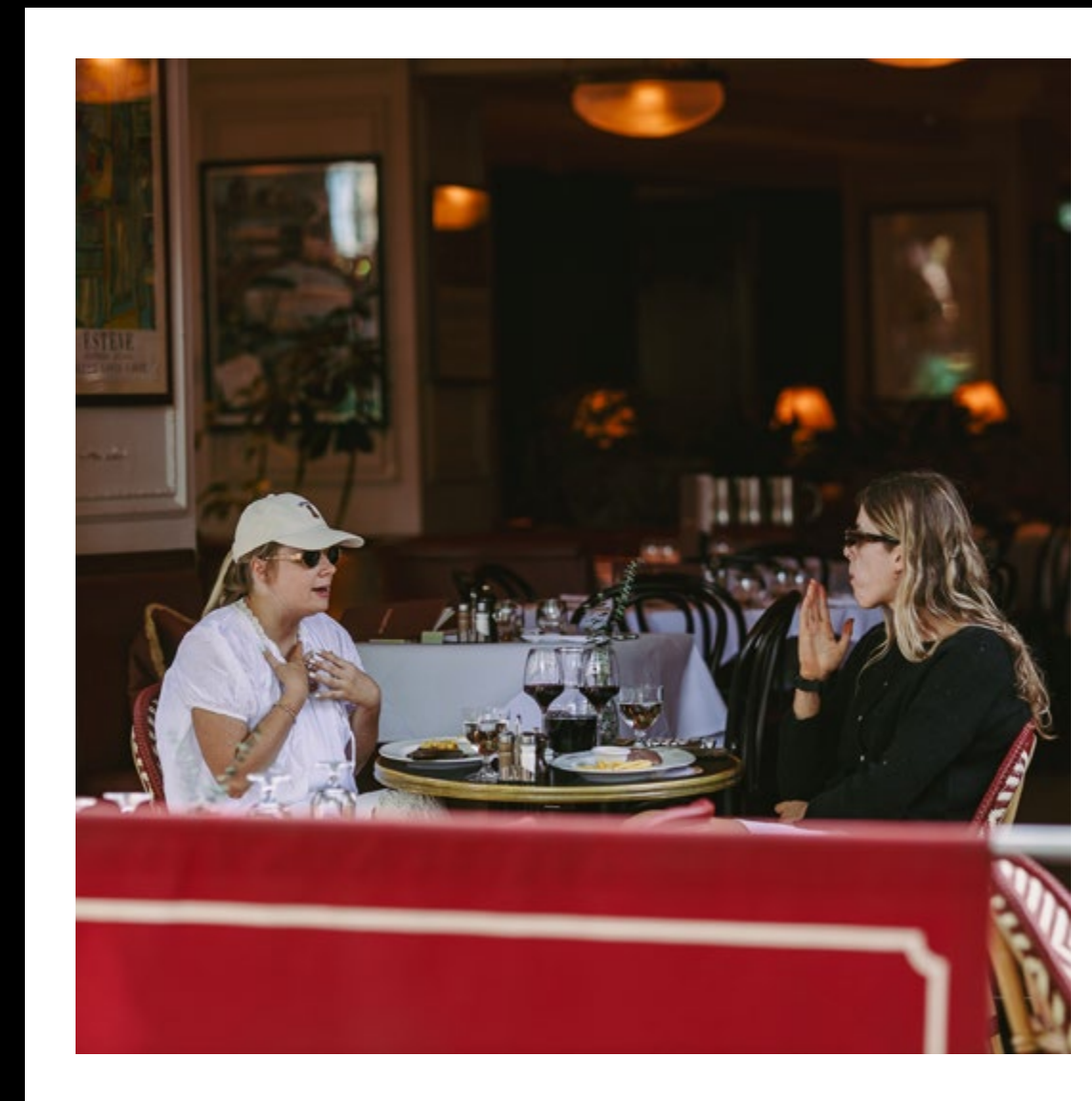
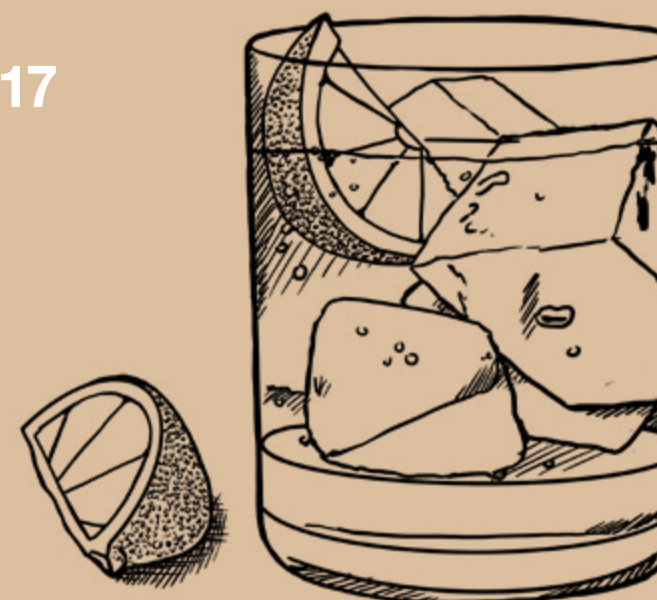


