



**TO LET**



## Angel Gate

326 City Road, London, EC1V 2NZ

**Ideally located office  
situated in the heart of  
Angel**

**1,598 sq ft  
(148.46 sq m)**

- Great transport links
- Meeting room
- Modern feel
- High-speed internet
- 24 hour access

# Angel Gate, 326 City Road, London, EC1V 2NZ

## Description

Angel Gate is situated between City Road and Goswell Road close to Angel and just to the north of Old Street and the 'Tech City Hub'. The area offers a wealth of amenities including great cafes and restaurants, set in a historical village style environment with excellent transport links.

Clients can take advantage of a variety of business services from this conveniently placed office space. High-speed internet, meeting rooms, kitchen facilities, 24/7 building access, and printing and faxing capabilities are just a few of the amenities available.



## Location

Angel Station, which provides connections across Central London, is a short walk from the hub. All main bus routes pass through the area, and Kings Cross St. Pancras Station, where trains connect to the rest of the UK, can be reached in 2 minutes by tube.



## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Basement	1,598	148.46	Available
<b>Total</b>	<b>1,598</b>	<b>148.46</b>	

## Specification

Great transport links  
Meeting room  
Modern feel  
High-speed internet  
24 hour access

## Viewings

Via Sole agents Stirling Ackroyd

## Summary

Available Size	1,598 sq ft
Rent	£31,960 per annum
Rates Payable	£8.70 per sq ft
Service Charge	£4,500 per sq ft
EPC Rating	Upon Enquiry

## Viewing & Further Information

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