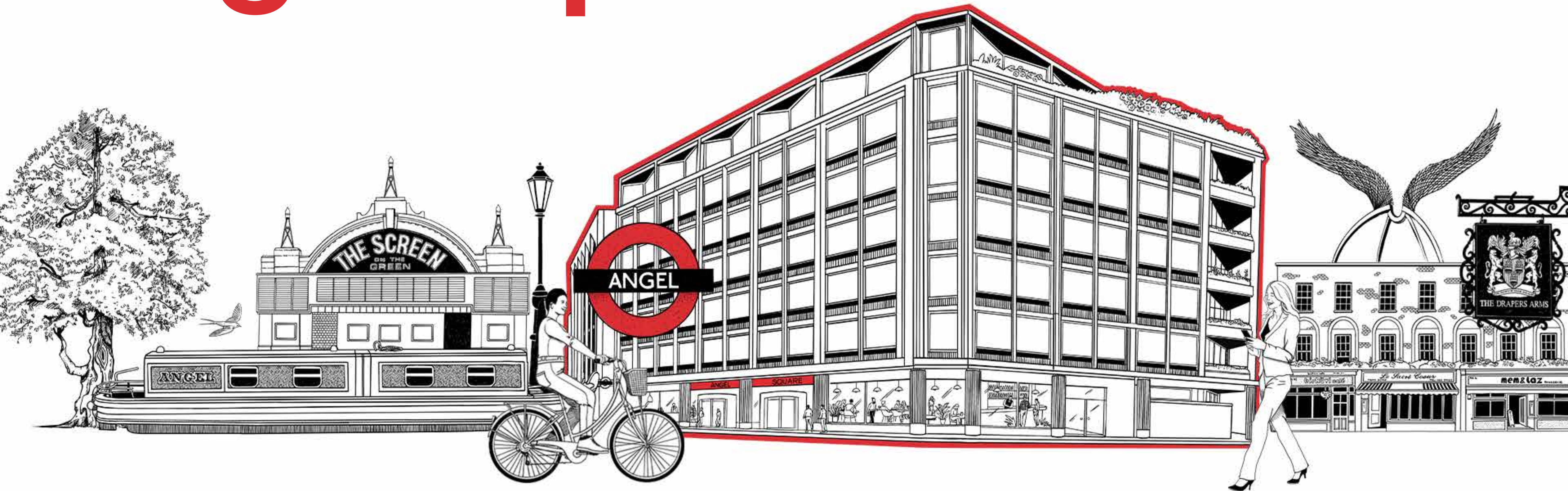
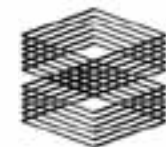


# angel square<sup>EC1</sup>



A development by:



TISHMAN SPEYER

Arriving Autumn 2025



angel  
square <sup>EC1</sup>



angel  
square<sup>EC1</sup>

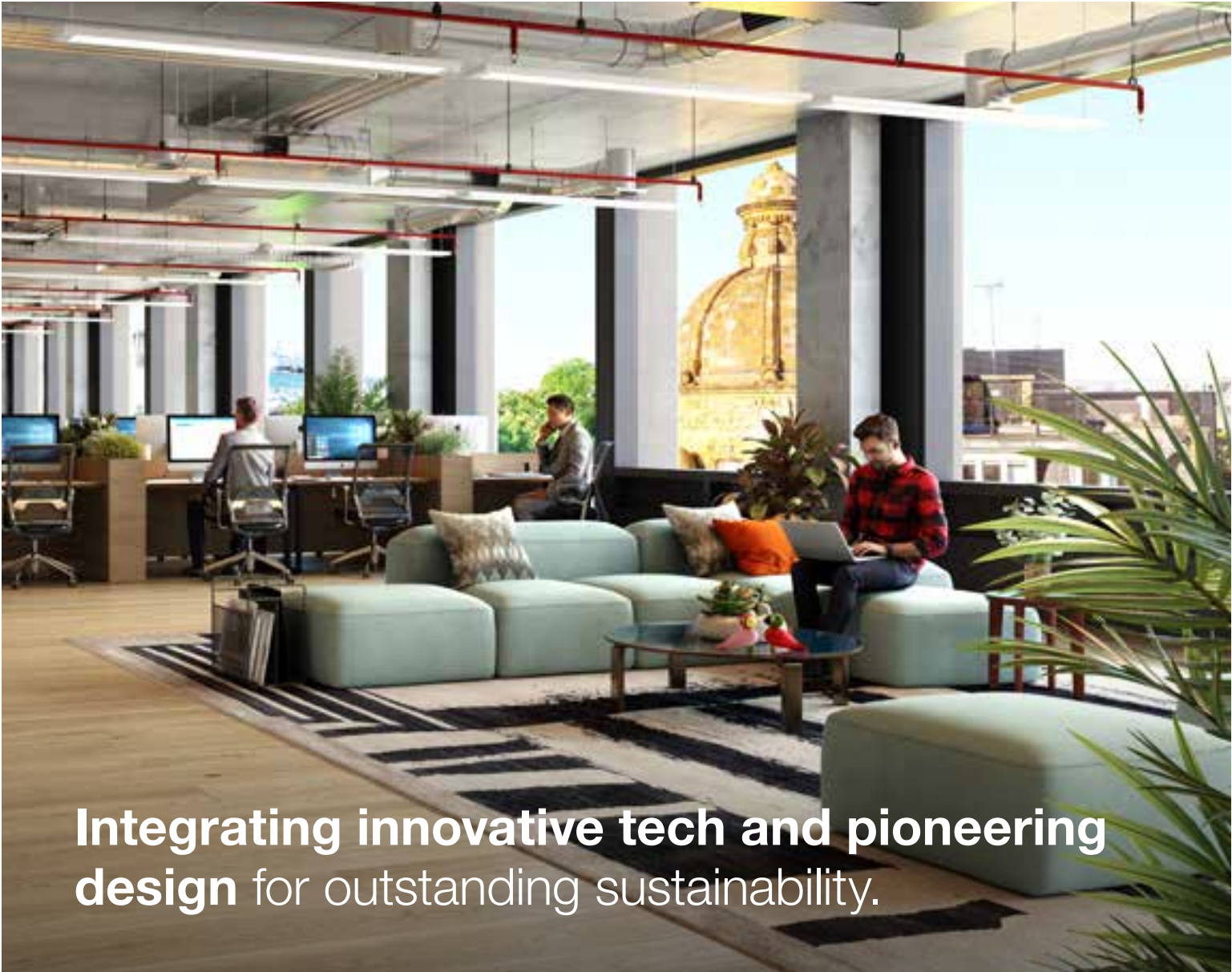
188,000 sq ft **landmark Central London HQ opportunity.**



**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



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Building  
Highlights



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Sustainability



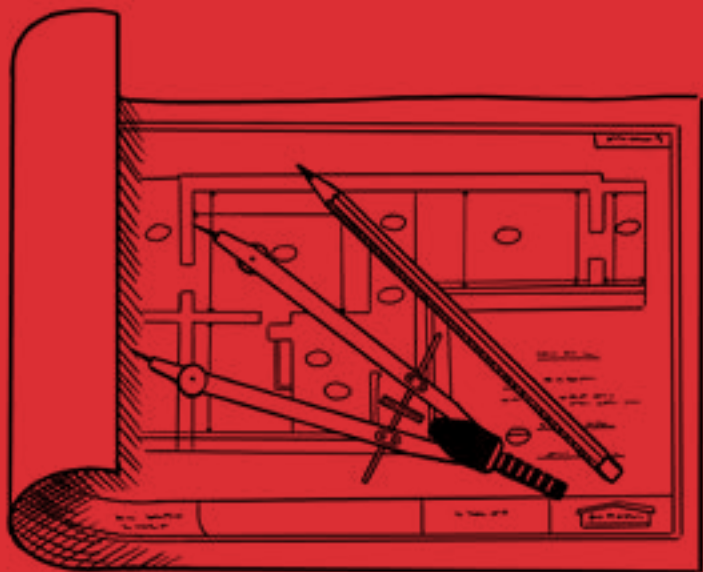
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Details



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Team



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## Angel

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



Follow us on Instagram:

**theagame\_angel**



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*

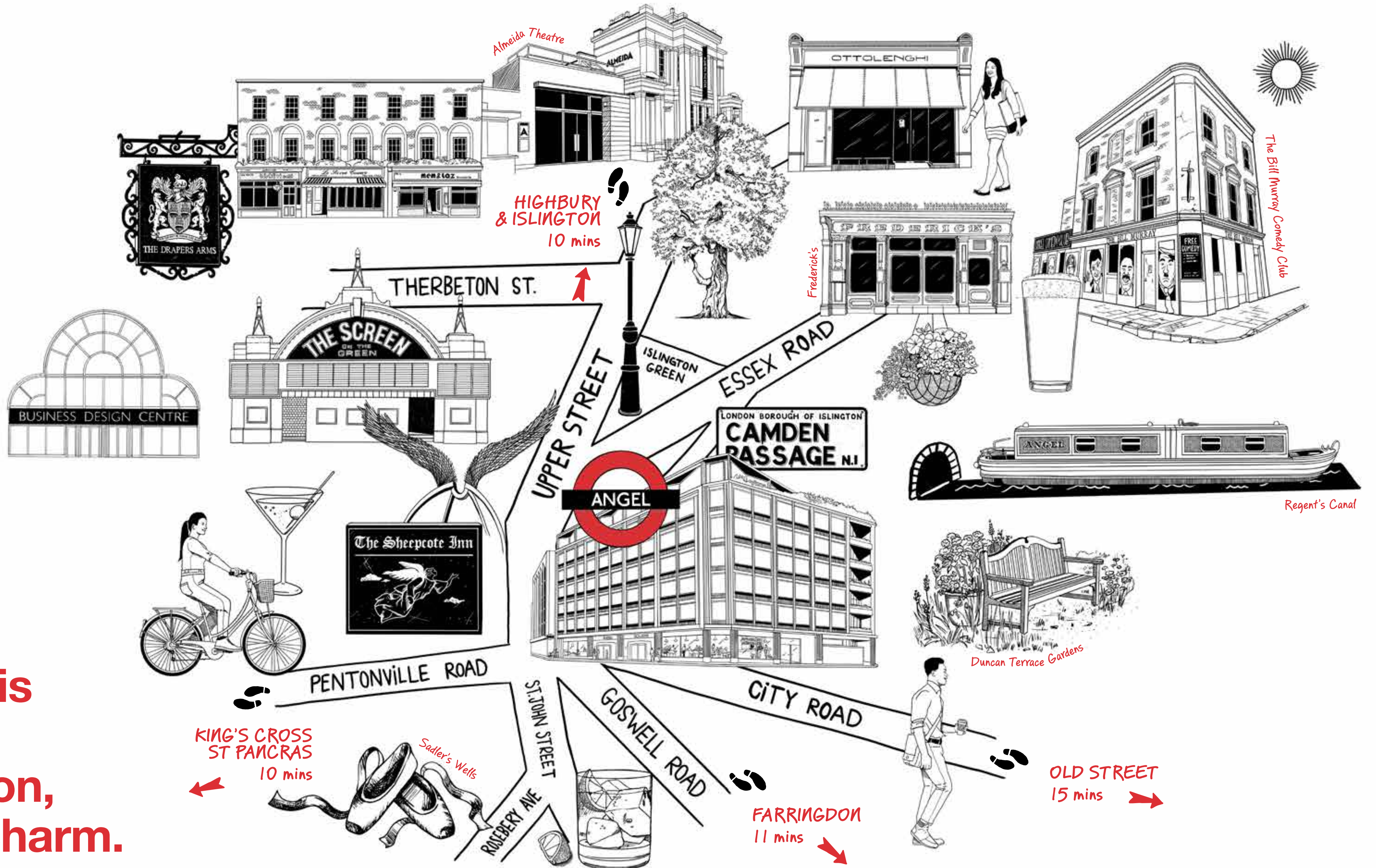
Angel is one of only six London Underground stations named after a pub.