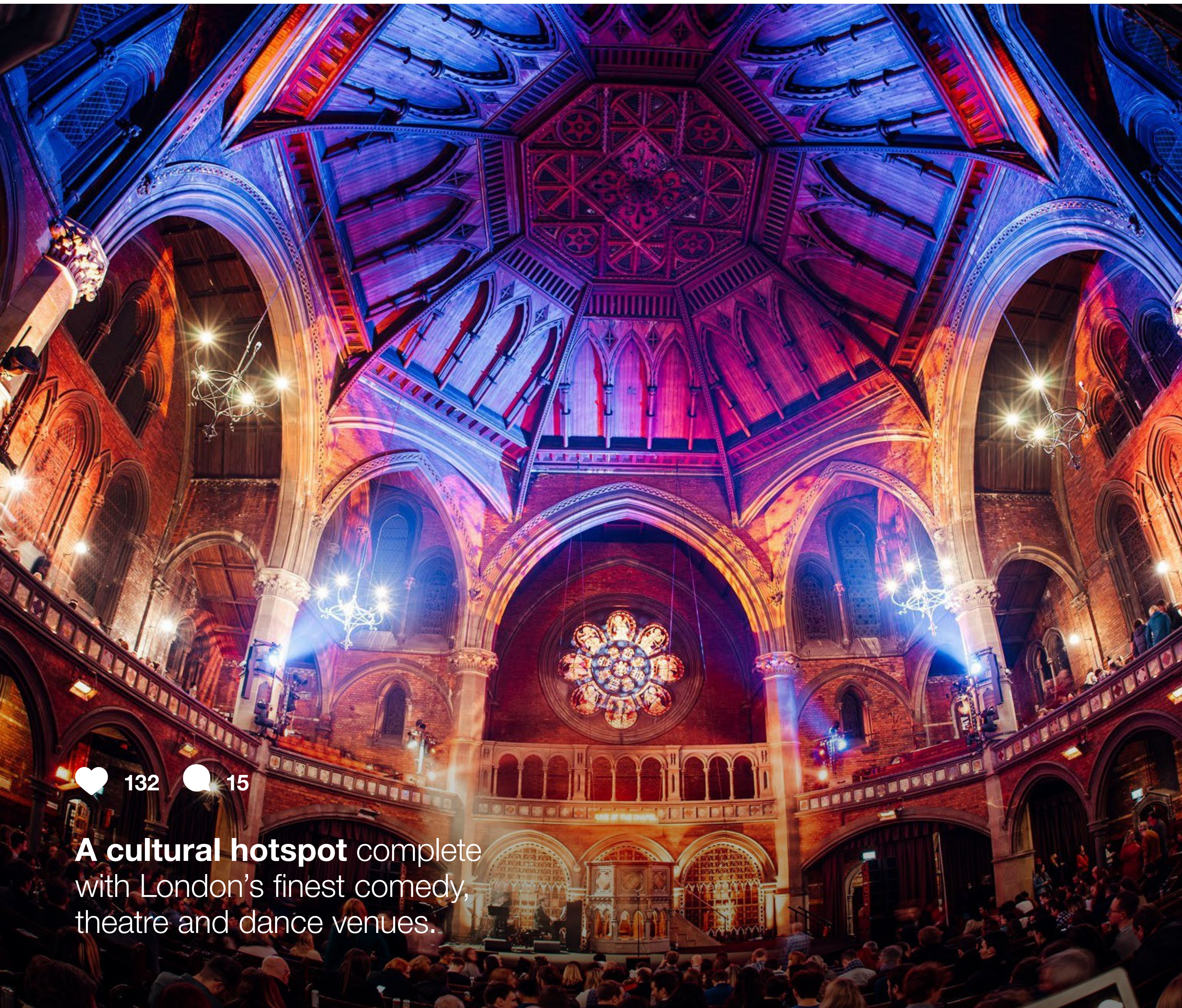
131 12



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

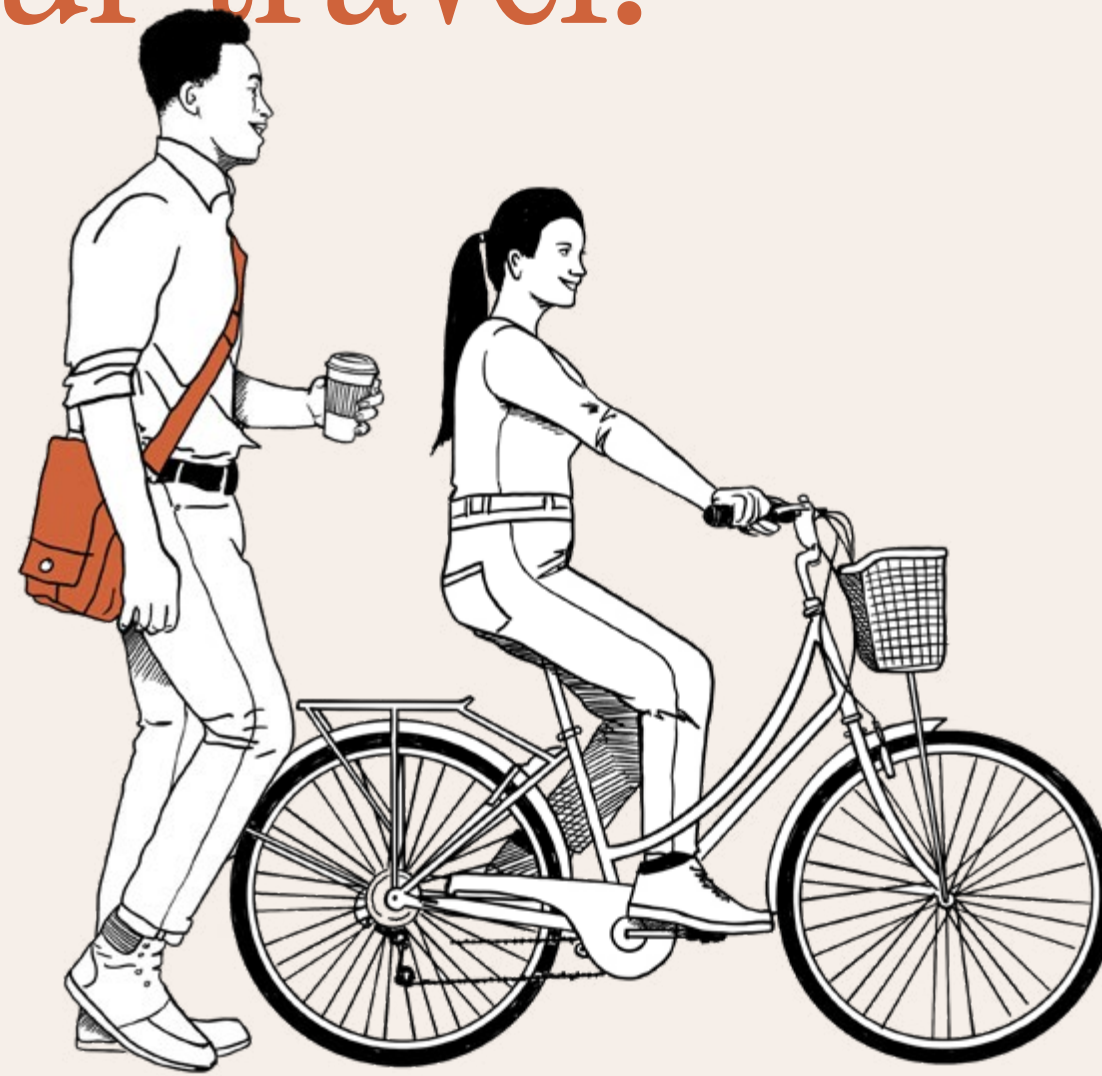
117 23



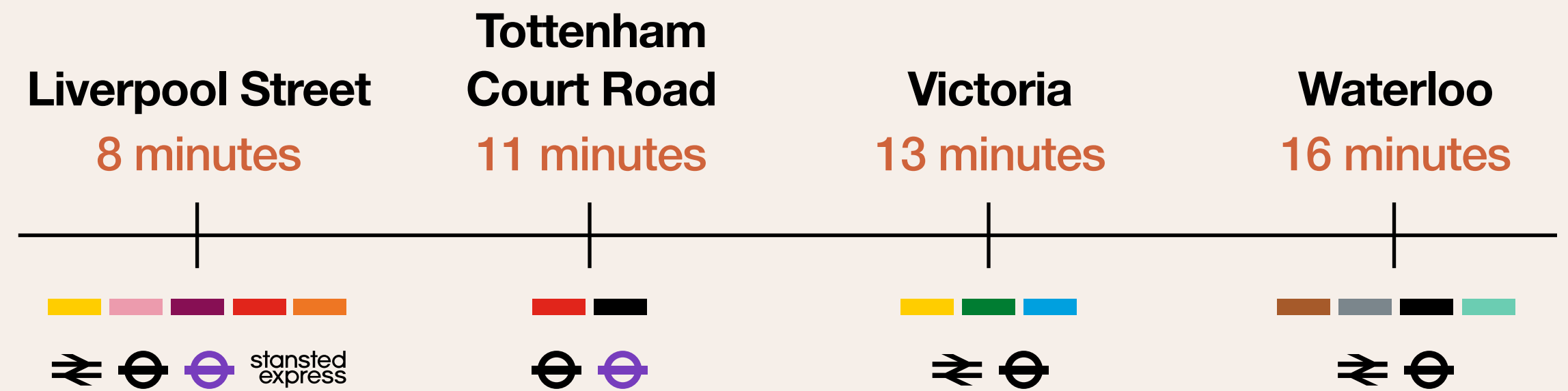
Get on top of your travel.

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.

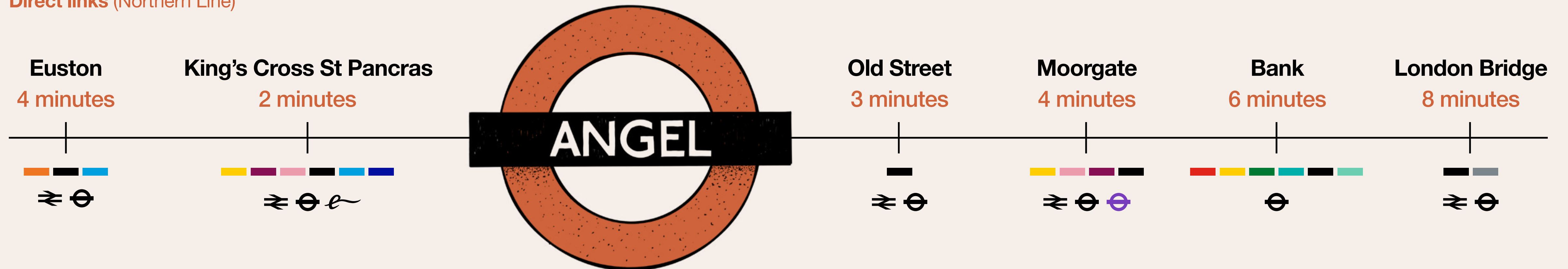
The main overground hub of Highbury & Islington is just a stroll away.



Key transport hubs



Direct links (Northern Line)



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

Building Highlights



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 348 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

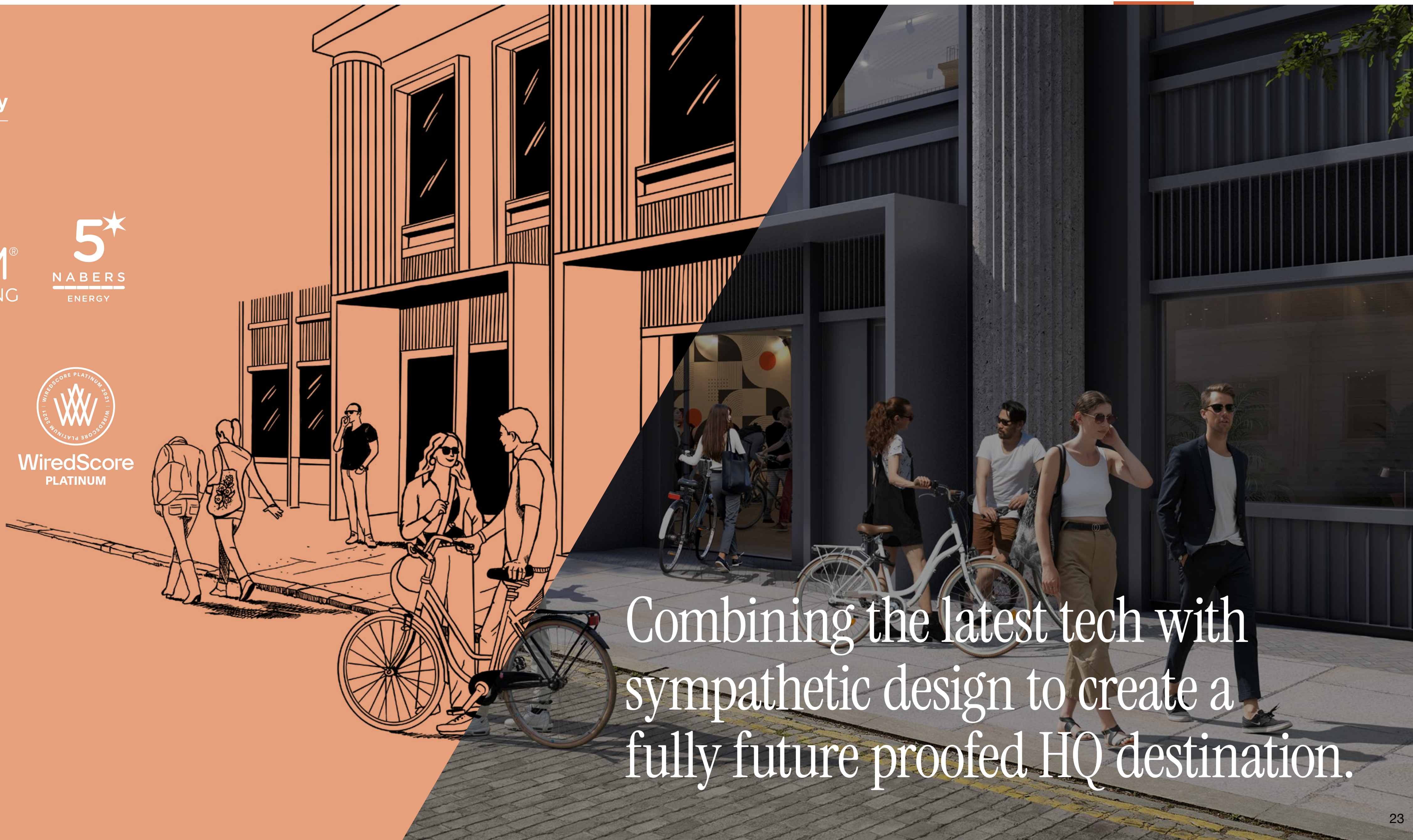
5★
NABERS
ENERGY



WiredScore
PLATINUM



SmartScore
GOLD



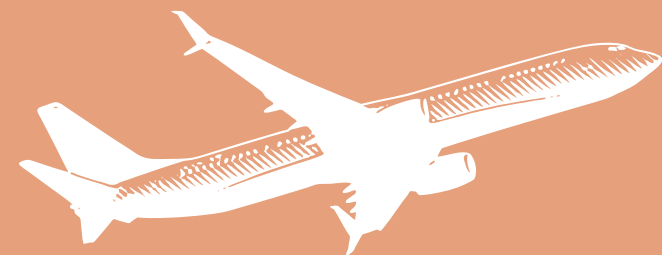
Combining the latest tech with sympathetic design to create a fully future proofed HQ destination.

