

Compton

Islington

Angel Gate
326 City Road
EC1V 2PB

Plug & play media style office
space available for rent on flexible
lease terms and with bespoke fitouts
throughout

For Rent

322 to 23,031 ft²

020 7101 2020
compton.london



Compton

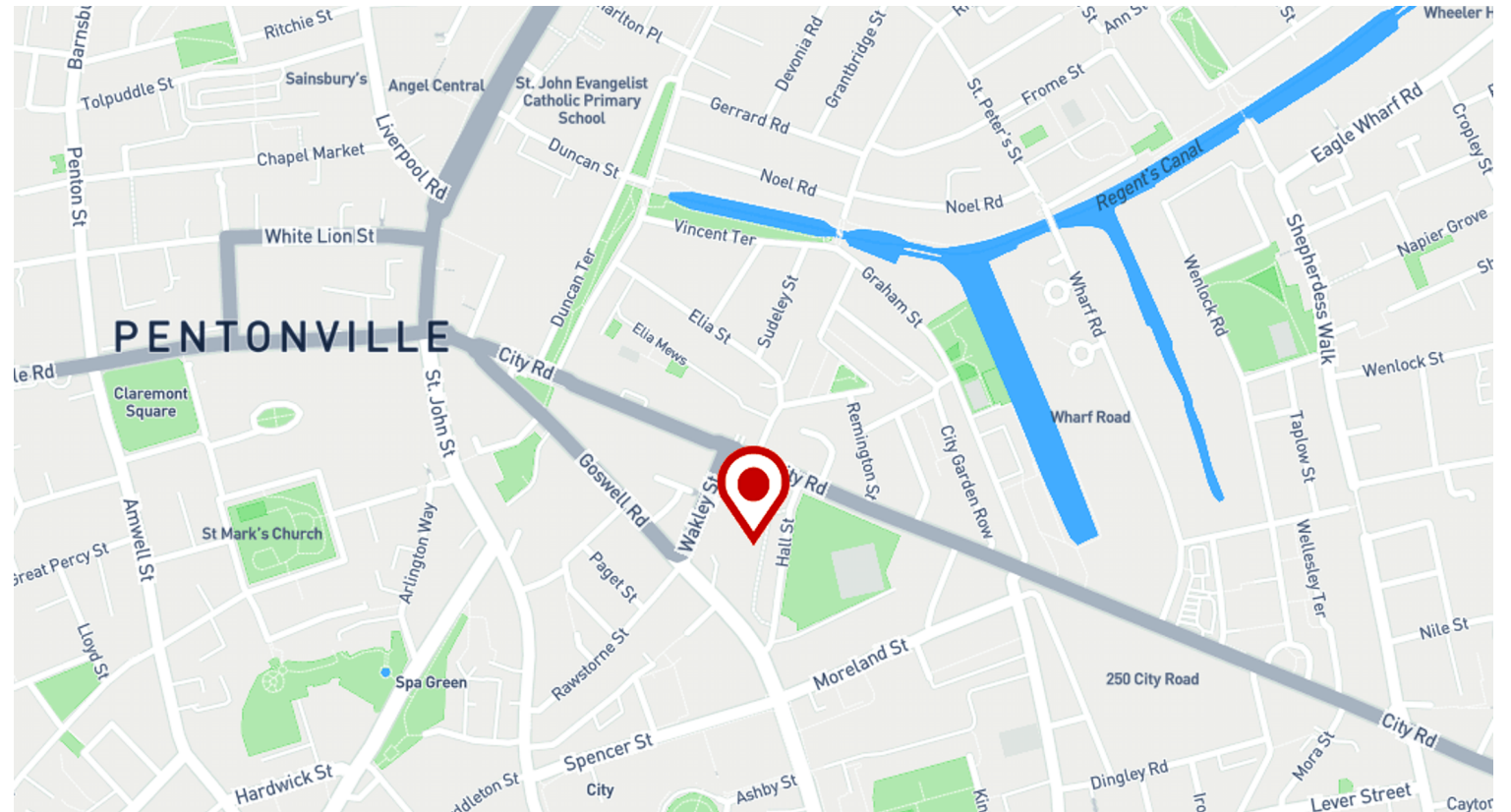
Islington

Angel Gate
326 City Road
EC1V 2PB

Plug & play media style office space available for rent on flexible lease terms and with bespoke fitouts throughout

For Rent

322 to 23,031 ft²



Location

Immediately north of the campus lies Angel, offering a eclectic mix of amenities.