#### *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



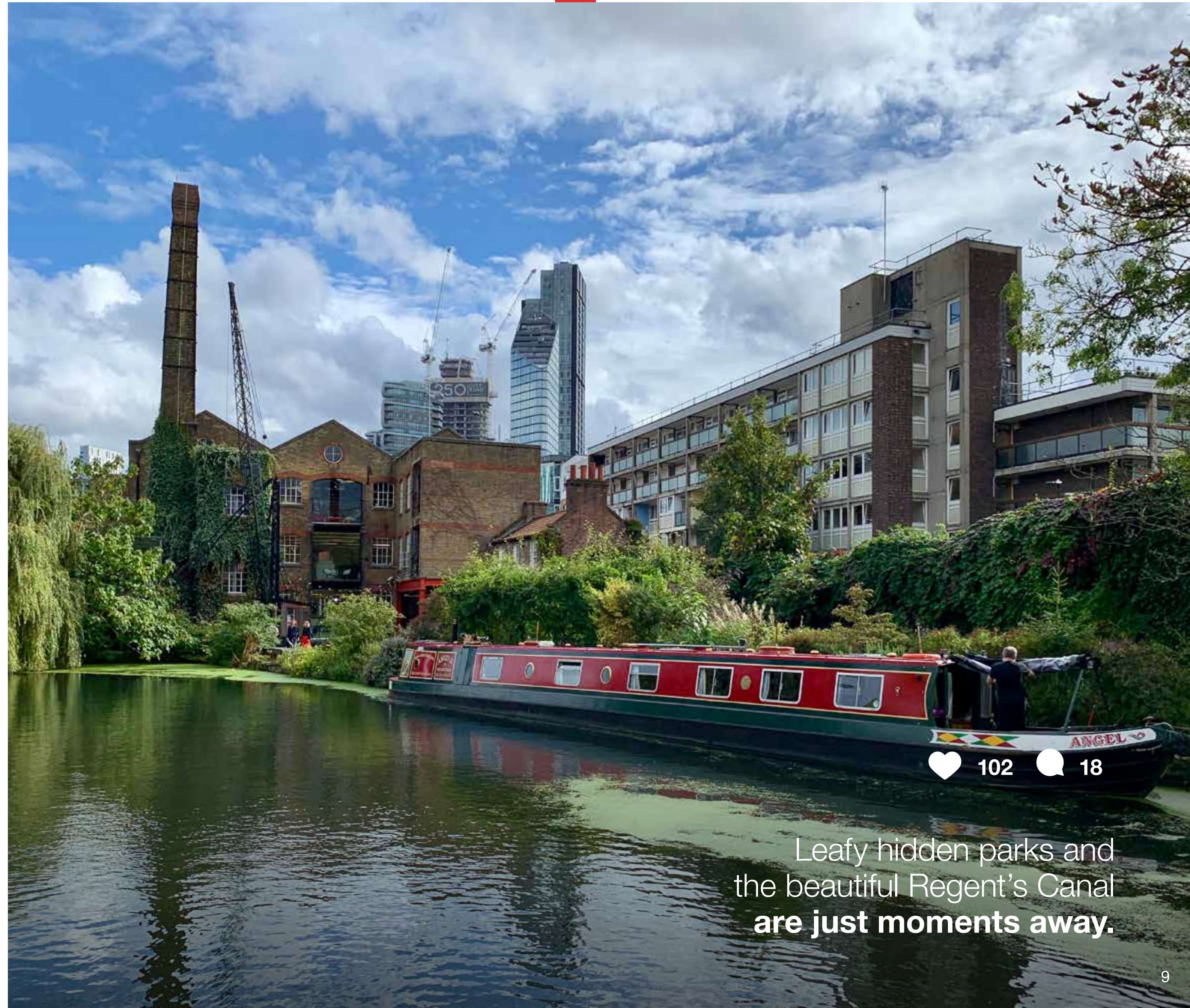
Follow us on Instagram

**thegame\_angel**



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

❤️ 102 💬 18



❤️ 102 💬 18

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

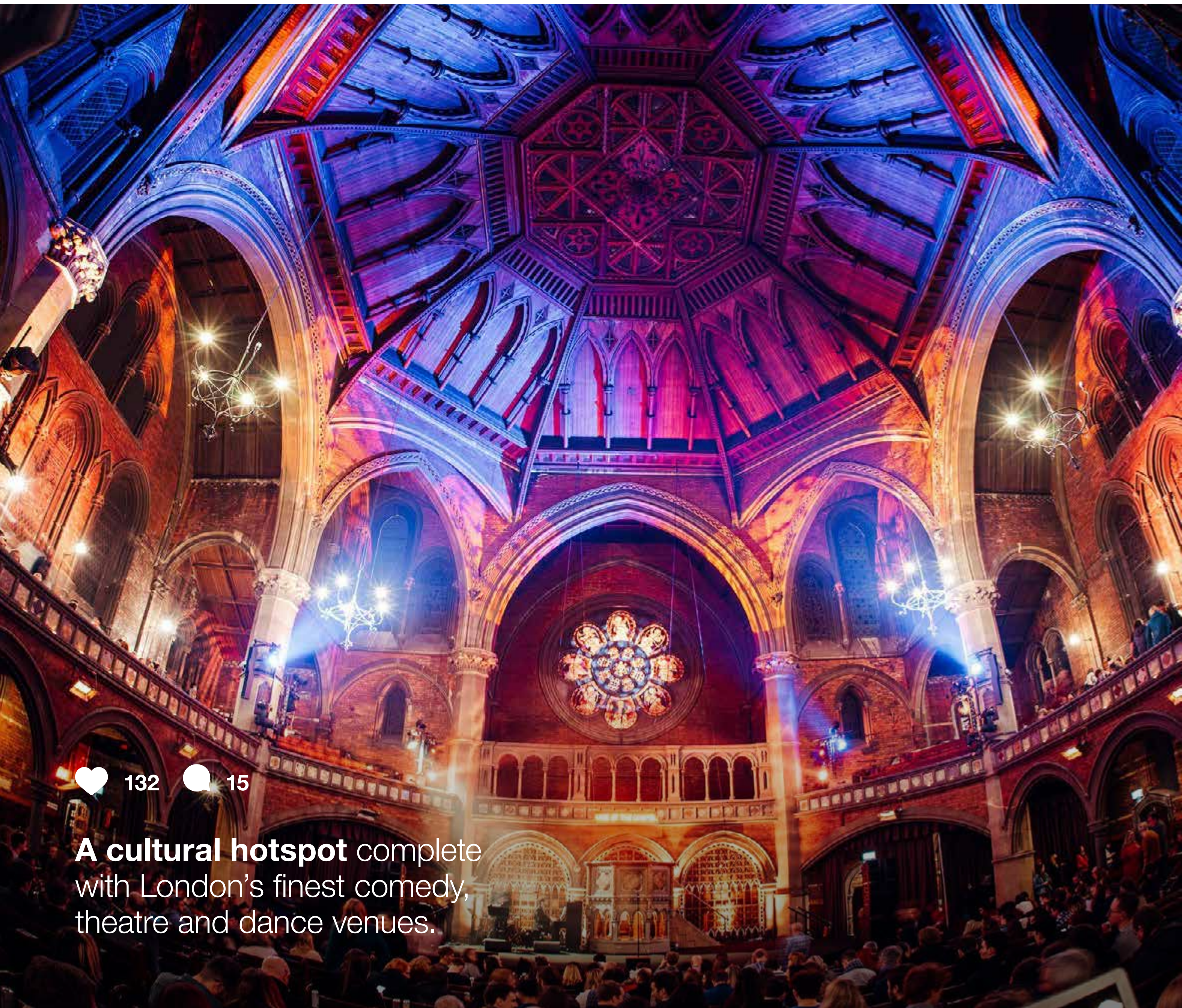


24 Michelin guide  
restaurants in **Islington**



❤️ 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

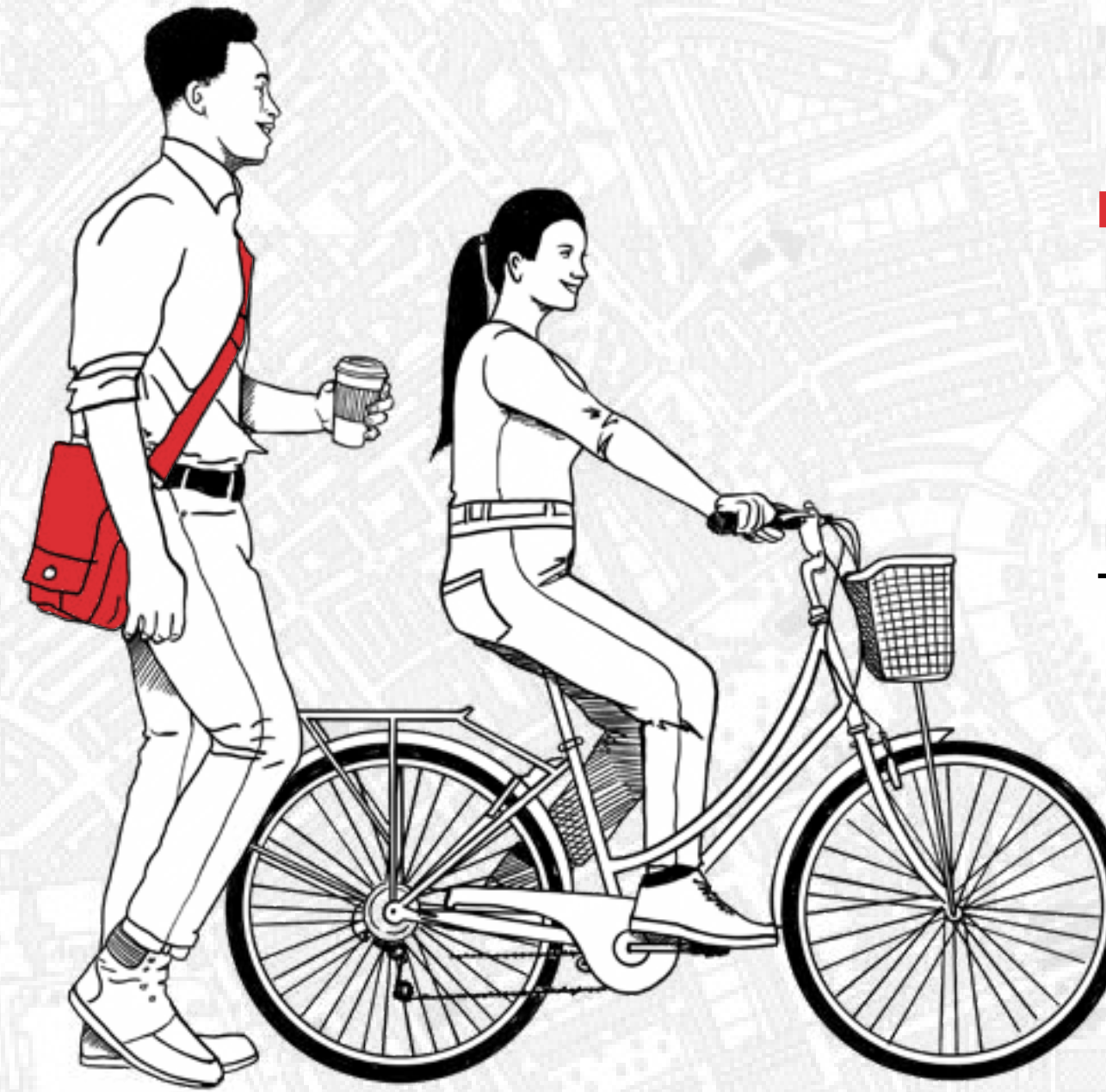
117 23



# 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

Liverpool Street  
8 minutes

Tottenham Court Road  
11 minutes

Victoria  
13 minutes

Waterloo  
16 minutes



## Direct links (Northern Line)



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

## Building Highlights

Energising workspace  
designed to boost  
employee wellbeing.