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.



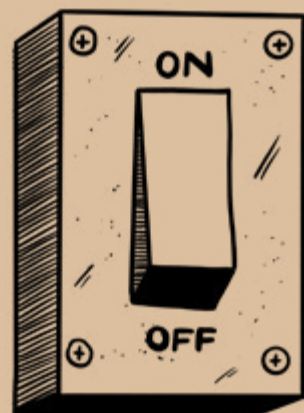
45% more energy efficient

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.



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.

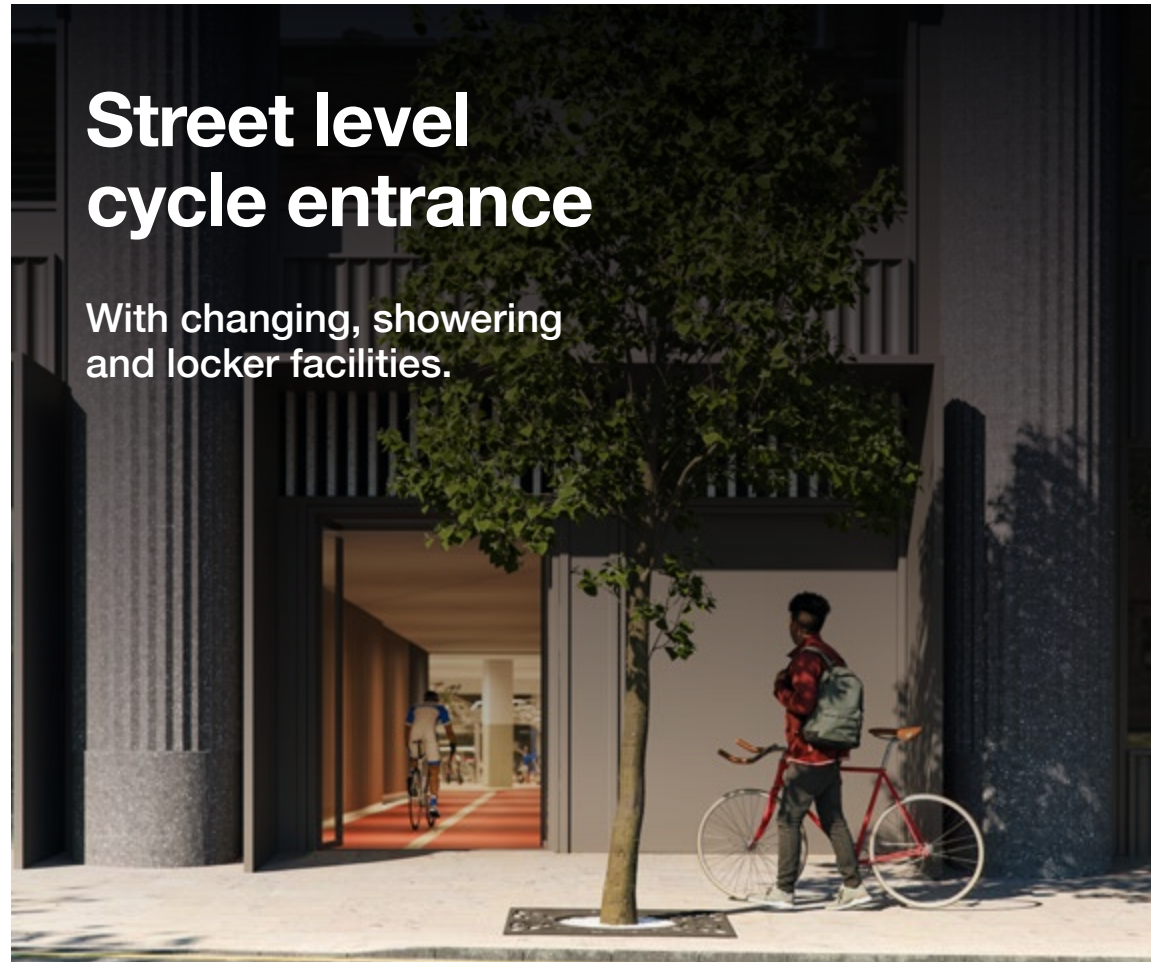


Wellbeing

Centered around your wellbeing

Street level cycle entrance

With changing, showering and locker facilities.



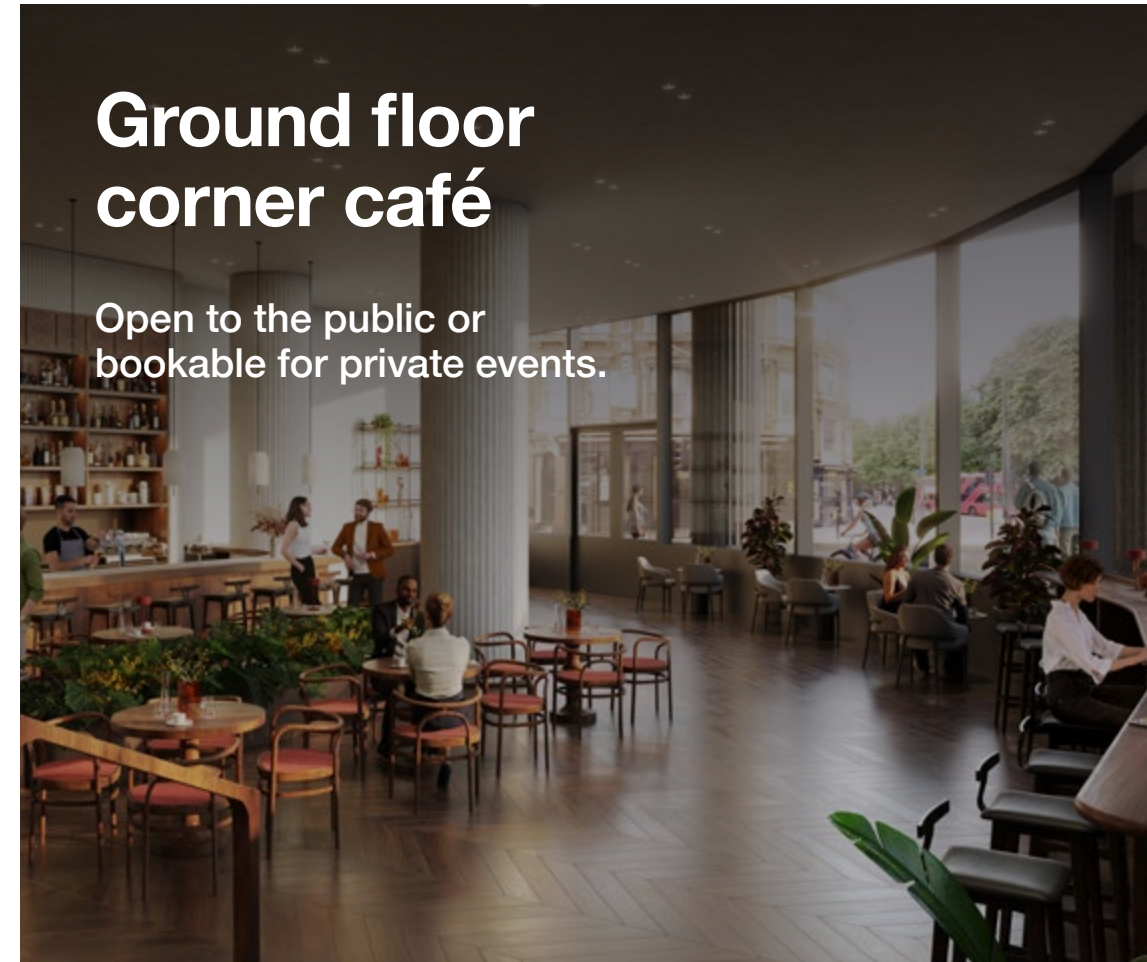
A culinary and cultural hotspot

Surrounded by lunchtime and post-work stimulation.



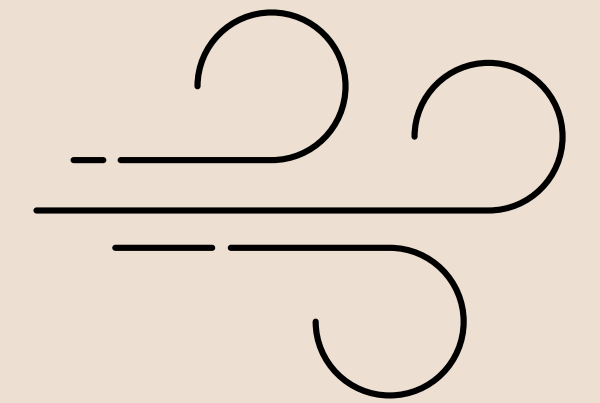
Ground floor corner café

Open to the public or bookable for private events.



Openable windows on every floor

For fresh air ventilation and natural temperature control.