Known for boutique retail amenities, street markets, arts venue and celebrated and award winning bars and restaurants – it has something to offer for anytime of day, from that early morning healthy breakfast on the run – to the cheeky canalside drink after work.

Home to some of London's most creative advertising, TMT and architectural companies, Clerkenwell still leads the way.

Michelin starred dining experiences, food favourites and the 'in the know' hidden pubs – Clerkenwell & Islington continue to be at the forefront of London's food, drink and social scene.

Compton

Islington

Angel Gate
326 City Road
EC1V 2PB

Plug & play media style office
space available for rent on flexible
lease terms and with bespoke fitouts
throughout

For Rent

322 to 23,031 ft²



020 7101 2020
compton.london

Courtyard

Compton

Islington

Angel Gate
326 City Road
EC1V 2PB

Plug & play media style office
space available for rent on flexible
lease terms and with bespoke fitouts
throughout

For Rent

322 to 23,031 ft²



Main Office Area

Compton

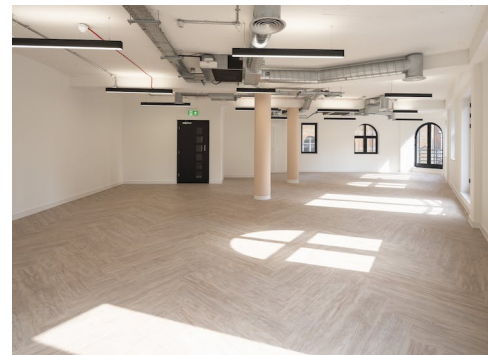
Islington

Angel Gate
326 City Road
EC1V 2PB

Plug & play media style office
space available for rent on flexible
lease terms and with bespoke fitouts
throughout

For Rent

322 to 23,031 ft²



Compton

Islington

Angel Gate
326 City Road
EC1V 2PB

Plug & play media style office space available for rent on flexible lease terms and with bespoke fitouts throughout

For Rent

322 to 23,031 ft²

Amenities

- Newly Refurbished CAT A suites from £39.50psf
- Flexible lease terms available from 12 months
- All Units can be fully fitted to provide: Desks, chairs, fitted meeting room, broadband facilities, kitchen & breakout spaces
- Full accessible raised flooring
- Modern suspended lighting
- Air-conditioning
- WC & shower facilities in each unit
- Secure cycle racks
- Parking available via arrangement
- Set within a large private landscaped courtyard
- Courtyard Wifi
- Onsite Estate Manager
- Passenger lift
- 24-hour access

Description

We've created an urban campus for forward thinking businesses at the heart of London's creative core.

Our landscaped courtyard provides the perfect environment for occupiers to interact and collaborate. A place to meet, eat, relax and get inspired – all with free wi-fi access throughout.

The office spaces offer the ideal home for large or small businesses, and provide the peace of mind that comes from having your own front door.

Inspiring work environments are about much more than just office space – and we understand that.

A marketing suite within Angel Gate has been created with state-of-the-art technology to allow you to design your future office space in real time which can be delivered for you by the landlord in a matter of weeks.

Following a viewing of the vacant units, we are able to customise the layout and design of your preferred office space. Change visuals in real time and leave the marketing suite knowing what the space will look like, how much it will cost and when it will be ready for you move in – all with the guidance of a design minded host.

We actively encourage a diverse mix of occupiers – we're home to tech and media focused companies, professional service firms, start-ups and charities.