BREEAM®  
OUTSTANDING



SmartScore  
PLATINUM



WiredScore  
PLATINUM



## Building Highlights

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

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

Targeting:

**BREEAM®**  
OUTSTANDING

**5★**  
NABERS  
ENERGY

WELL  
PLATINUM

WiredScore  
PLATINUM

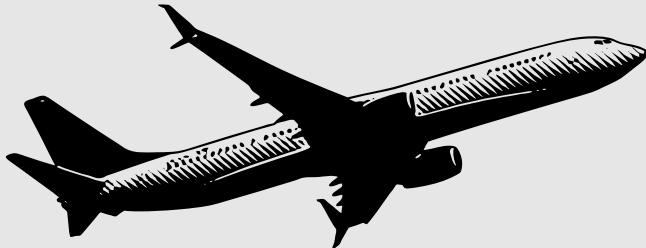
SmartScore  
PLATINUM

Environment

# Designed for sustainable working


**80% of existing Angel Square building retained**

Saving carbon equivalent of 9,000 flights from London to New York.



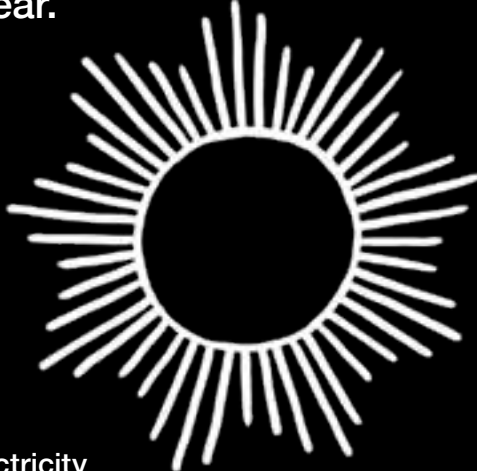
**Smart energy-tracking features**

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.

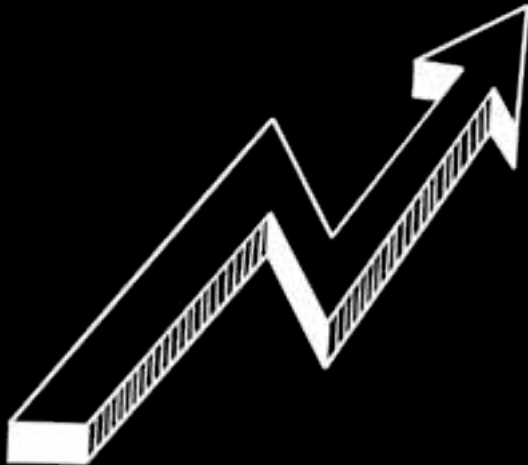
**40% reduction in indoor water usage**

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.

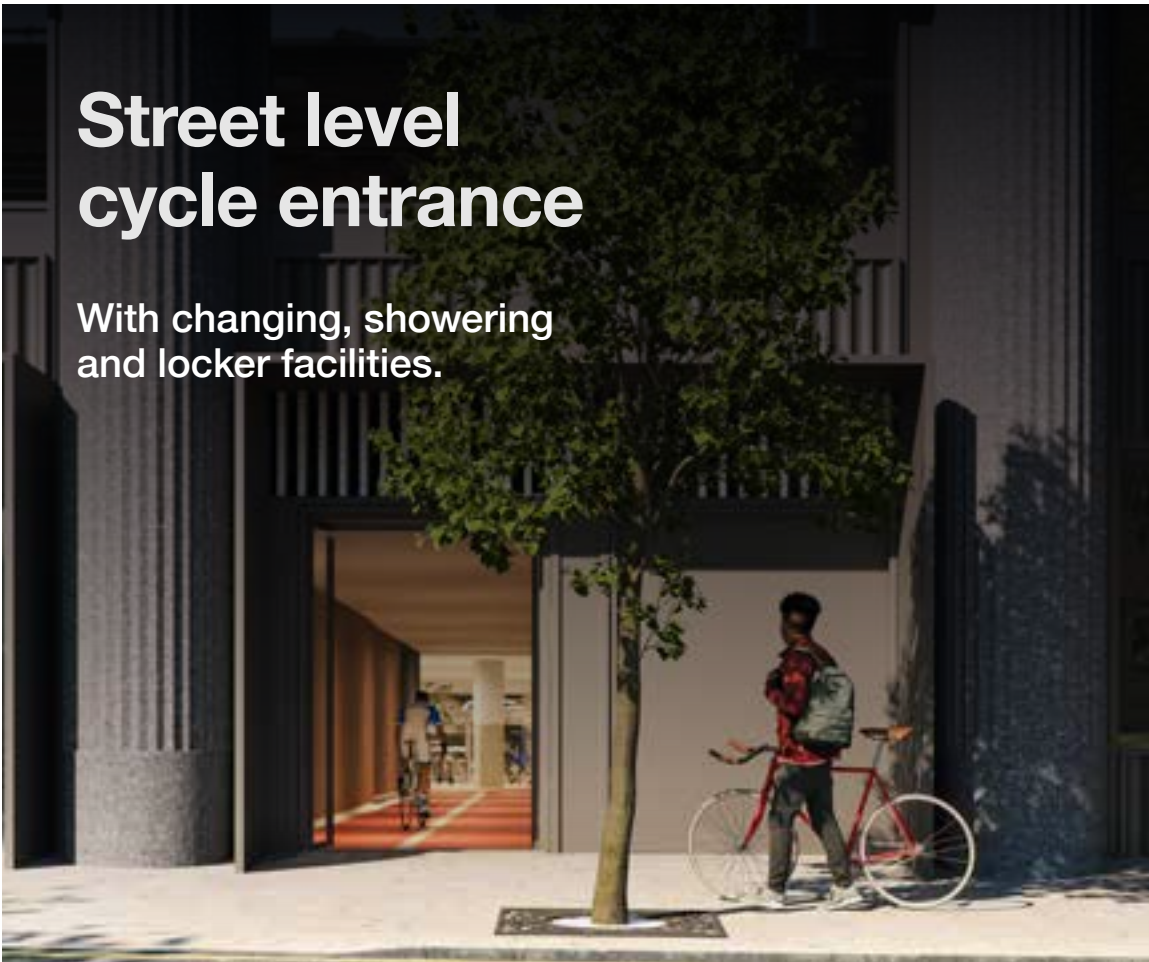


Wellbeing

# Centered around your wellbeing

**Street level cycle entrance**

With changing, showering and locker facilities.



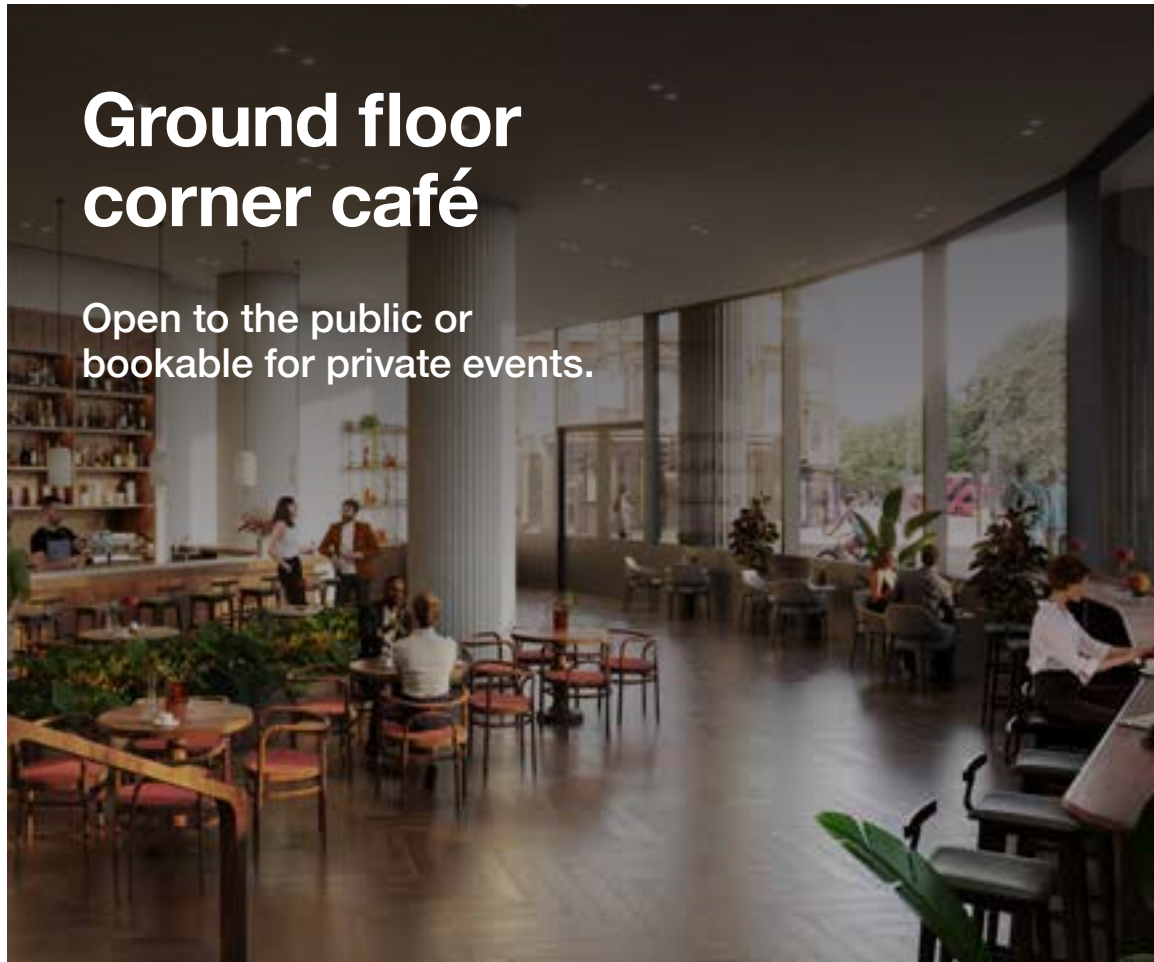
**Close to canalside nature**

A short stroll from Angel's abundant green space.