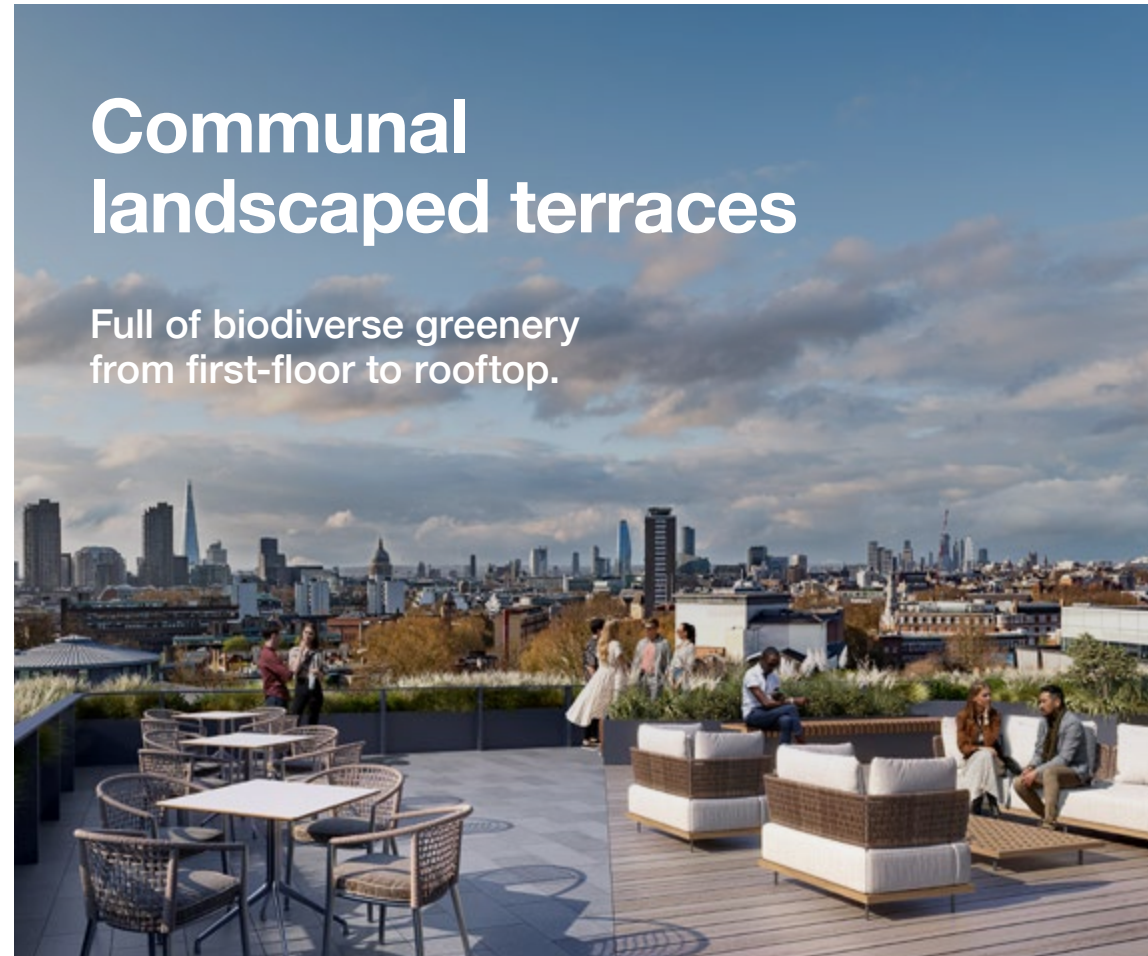
Central staircase to encourage movement

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.



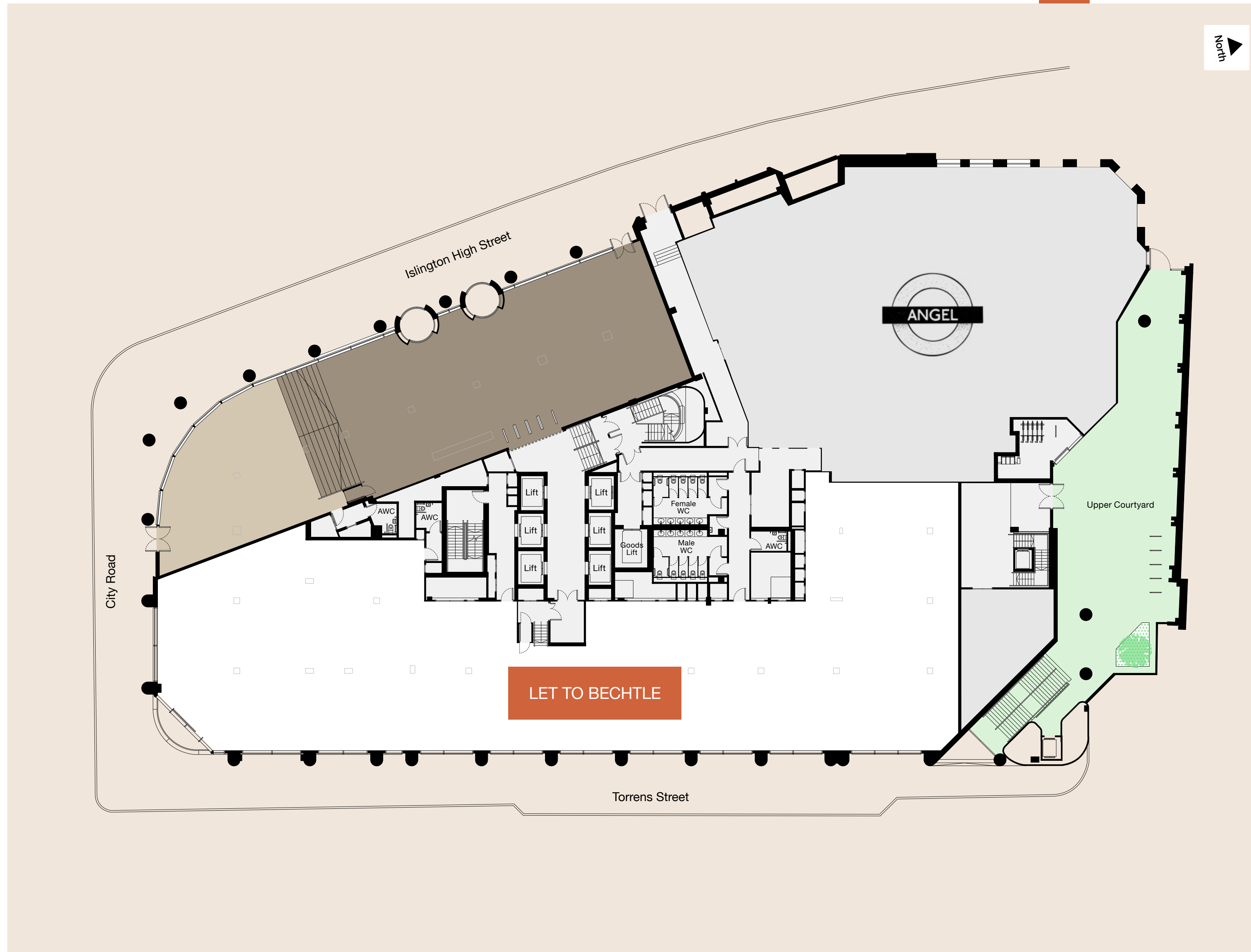
Ground floor

18,942 sq ft / 1,760 sq m

Office	11,606 sq ft / 1,078 sq m
Reception	3,363 sq ft / 312 sq m
Café	1,607 sq ft / 149 sq m
Courtyard	3,143 sq ft / 292 sq m
Affordable workspace	565 sq ft / 53 sq m