Compton

Islington

Angel Gate
326 City Road
EC1V 2PB

Plug & play media style office space available for rent on flexible lease terms and with bespoke fitouts throughout

For Rent

322 to 23,031 ft²

Content

[View in Virtual Reality](#)



[View on Website](#)



Developer

Picton Capital

Tenure

Leasehold

Lease Term

The landlord can offer flexible lease terms ranging from 12 months up to 10+ years

Specifications / Bespoke Fitout

A marketing suite within Angel Gate has been created with state-of-the-art technology to allow you to design your future office space in real time which can be delivered for you by the landlord in a matter of weeks.

Compton

Islington

Angel Gate
326 City Road
EC1V 2PB

Plug & play media style office space available for rent on flexible lease terms and with bespoke fitouts throughout

For Rent

322 to 23,031 ft²

020 7101 2020
compton.london

Floor Areas & Outgoings

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
3rd - Unit 31 (Newly Refurbished)	1,100	102.19	£39.50 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£6,141.67	£73,700	Under Offer
2nd - Unit 31 (Fully Fitted)	1,021	94.85	£45 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£6,168.54	£74,022.50	Available
1st - Unit 31 (Newly Refurbished)	1,150	106.84	£39.50 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£6,420.83	£77,050	Available
Ground - Unit 31 (Newly Refurbished)	1,132	105.17	£39.50 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£6,320.33	£75,844	Available
2nd - Unit 30 (Newly Refurbished)	1,451	134.80	£39.50 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£8,101.42	£97,217	Available
3rd - Unit 27/28 (Newly Refurbished)	1,079	100.24	£39.50 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£6,024.42	£72,293	Available

Name	sq ft	sq m	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
2nd - Unit 27/28 (Newly Refurbished)	1,075	99.87	£39.50 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£6,002.08	£72,025	Available
1st - Unit 27/28 (Newly Refurbished)	1,075	99.87	£39.50 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£6,002.08	£72,025	Available
3rd - Unit 25	1,398	129.88	TBC	£17.50 /sq ft	£10 /sq ft	£3,203.75	£38,445	Available
Ground - Unit 25	1,355	125.88	£45 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£8,186.46	£98,237.50	Available
3rd - Unit 24 (Newly Refurbished)	1,532	142.33	£39.50 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£8,553.67	£102,644	Under Offer
2nd - Unit 24 (Newly Refurbished)	1,532	142.33	£39.50 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£8,553.67	£102,644	Under Offer
1st - Unit 24	1,578	146.60	£42.40 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£9,191.85	£110,302.20	Under Offer
2nd - Unit 8 & 9	1,053	97.83	£25 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£4,606.88	£55,282.50	Available
1st - Unit 8 & 9	1,080	100.34	£25 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£4,725	£56,700	Available
Ground - Unit 8 & 9	1,044	96.99	£25 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£4,567.50	£54,810	Available
2nd - Unit 5 & 3rd	2,452	227.80	-	On application	On application	£0	£0	Let
3rd - Unit 1	666	61.87	£25 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£2,913.75	£34,965	Under Offer

Name	sq ft	sq m	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
2nd - Unit 1	849	78.87	£25 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£3,714.38	£44,572.50	Under Offer
1st - Unit 1	821	76.27	£25 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£3,591.88	£43,102.50	Under Offer
Ground - Unit 1	322	29.91	£25 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£1,408.75	£16,905	Under Offer
Unit - 12	808	75.07	£45 per sq ft Guiding	£17.50 /sq ft	£10 /sq ft	£4,881.67	£58,580	Let

Compton

Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Emma Higgins
eh@compton.london
07769 605 295

Sonia Oberoi
so@compton.london
+44 (0) 7483 882 598

Samantha-Jo Roberts
sr@compton.london
07704343032



020 7101 2020
[compton.london](https://www.compton.london)

Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, EC1V 4JJ
Generated on 04/01/2024