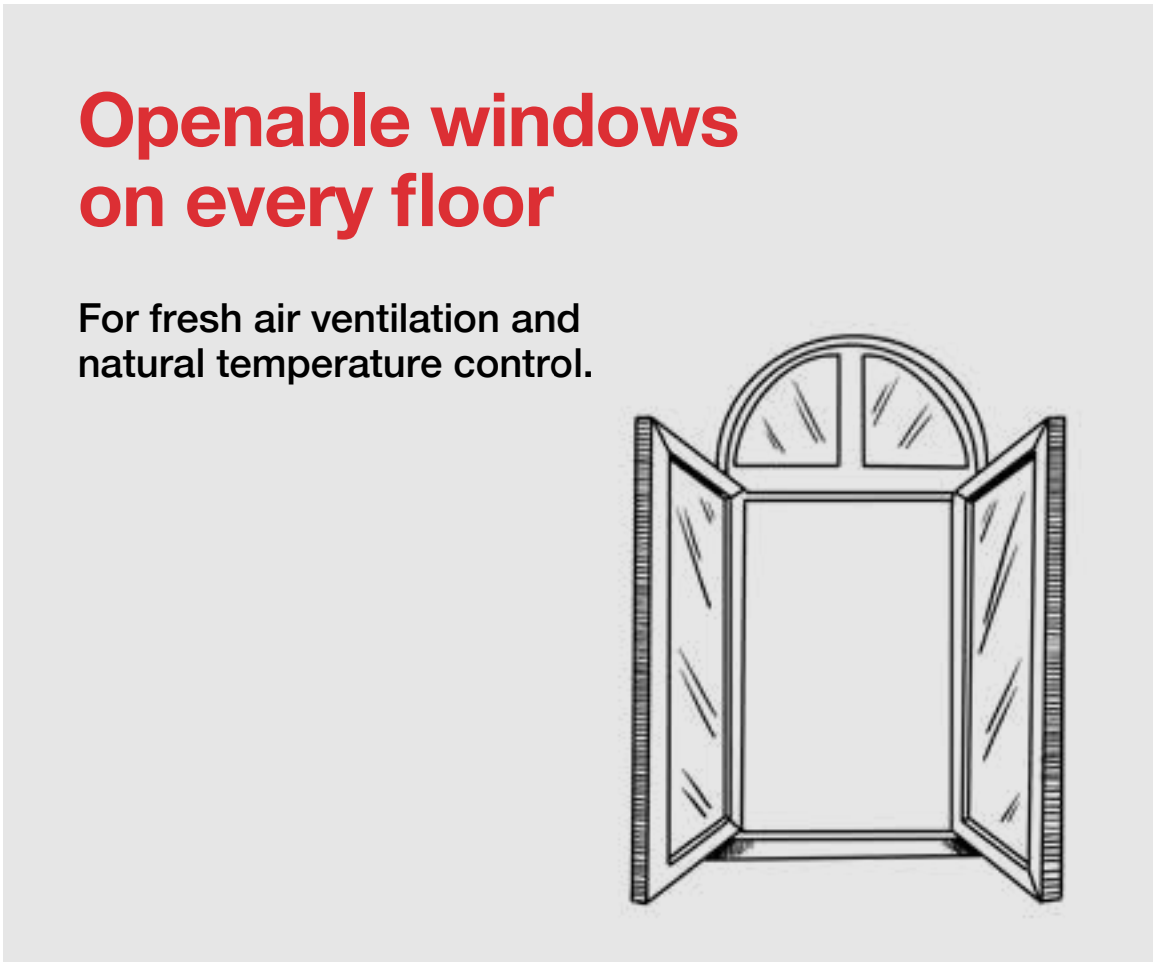
**Ground floor corner café**

Open to the public or bookable for private events.



**Openable windows on every floor**

For fresh air ventilation and natural temperature control.



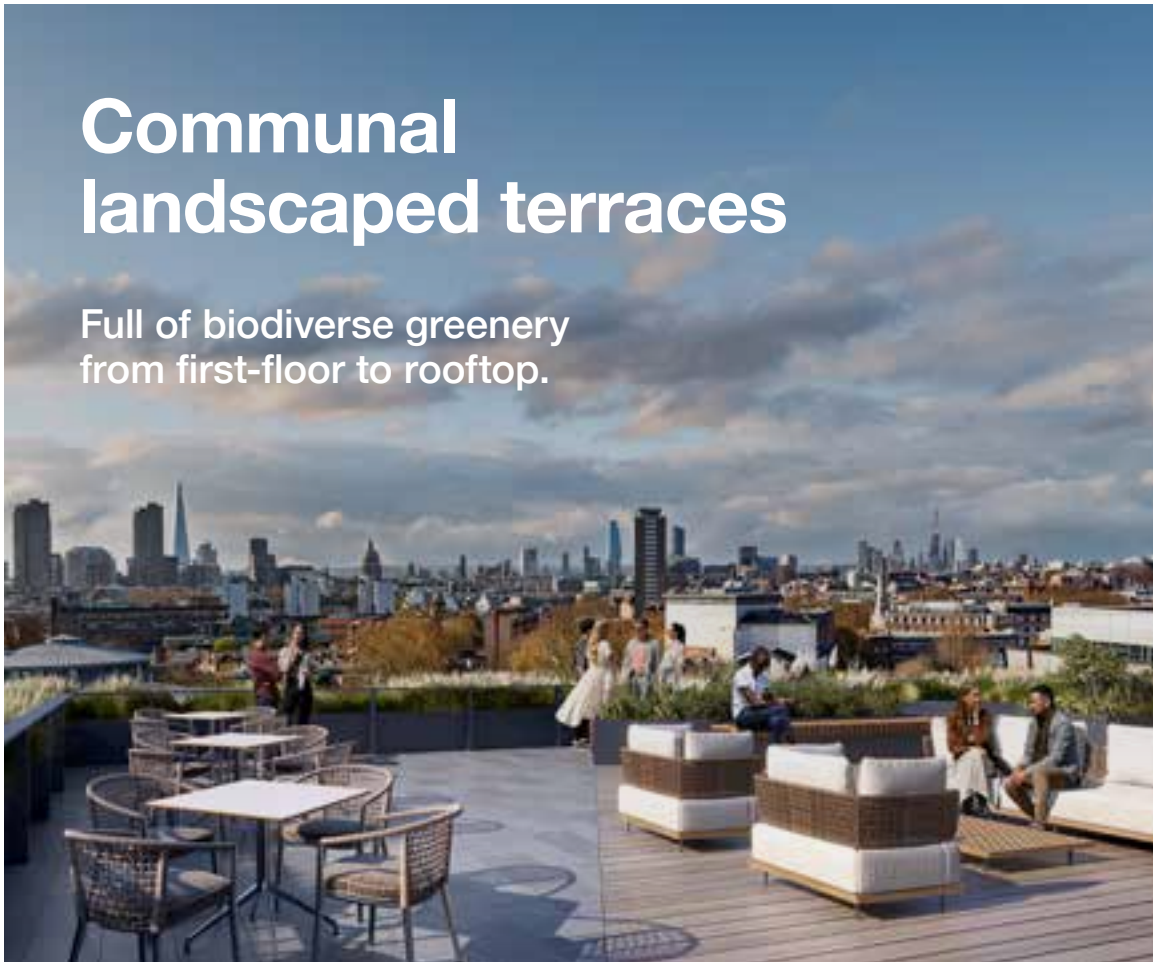
**Central staircase to encourage movement**

Get your steps in style.



**Communal landscaped terraces**

Full of biodiverse greenery from first-floor to rooftop.



**A culinary and cultural hotspot**

Surrounded by lunchtime and post-work stimulation.



**Wellbeing focused building perks and services**

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



## Details

**Expansive workspace** designed to encourage collaboration and foster strong communities.



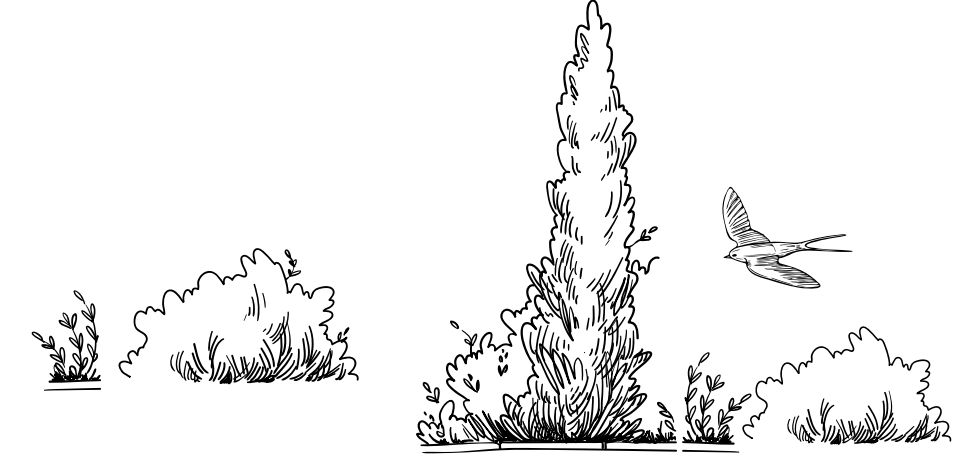


## Area schedule

area

NIA

terrace



Sizes subject to final measurement

# Ground floor

11,797 sq ft / 1,096 sq m

Office	11,797 sq ft / 1,096 sq m
Reception	3,897 sq ft / 362 sq m
Café	2,067 sq ft / 192 sq m
Courtyard	3,143 sq ft / 292 sq m