Office
 Courtyard
 Core
 Café
 Reception

Internal sizes denote net internal areas

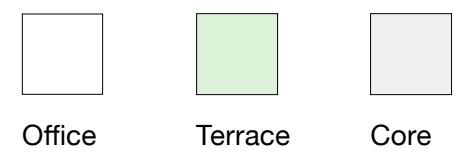


First floor

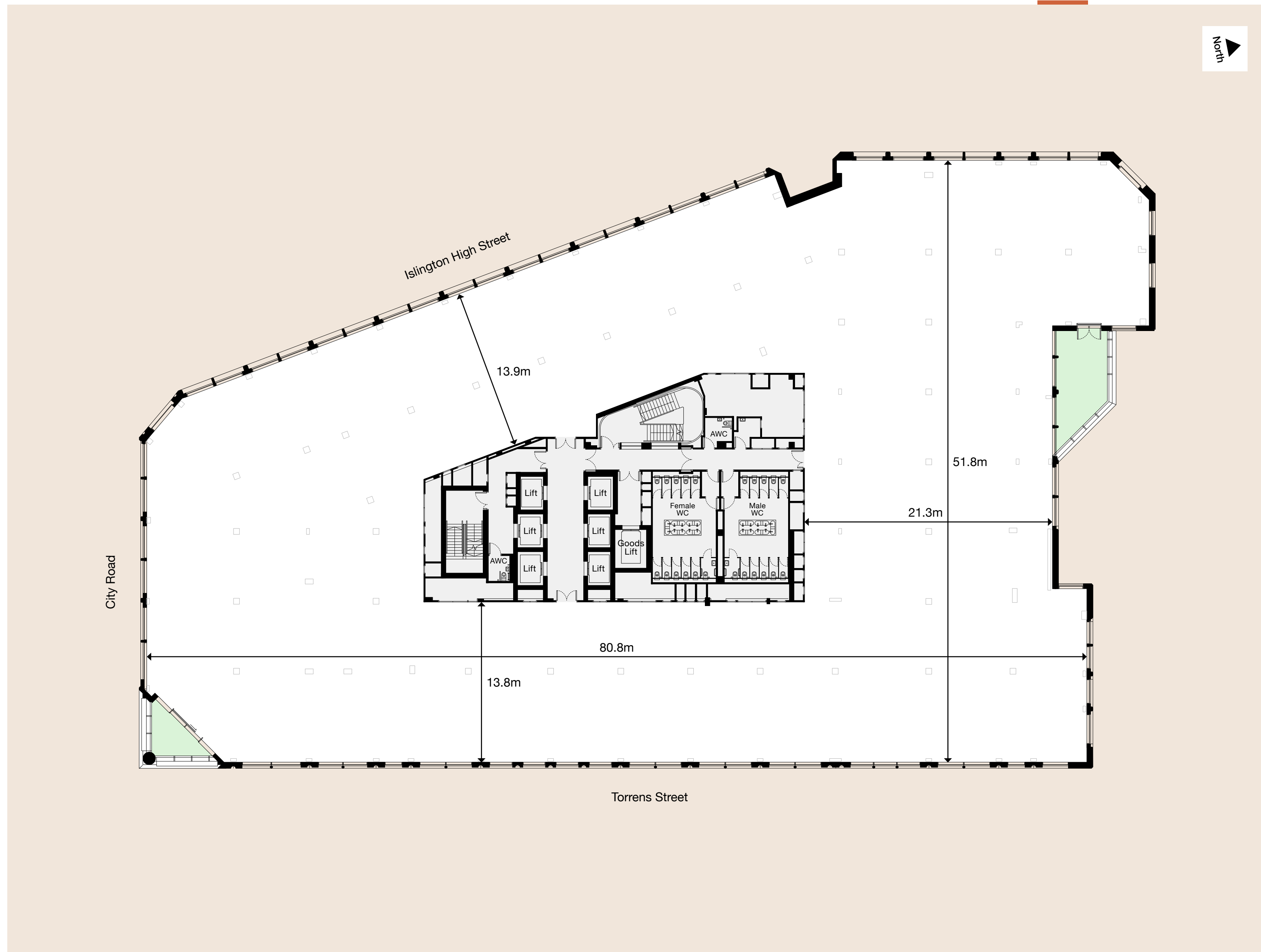
32,085 sq ft / 2,981 sq m

Office 32,085 sq ft / 2,981 sq m

Terraces 562 sq ft / 52 sq m



Internal sizes denote net internal areas

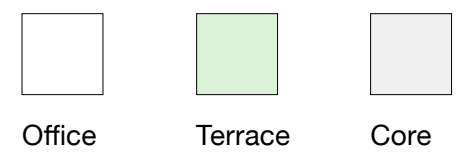


Second floor

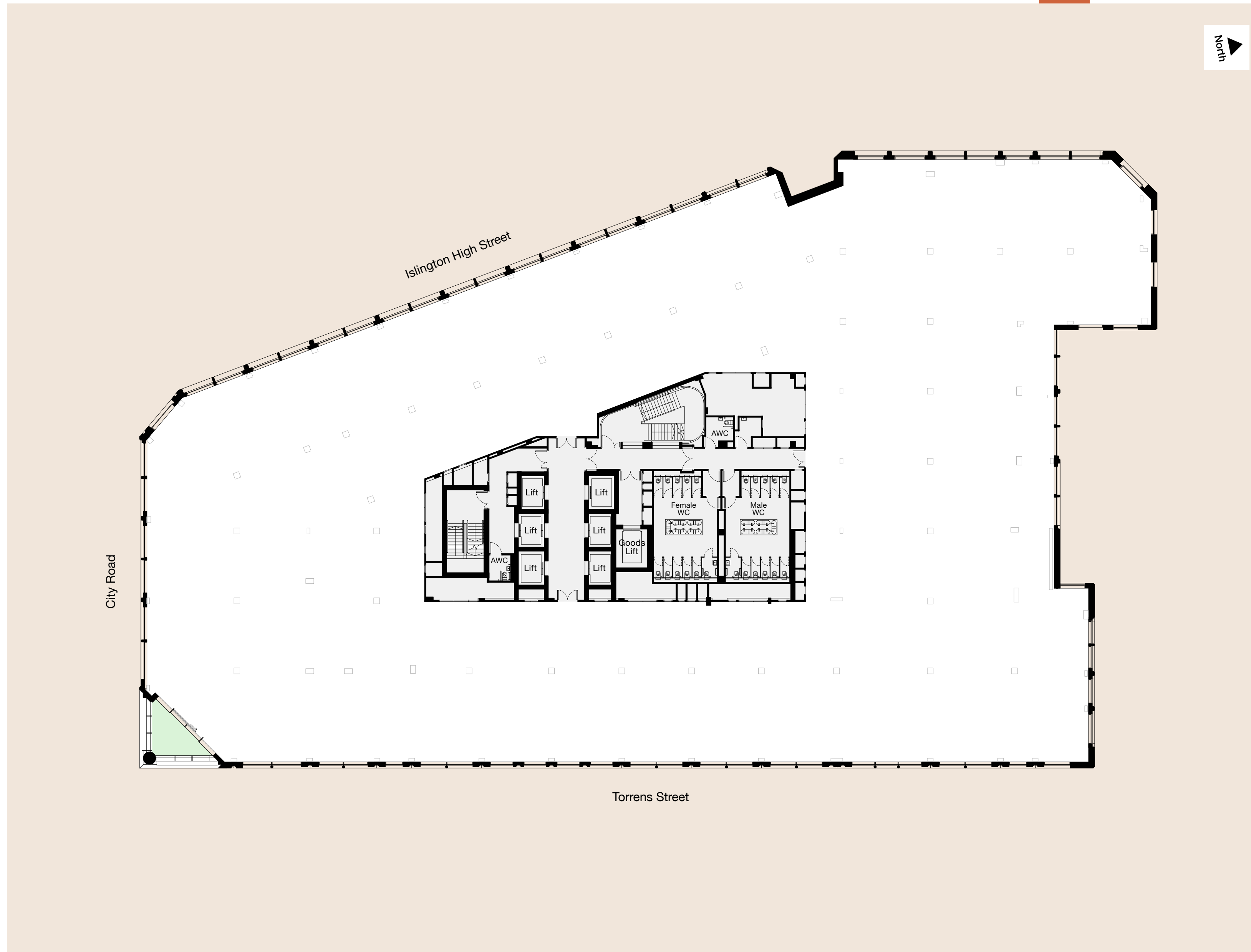
32,187 sq ft / 2,990 sq m

Office 32,187 sq ft / 2,990 sq m

Terrace 149 sq ft / 14 sq m



Internal sizes denote net internal areas

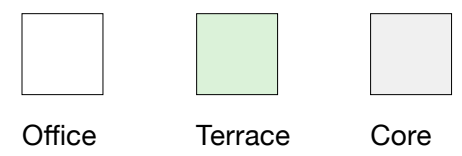


Third floor

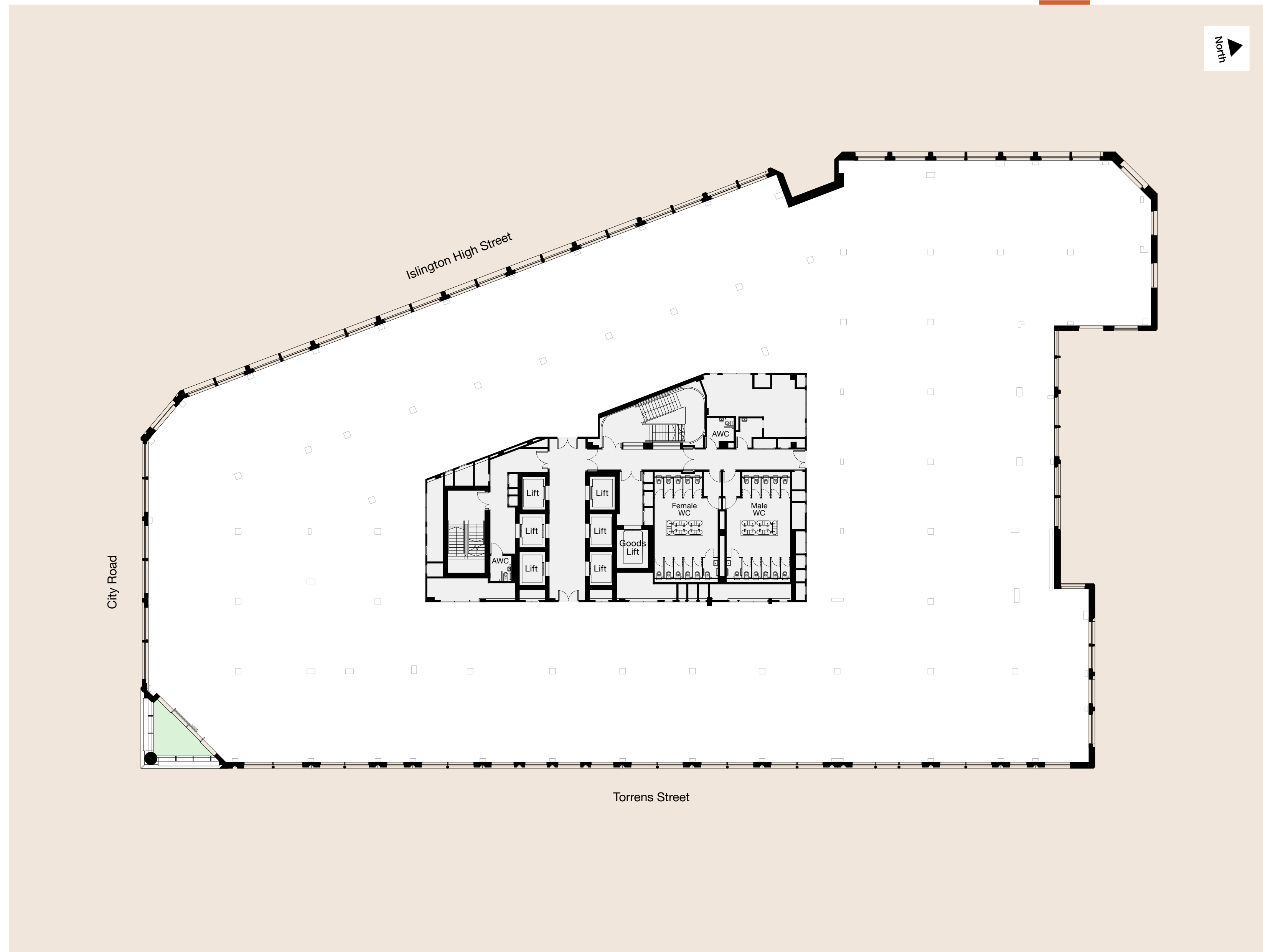
32,196 sq ft / 2,991 sq m

Office 32,196 sq ft / 2,991 sq m

Terrace 149 sq ft / 14 sq m



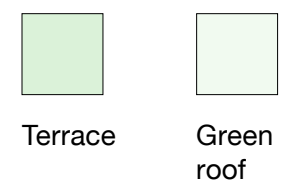
Internal sizes denote net internal areas



