

FOR LEASE

One Angel Court, EC2 Part Level 3

16,920 sq ft

Newly available fully-fitted space



www.cbre.co.uk

CBRE

FOR LEASE ONE ANGEL COURT

Part Level 3: 16,920 sq ft
Newly available fully-fitted space



FULLY FITTED SPACE

On behalf of Prudential, this newly available space is fully fitted to an exceptional standard. Available to occupy from September 2020, the space is available until March 2028. Angel Court was comprehensively redeveloped in 2018 and offers Grade A office space in a central City Core location. Liverpool Street, Moorgate and Bank Stations are all a short walk away with further links from Monument, Fenchurch Street and Cannon Street stations all close by,

The floor benefits from the following:

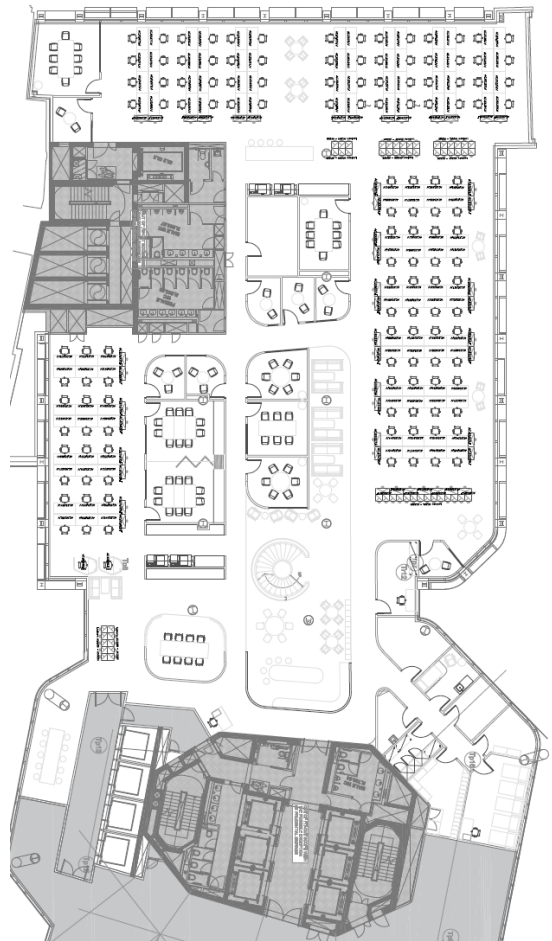
- 10 destination hall-call lifts
- 2.9m floor to ceiling height
- 150mm raised floors
- 1:8 sq m of net office space
- 9,000 sq ft reception
- 2 Landlord generators for life safety equipment and back-up to tenants



TERMS

- + Guide rent: Upper £60.00s per sq ft pa.
- + Lease term: Sublease available until March 2028.
- + Business rates: est £28.75 per sq ft (2020/21).
- + Service charge: c£12.99 per sq ft (2020).

Part Level 3 - Floorplan



Level	Sq Ft	Sq M	Occupation
Part 3	16,920	1,571.9	Q3 2020

VIRTUAL WALKTHROUGH: <https://my.matterport.com/show/?m=Kfvqvmk3aZi>



CONTACT US

DAVE PEROWNE

+44 20 7182 3235

+44 7793 814 720

dave.perowne@cbre.com

TOM MEIJER

+44 20 7182 2778

+44 7540 595 379

tom.meijer@cbre.com

CBRE Limited on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties 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.
3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract, April 2020.