Office

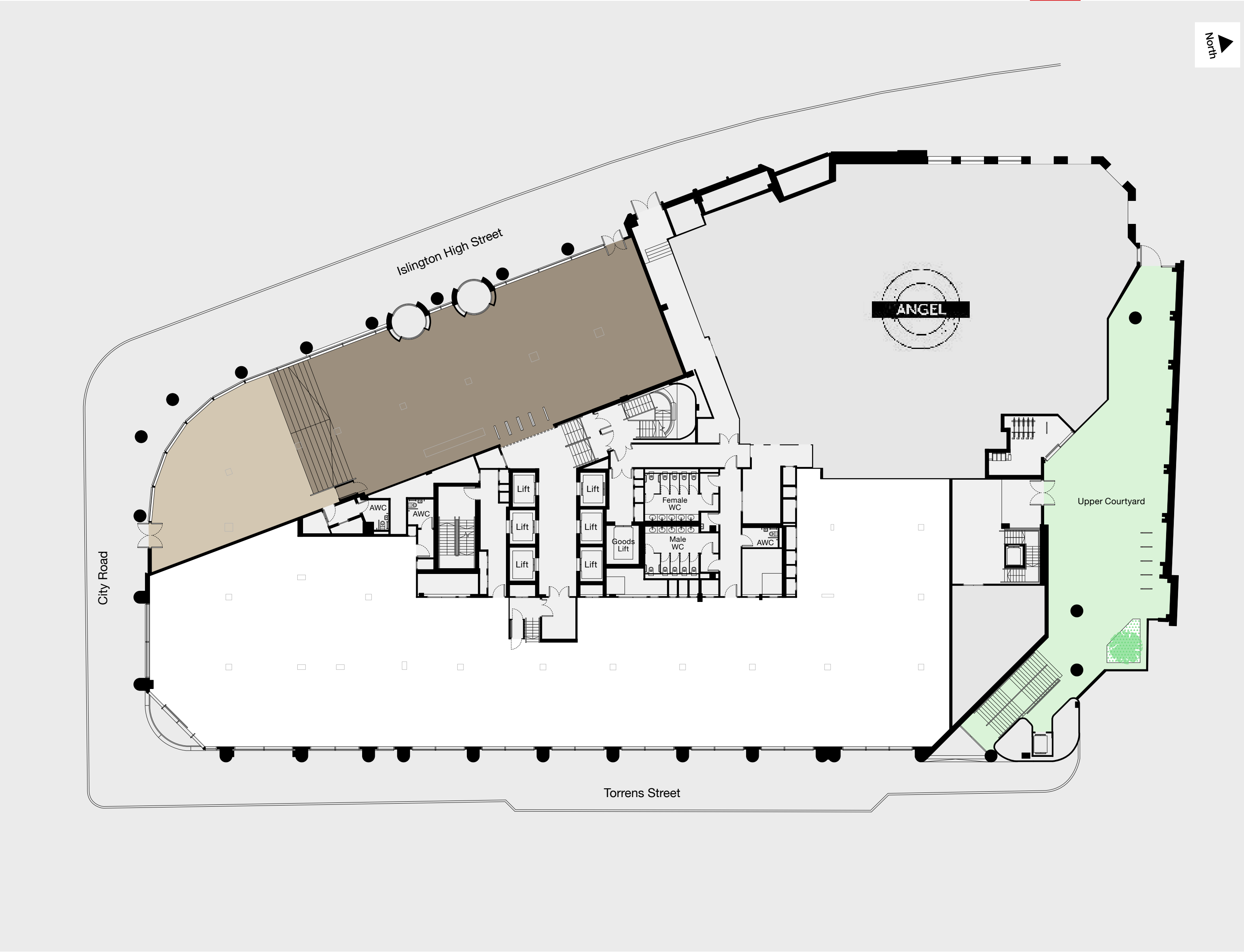
Courtyard

Core

Café

Reception

Internal sizes denote net internal areas



# First floor

32,023 sq ft / 2,975 sq m

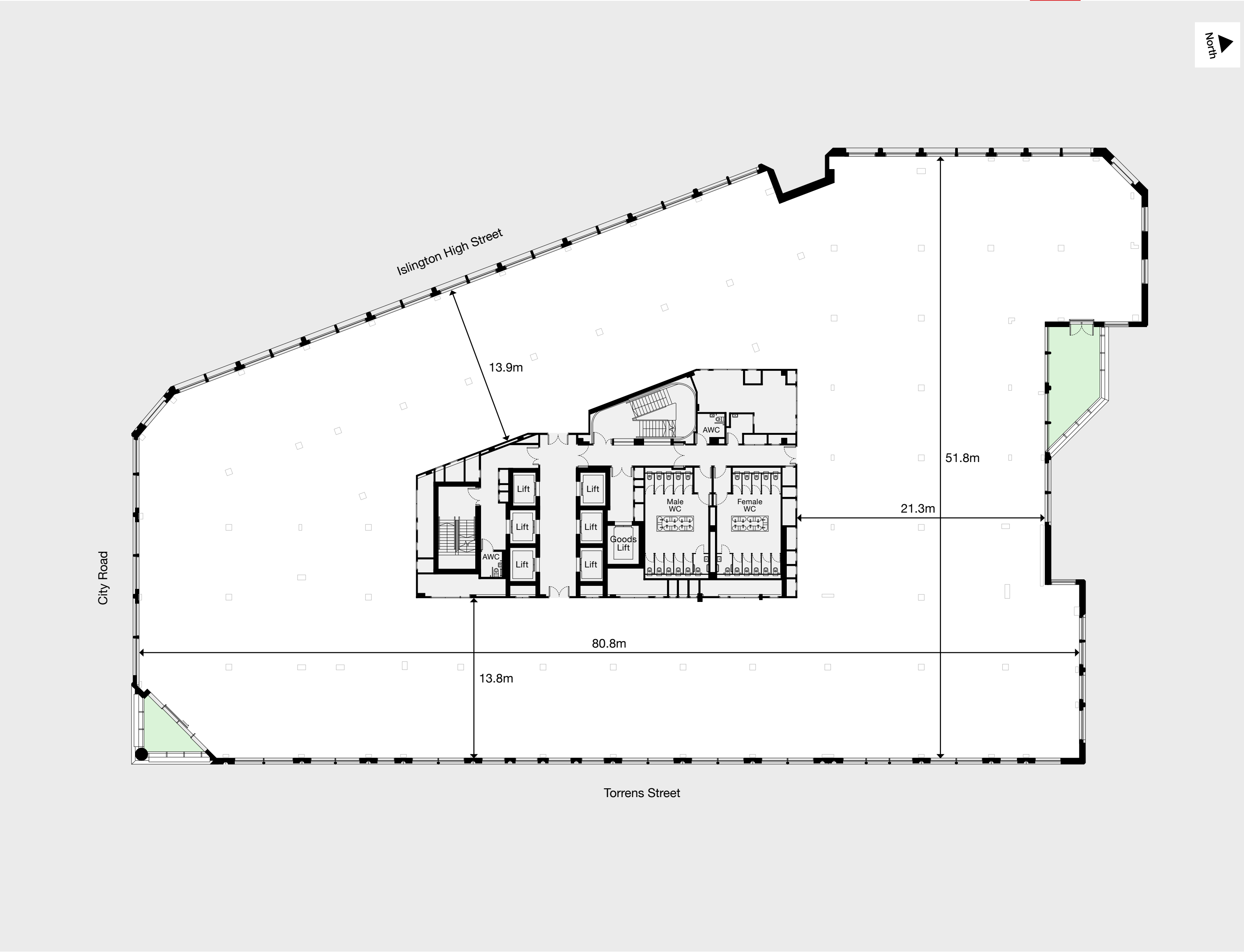
Office	32,023 sq ft / 2,975 sq m
Terraces	667 sq ft / 62 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



# Second floor

32,023 sq ft / 2,975 sq m

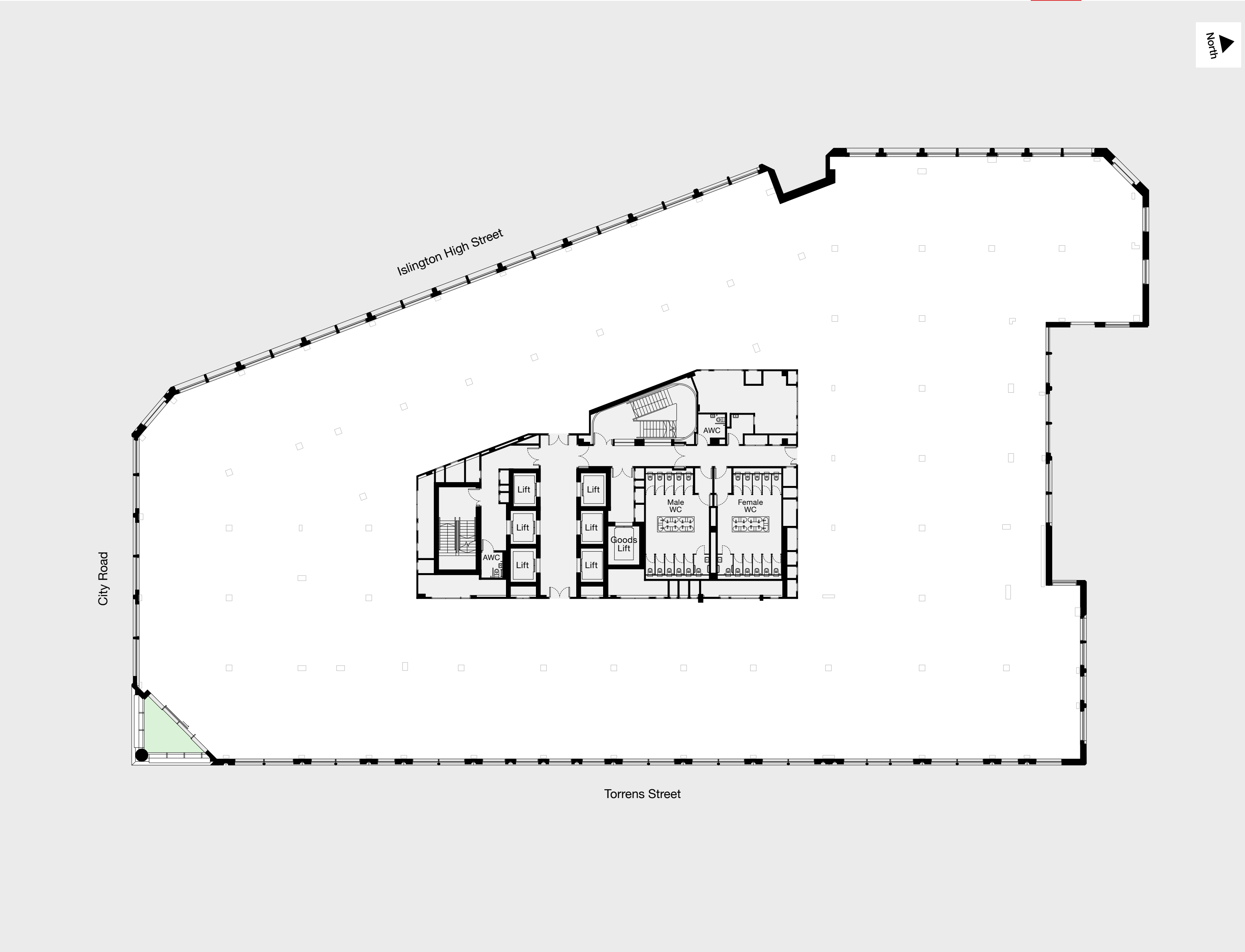
Office	32,023 sq ft / 2,975 sq m
Terrace	205 sq ft / 19 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



# Third floor

32,023 sq ft / 2,975 sq m

Office

32,023 sq ft / 2,975 sq m

Terrace

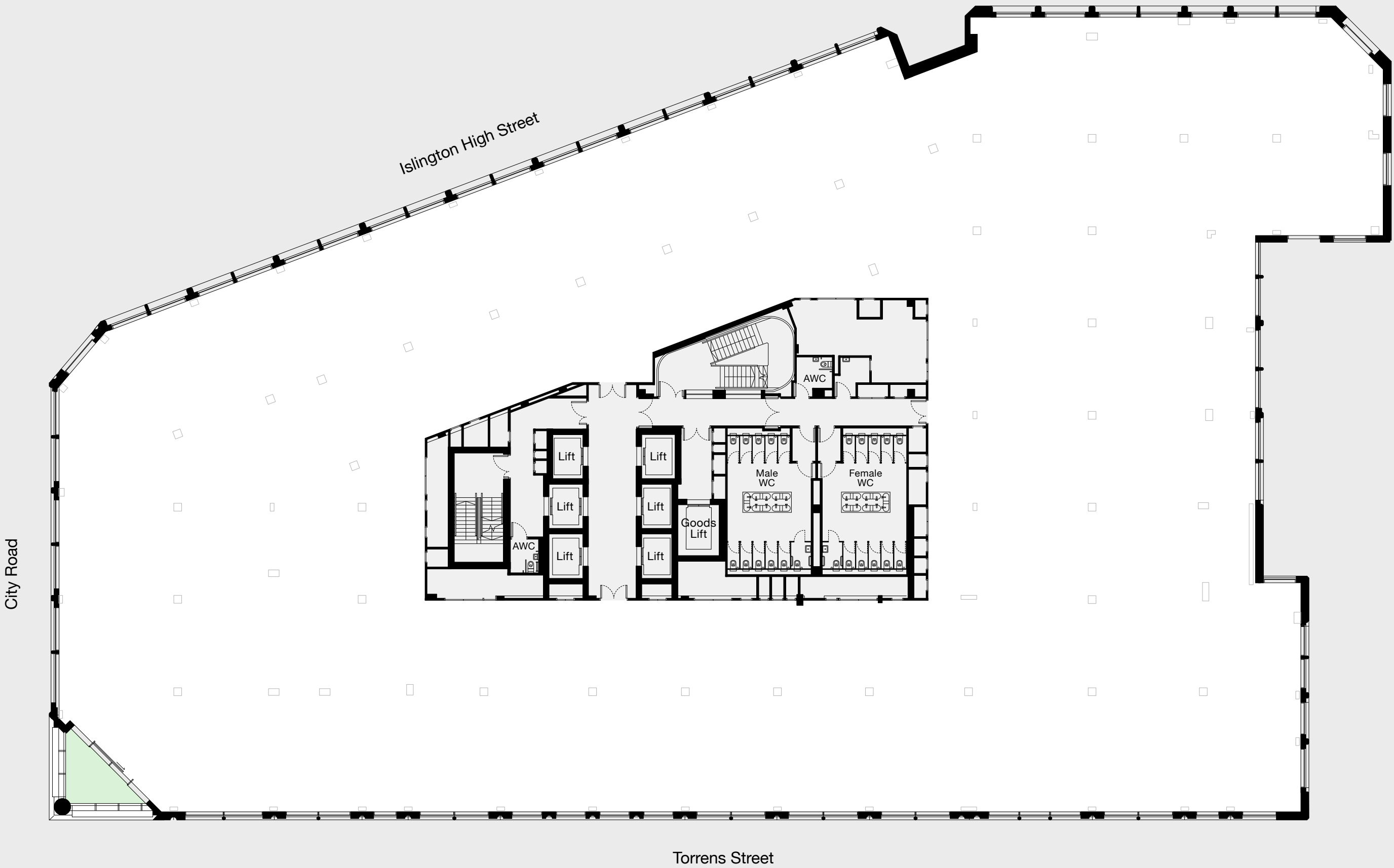
205 sq ft / 19 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