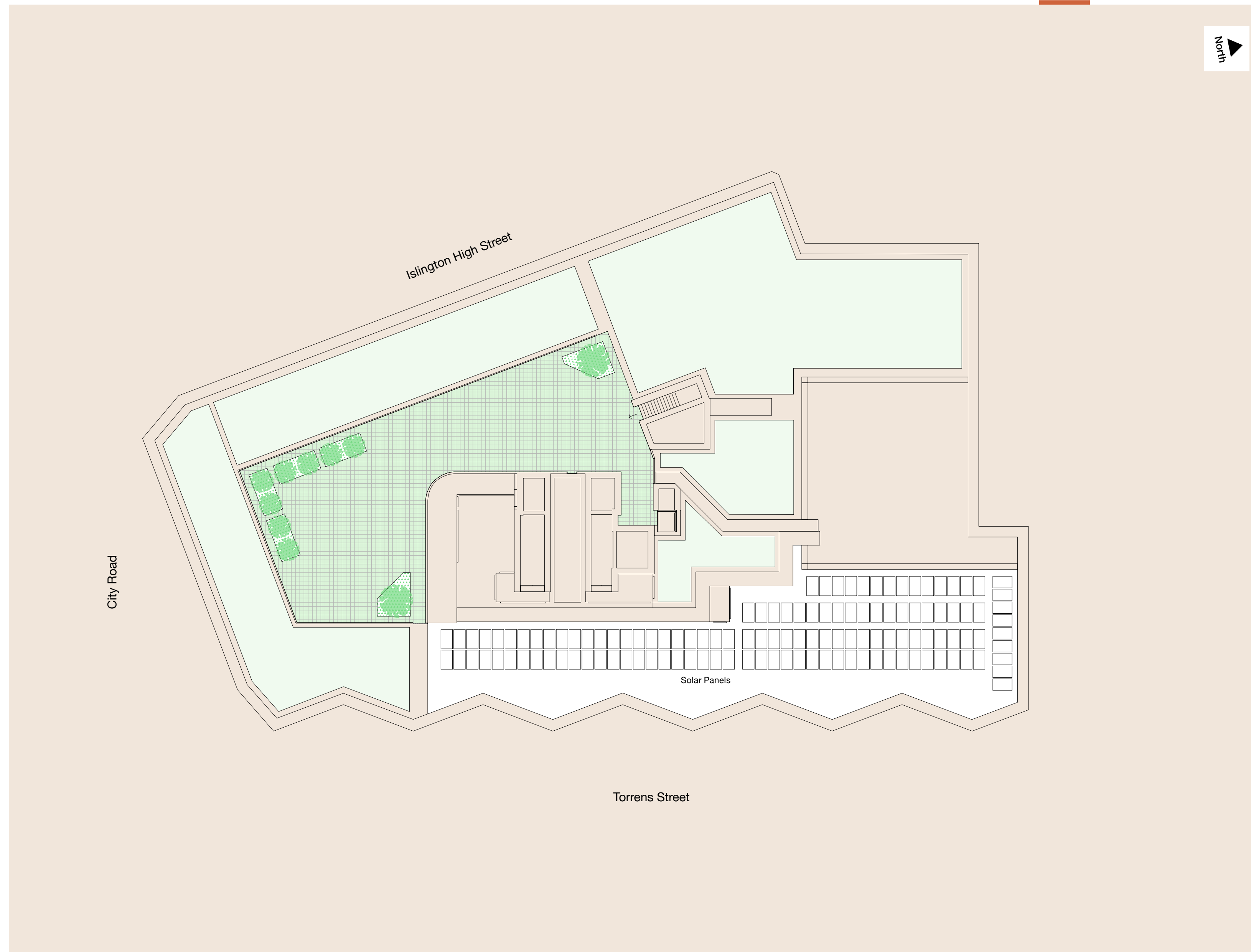
Roof Terrace

4,693 sq ft / 436 sq m

Roof terrace 4,693 sq ft / 436 sq m








Internal sizes denote net internal areas



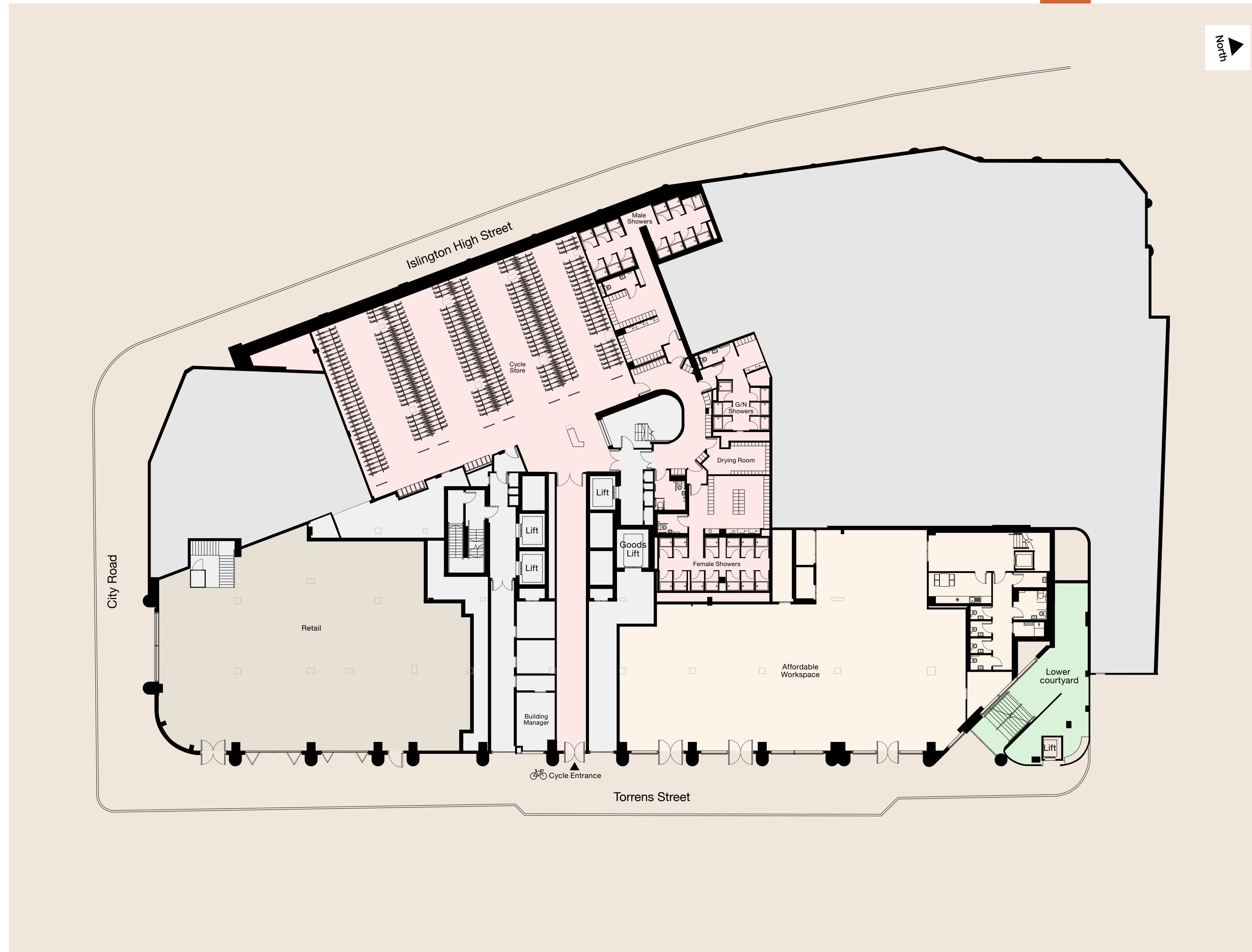
Amenities floor

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
32,187 sq ft / 2,991 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:

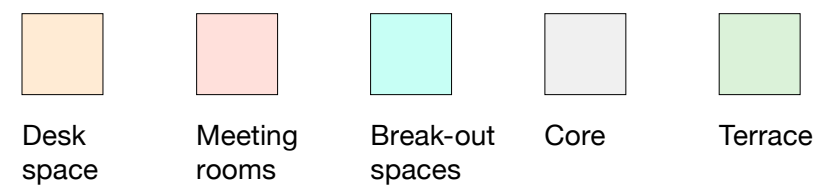
138 x in lounge / kitchen break-out spaces

Break-out spaces:

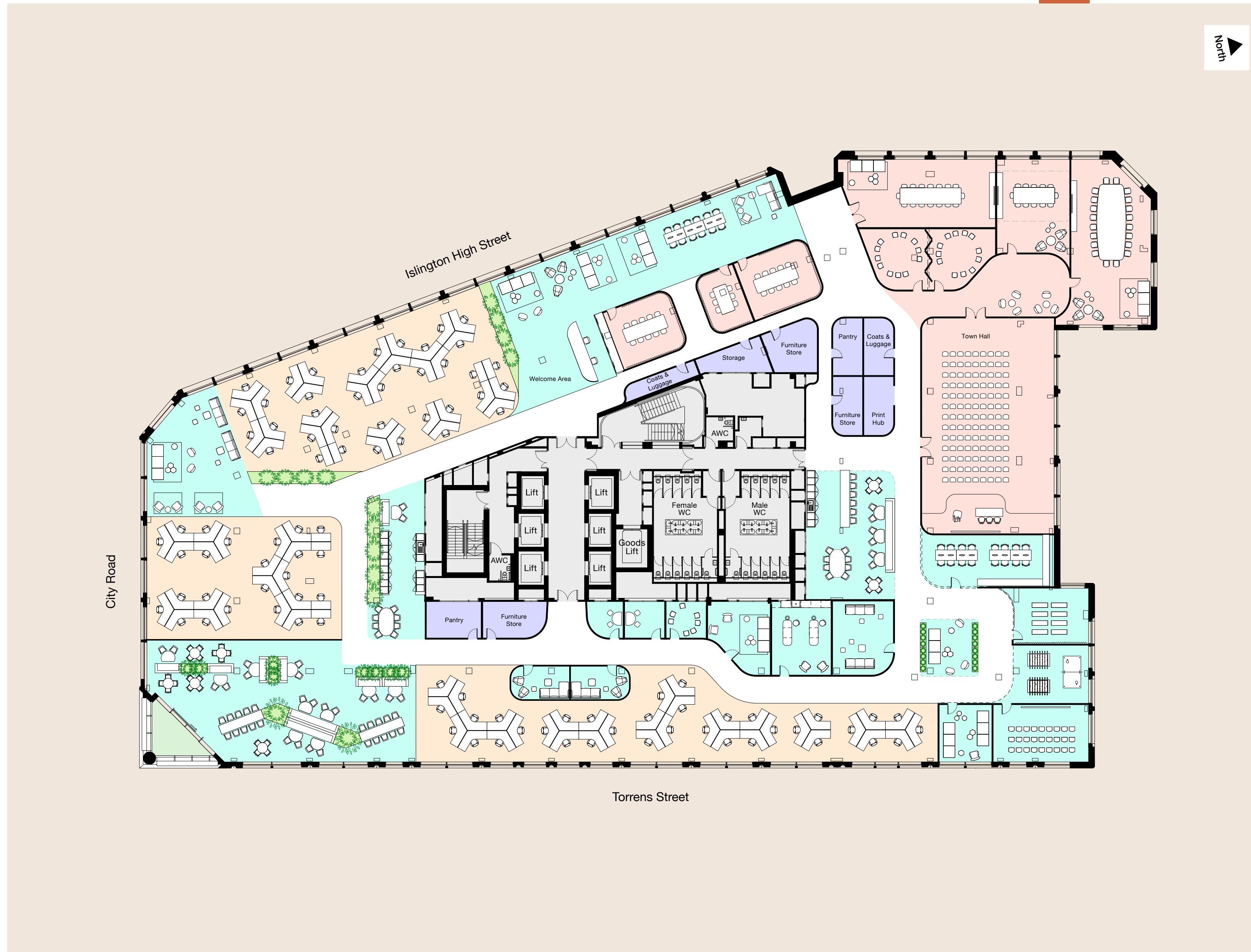
- | | |
|--|--|
| 2 x large open lounge spaces (20-25 people each) | 1 x small open lounge spaces (5 people each) |
| 1 x medium open lounge spaces (10 people each) | 2 x enclosed break out rooms |
| | 2 x game pods |

Private phone booths / VC rooms:

2 x (2 person each)



Internal sizes denote net internal areas



Space plan

Second floor – cellular layout
32,187 sq ft / 2,991 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:

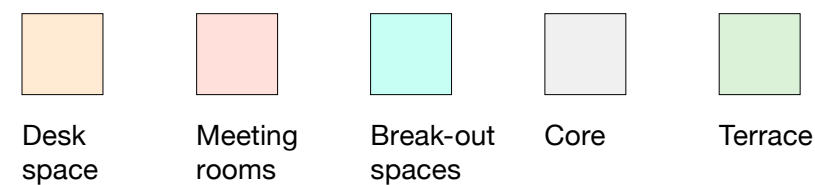
16 x

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
32,187 sq ft / 2,991 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:

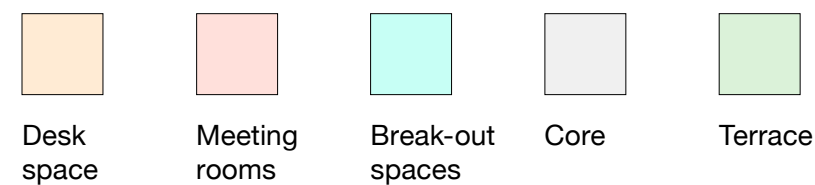
12 x in library

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
32,187 sq ft / 2,991 sq m

300 desk spaces

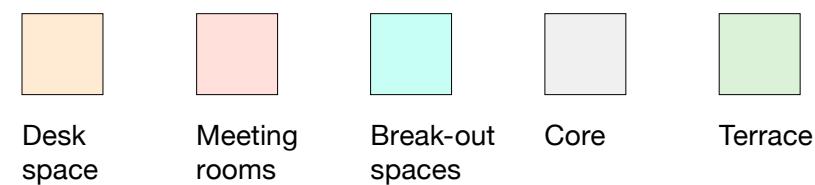
Internal meeting spaces:
2 x 10 person meeting room

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)



Internal sizes denote net internal areas



Space plan

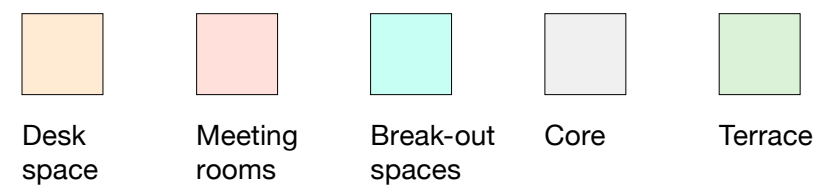
Sixth floor – meeting room & entertainment layout 18,858 sq ft / 1,752 sq m

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

189,000 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.

14,300 sq ft

of total terrace space.

4,700 sq ft

communal roof terrace.

1,600 sq ft

of ground-floor café space.

4.5m

café ceiling height.

2.8m

typical office floor height.

360°

elevated views across London.

Level-access cycle entrance with **348 lockers** and **348 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.

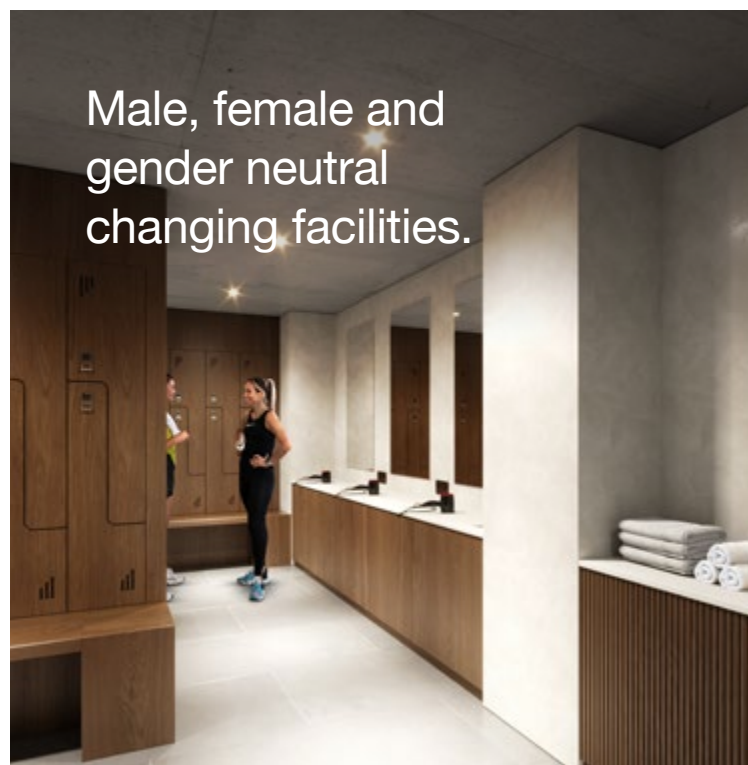
Private terrace on every floor.



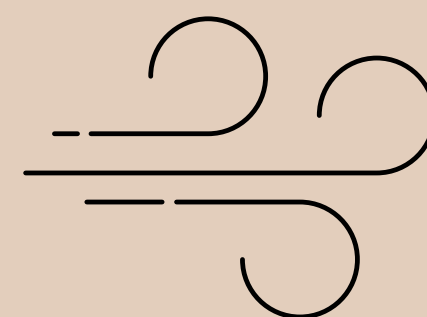
x6

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 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

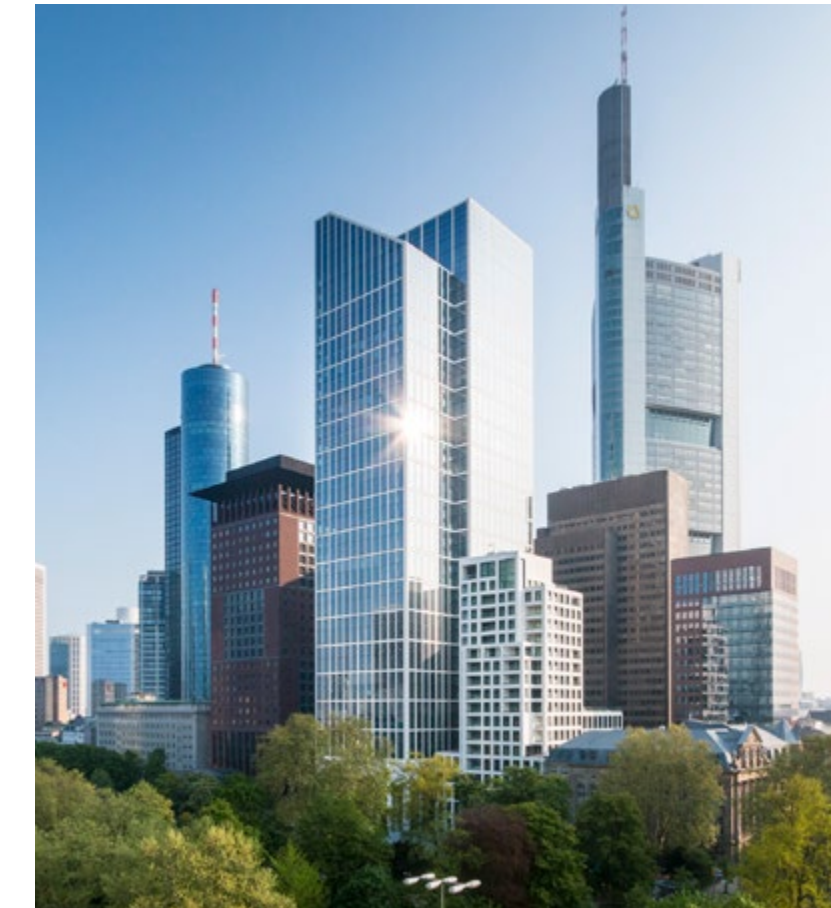


Our diverse, global portfolio.

