

2 ANGEL SQUARE

397 CITY RD, LONDON, EC1V 1NY



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

These brand new serviced offices are located a stones throw from Angel Station and the vibrant Upper Street. Available on a licence agreement they offer an excellent flexible contract with no long term commitment needed. There are conference rooms available to hire although there is a lot of break out space for informal meetings.

LOCATION

Angel Square serviced offices are very close to Angel Underground Station which is on the Northern line. Kings Cross Station is a 15 minute walk away which gives access to multiple underground lines as well as rail and international rail journeys.

SPECIFICATION/AMENITIES

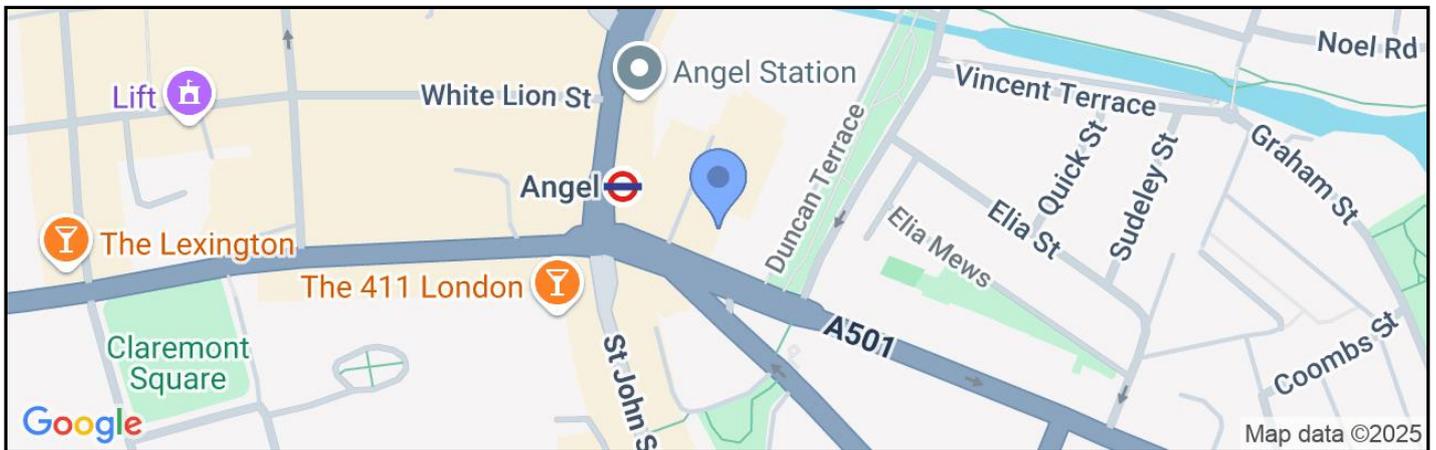
- Professional call answering service
- Office cleaning
- Flexible term length
- Simple licence agreement
- Meeting rooms available for hire
- Dedicated specialist support from our helpful centre teams
- Meeting room facilities in the building
- New High Quality Fit out

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. August 2025