# Fourth floor

31,086 sq ft / 2,888 sq m

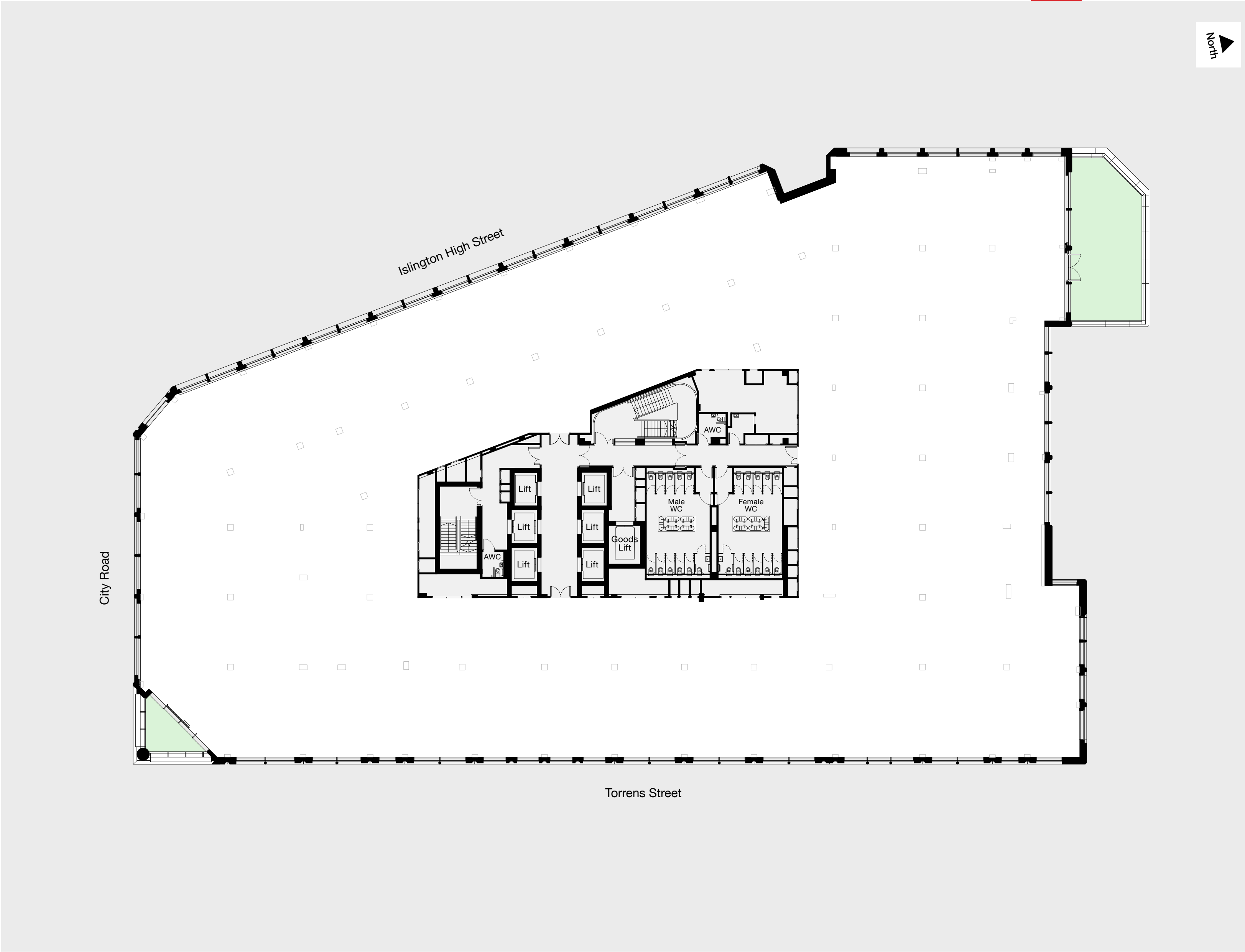
Office	31,086 sq ft / 2,888 sq m
Terraces	1,087 sq ft / 101 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



# Fifth floor

30,451 sq ft / 2,829 sq m

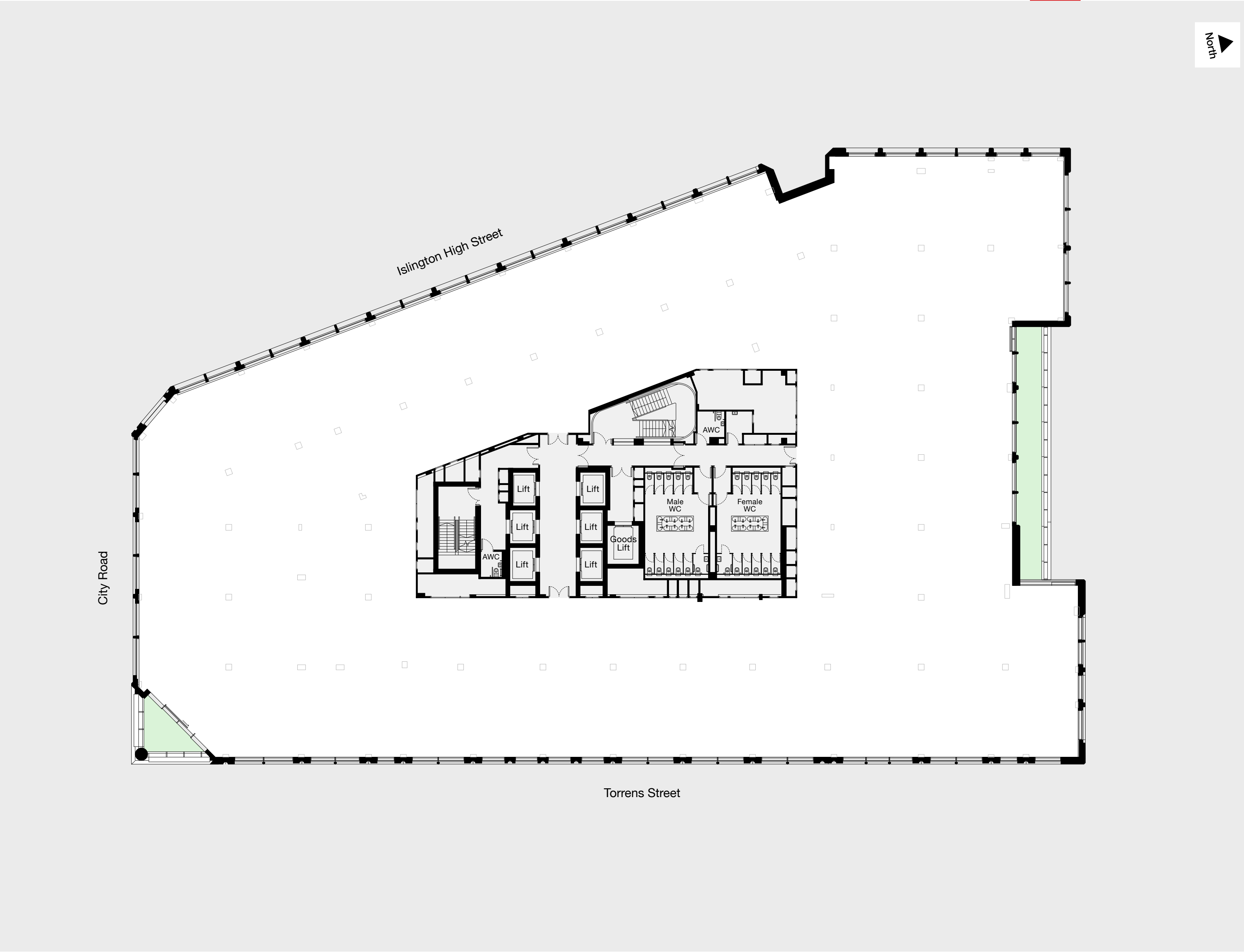
Office	30,451 sq ft / 2,829 sq m
Terraces	850 sq ft / 79 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



# Sixth floor

18,654 sq ft / 1,733 sq m

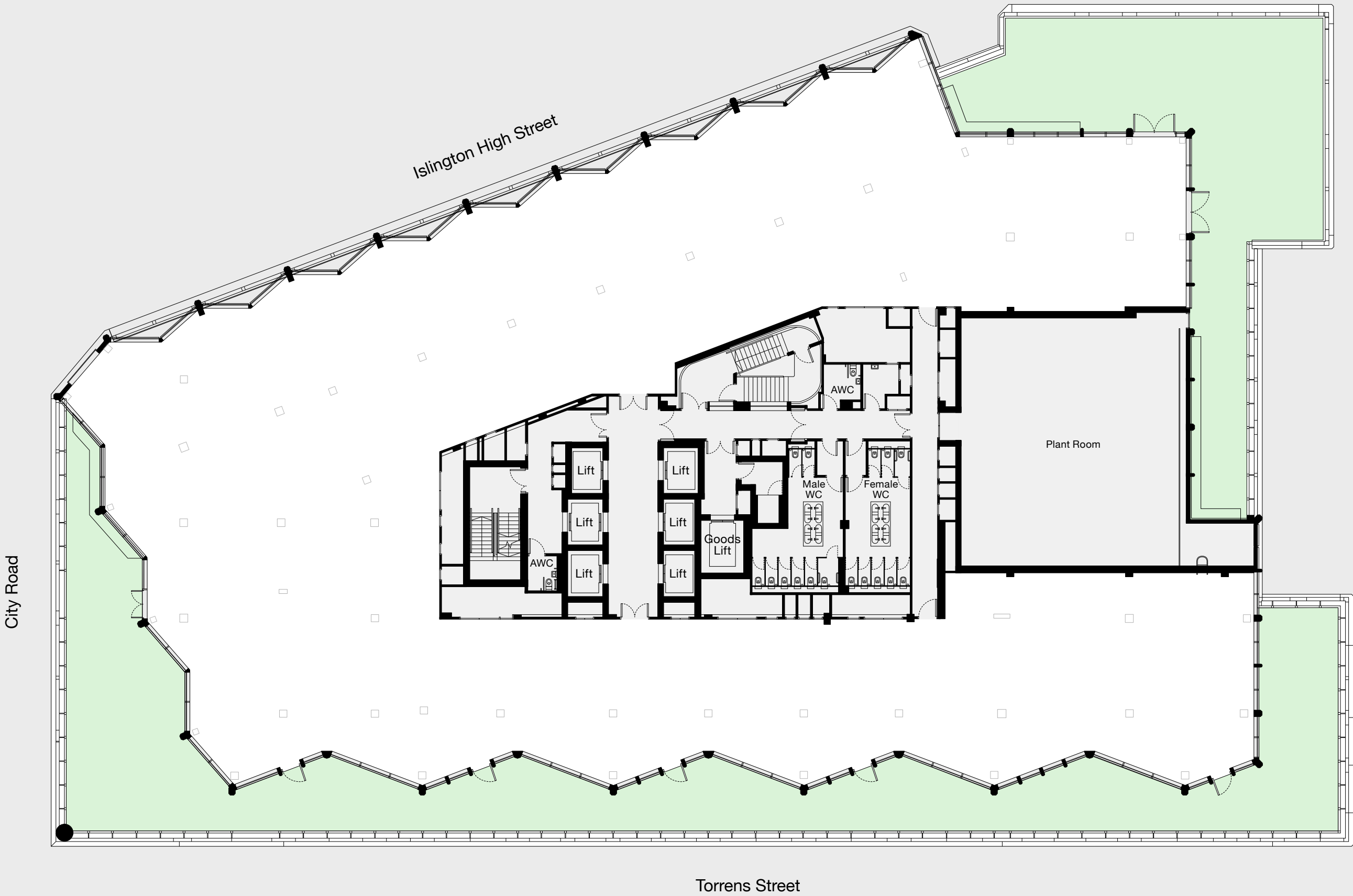
Office	18,654 sq ft / 1,733 sq m
Terraces	8,622 sq ft / 801 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