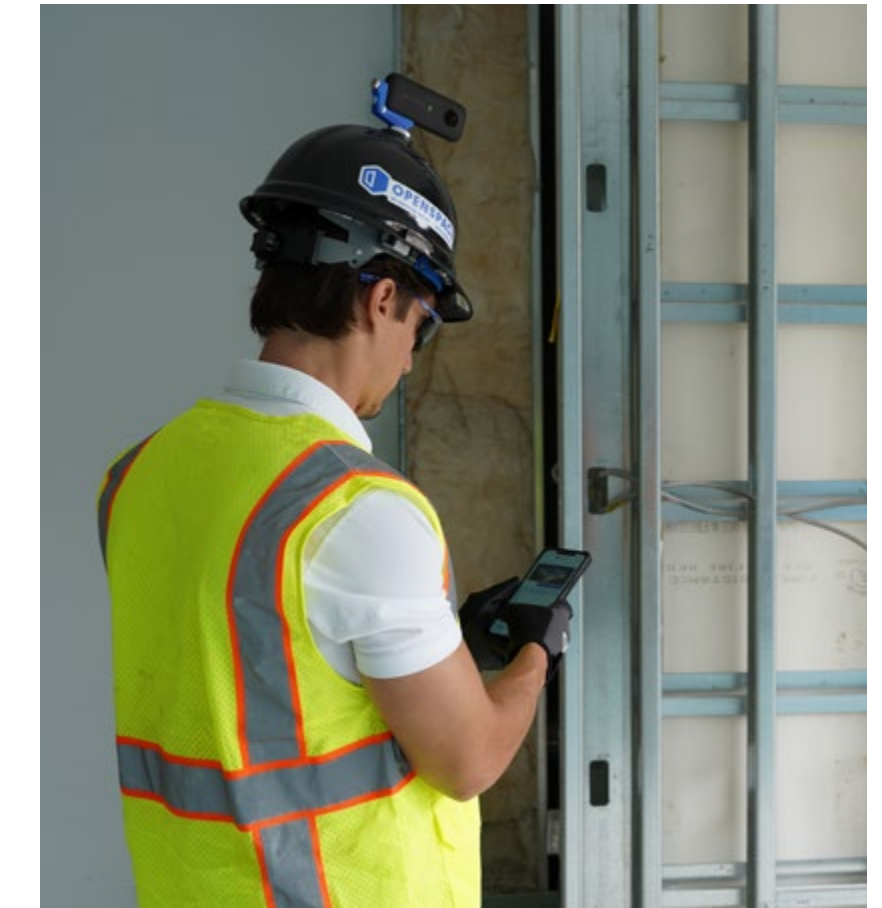
Tishman Speyer's diversified portfolio spans market rate and affordable residential communities, premier office properties and retail spaces, industrial facilities, and mixed-use campuses. We create state-of-the-art life science centers through our Breakthrough Properties joint venture, and foster innovation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



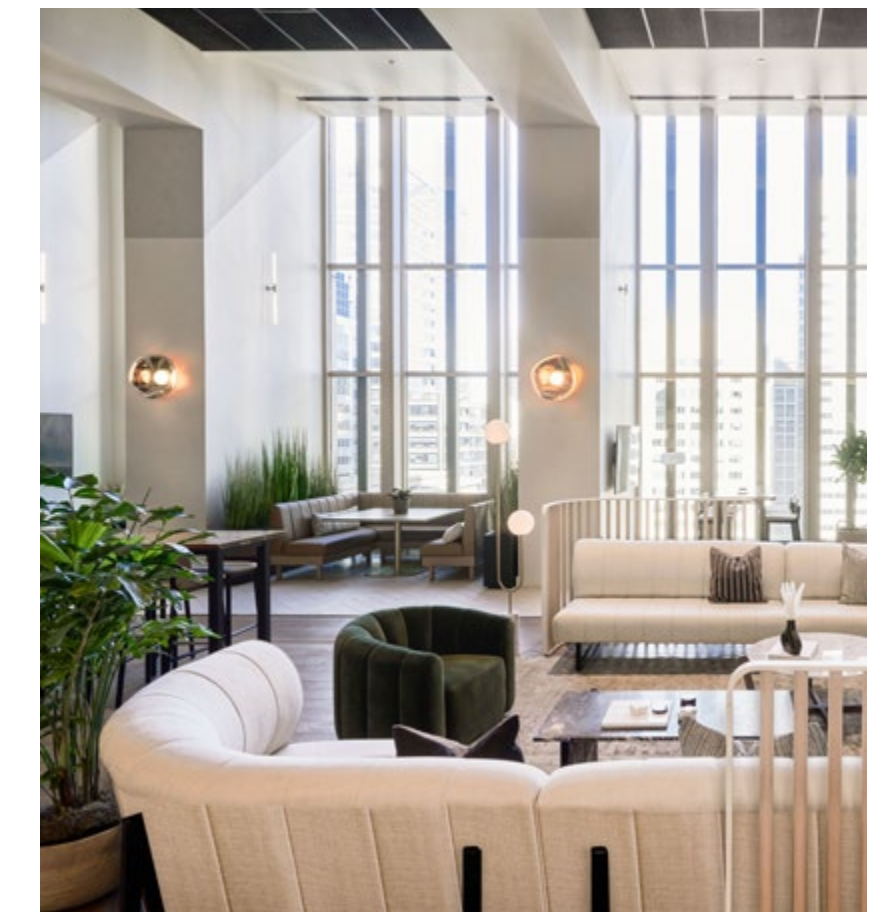
The Point – London
Multi let office



Alameda Jardins – São Paulo
Luxury residential



Edgemere Commons – New York
Affordable housing



The Springs – Shanghai
Mixed-use campus

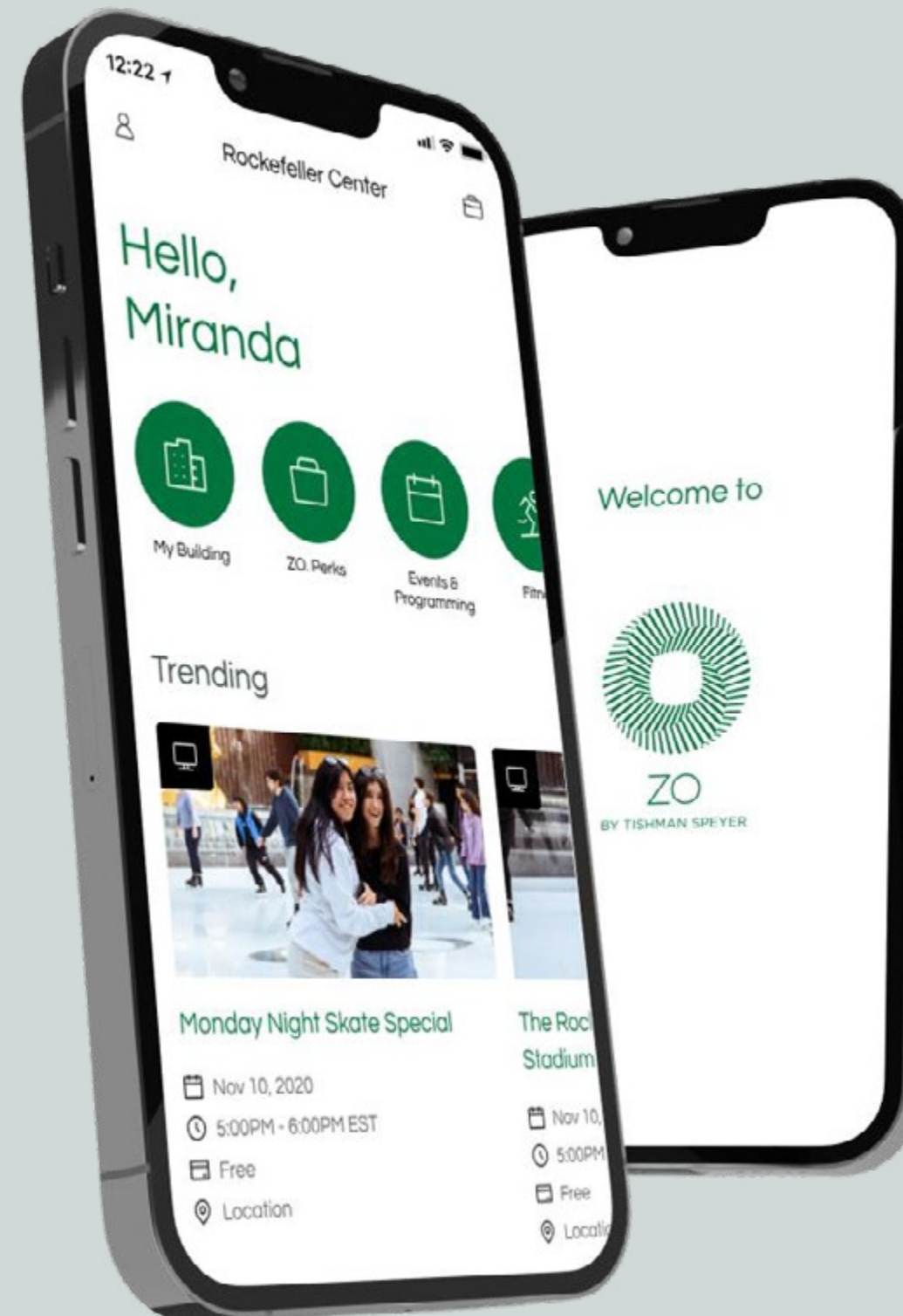
ZO, Tishman Speyer's global amenities network.

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.

CBRE

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07810 855 734

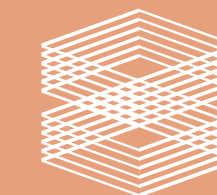
Michaelis Boyd
Interior architect

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. June 2026.