# Roof terrace

4,693 sq ft / 436 sq m

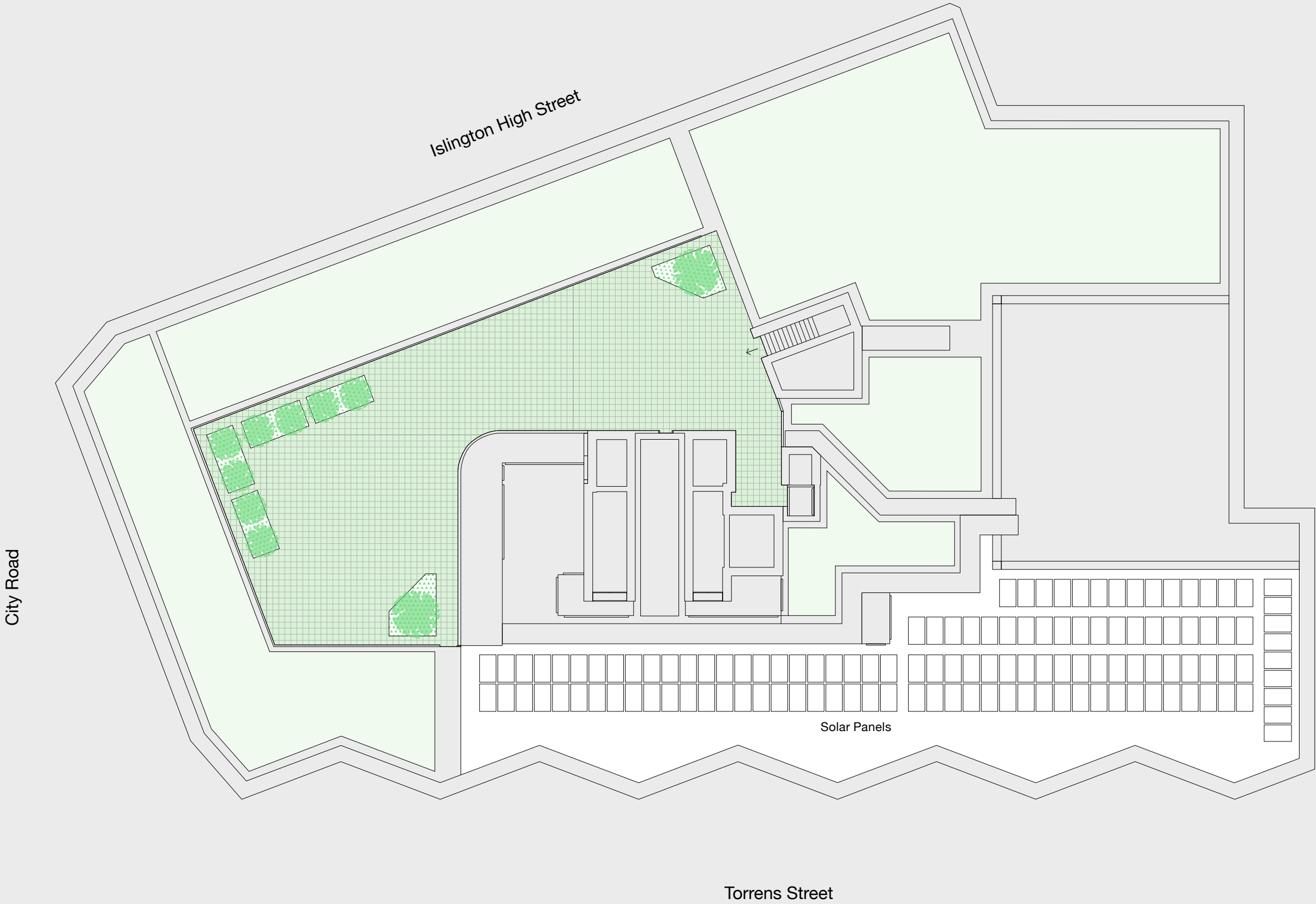
Roof terrace

4,693 sq ft / 436 sq m

Terrace

Green roof

Internal sizes denote net internal areas



# Amenities floor

9,268 sq ft / 861 sq m

Affordable workspace	4,553 sq ft / 423 sq m
Retail	4,715 sq ft / 438 sq m
End-of-trip amenities	8,149 sq ft / 757 sq m

Retail

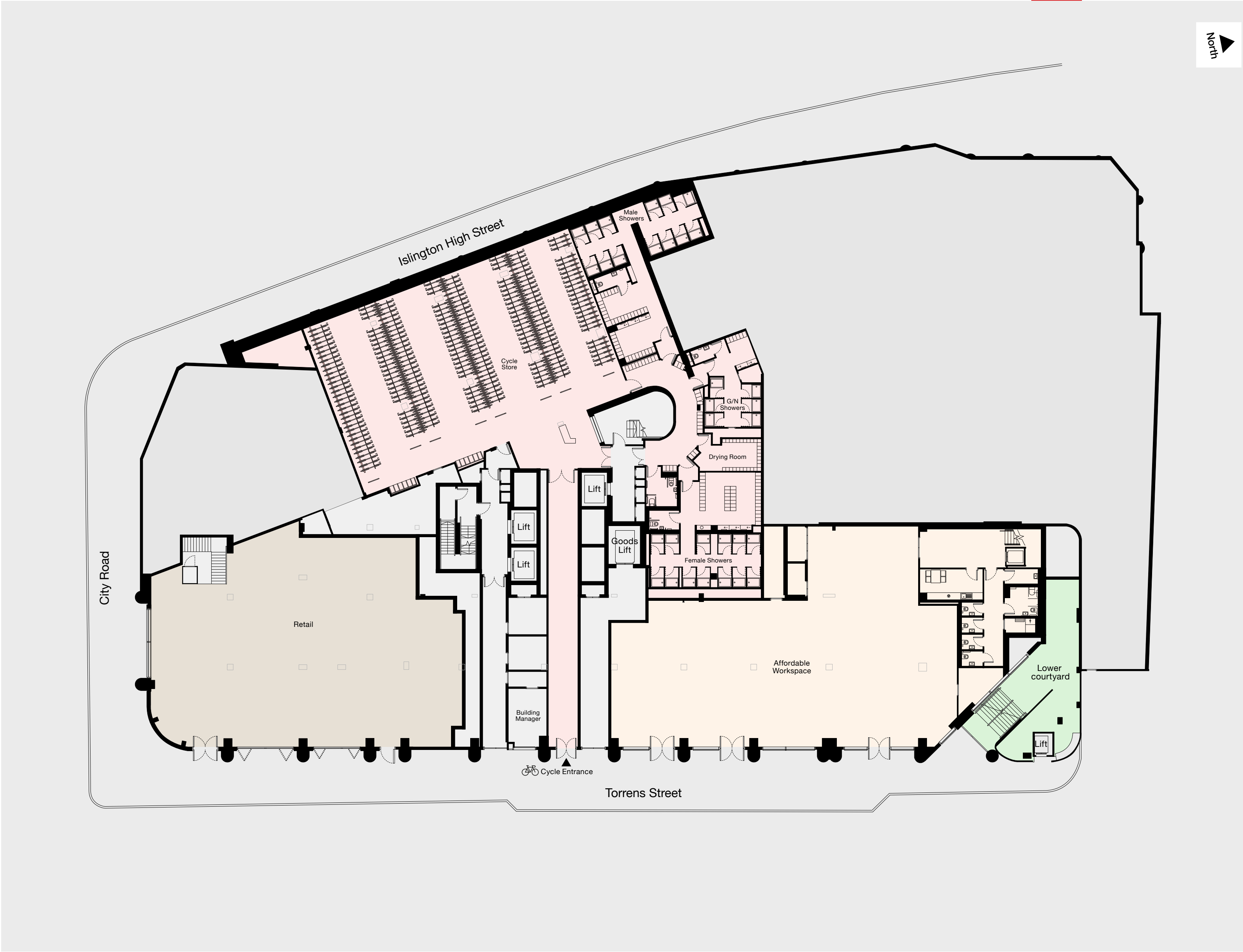
Affordable workspace

Core

End-of-trip amenities

Courtyard

Internal sizes denote net internal areas



# Space plan

Second floor – single creative layout  
32,023 sq ft / 2,975 sq m

98 desk spaces

External meeting spaces:

- 1 x 150 person town hall
- 1 x 20 person meeting room
- 1 x 16 person meeting room
- 1 x 12 person meeting room
- 2 x 10 person meeting rooms
- 1 x 6 person meeting room
- 2 x 10 person brain rooms
- 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 medium open lounge spaces (10 people each)
- 1 x small open lounge spaces (5 people each)
- 2 x enclosed break out rooms
- 2 x game pods

Private phone booths / VC rooms:

- 2 x (2 person each)

Desk space

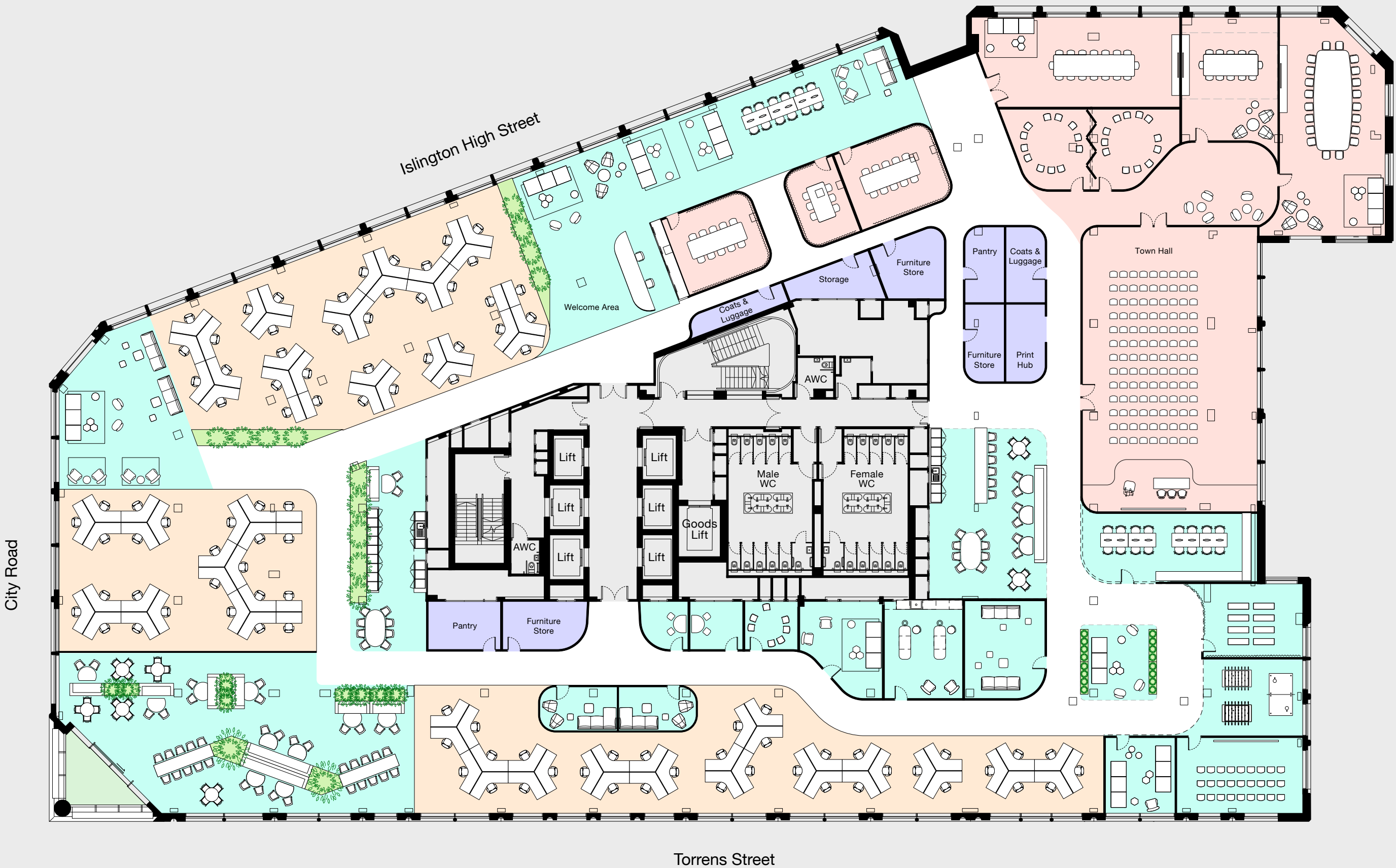
Meeting rooms

Break-out spaces

Core

Terrace

Internal sizes denote net internal areas



# Space plan

Second floor – cellular layout  
32,023 sq ft / 2,975 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 16 person meeting rooms (or, c. 30 person conference room using sliding partitions)
- 3 x 12 person meeting rooms

Touch down spaces:

16 x

Break-out spaces:

- 3 x enclosed break out spaces (5-10 people each)
- 3 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 – single tech layout  
32,023 sq ft / 2,975 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

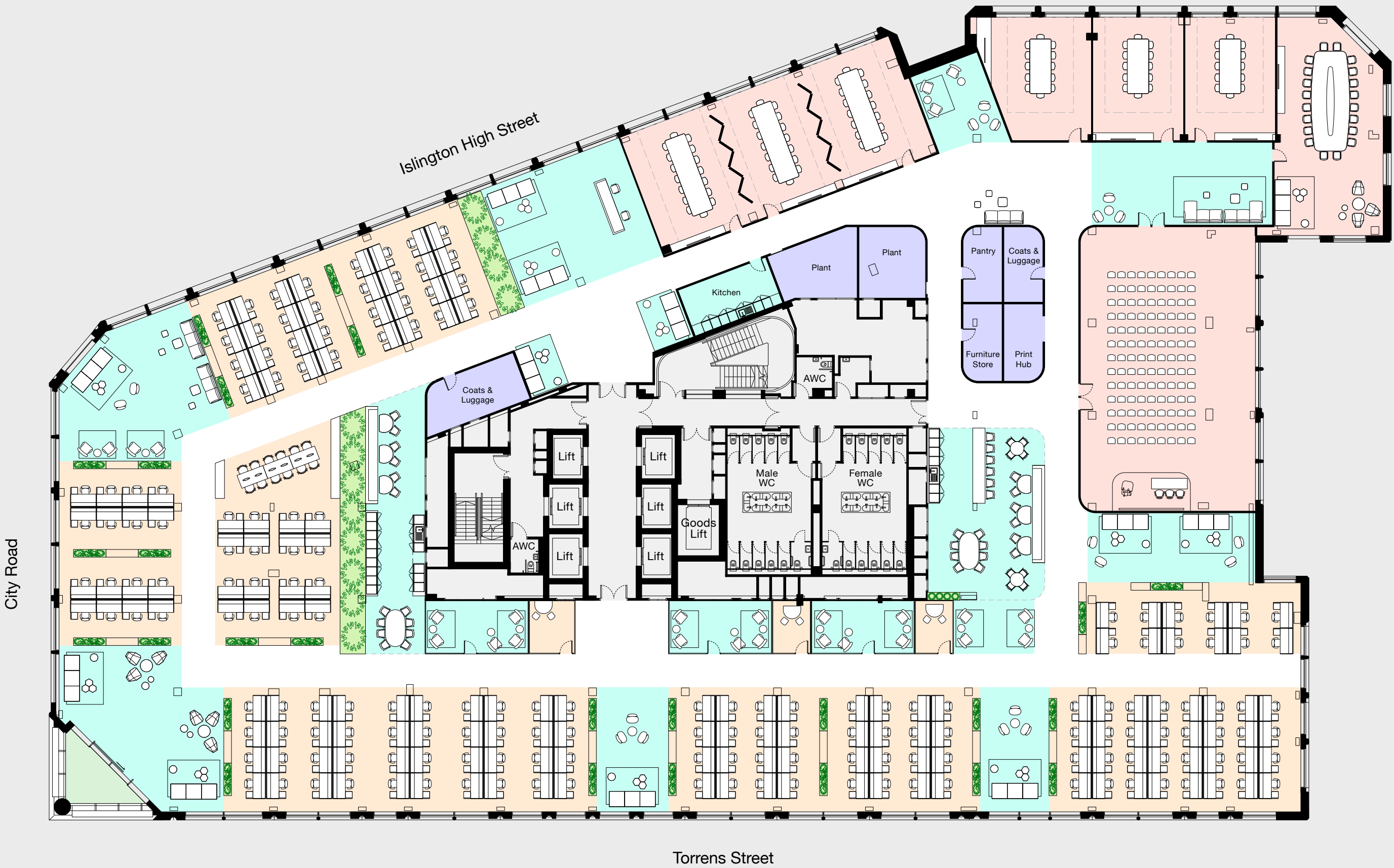
Meeting rooms

Break-out spaces

Core

Terrace

Internal sizes denote net internal areas



# Space plan

Second floor – max pack  
32,023 sq ft / 2,975 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 large open lounge spaces  
(20-25 people each)  
2 x medium open lounge spaces  
(10 people each)  
3 x kitchenettes with seating  
2 x small open lounge spaces (5 people each)

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

Desk space

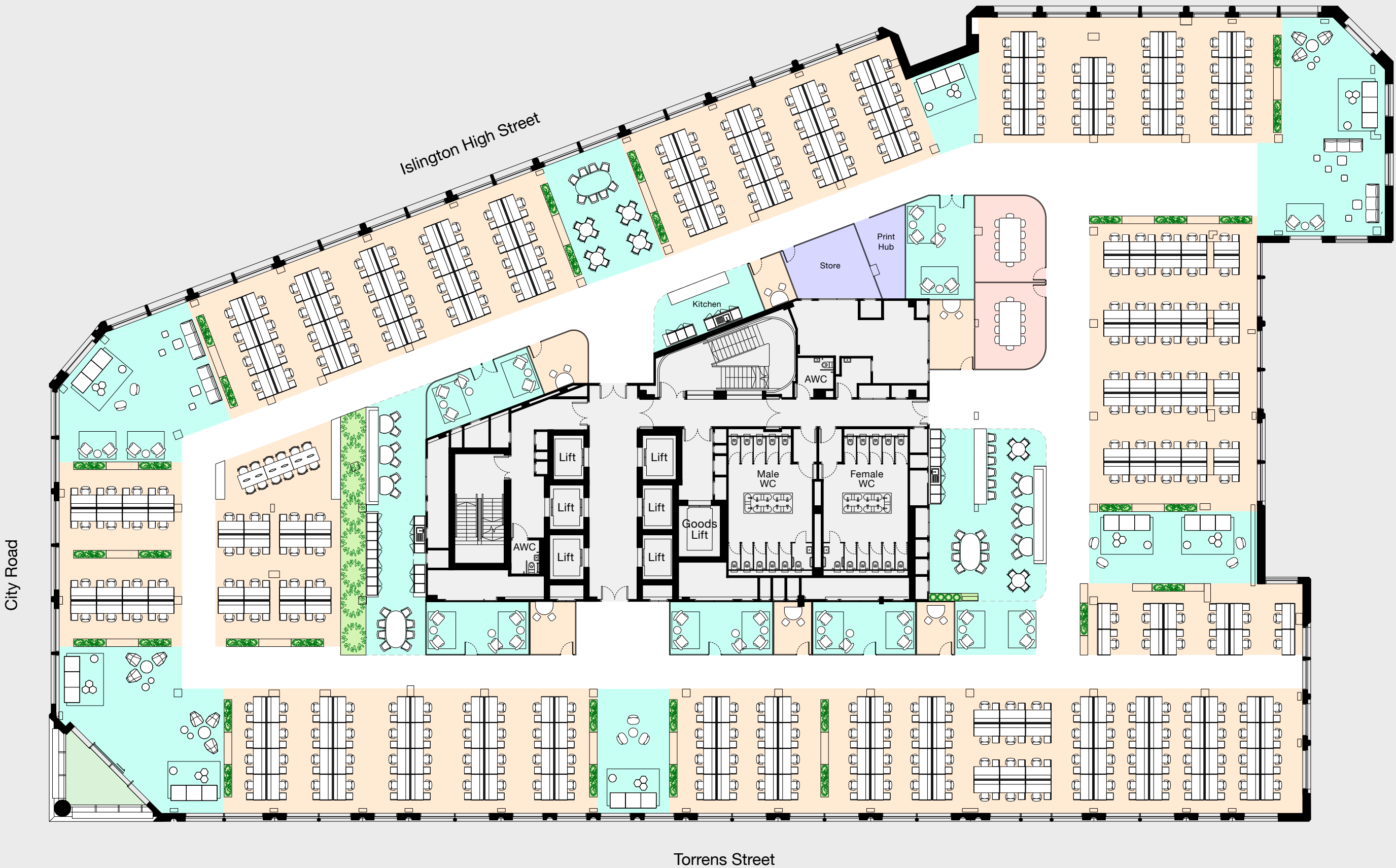
Meeting rooms

Break-out spaces

Core

Terrace

Internal sizes denote net internal areas



# Space plan

Sixth floor – meeting room  
& entertainment layout  
18,654 sq ft / 1,733 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


total terrace space.

4,700 sq ft

communal roof terrace.


2,000 sq ft


ground-floor café.


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

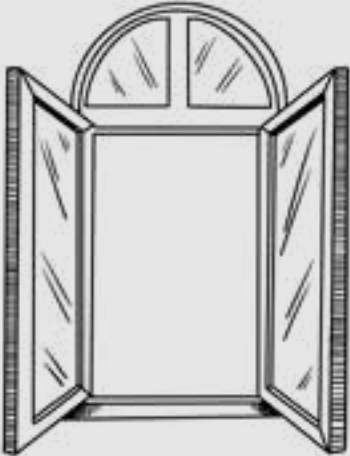
occupancy density.

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.

43

## Team

Developed by  
trusted experts  
with an exceptional  
track record.



TISHMAN SPEYER





# 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 <sup>1</sup>	Customers worldwide	Venture investments	Residential units <sup>2</sup>
180	45	13	1897
Assets worldwide	Years in the business	Life science assets	Tishman realty founded <sup>3</sup>

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.



Follow us on Instagram  
**theagent\_angel**



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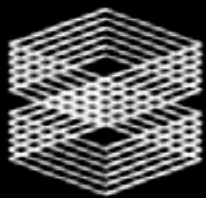
**Michaelis Boyd**  
Interior architect

**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**