

## Overview

8 Angel Court has undergone a comprehensive refurbishment, which includes new plant and machinery, new M&E services, a reconfigured core and new finishes throughout. The ground and lower ground floors are in a shell and core configuration and benefit from A1, A3, B1, D1 and D2 planning consents.

## Location

8 Angel Court is situated in the heart of the City at the southern end of Cophall Avenue close to its junction with Angel Court. Bank, Moorgate, Cannon Street and Liverpool Street stations are all within a short walk.

## Amenities

- New comprehensive refurbishment
- VRV air conditioning
- 10 person passenger lift
- 120mm fully accessible raised floors
- Metal tile suspended ceilings
- LG7 compliant lighting
- Double glazed windows
- Male and female toilets
- Terrace (Fifth floor)
- Cycle storage
- Shower and locker facilities
- Storage

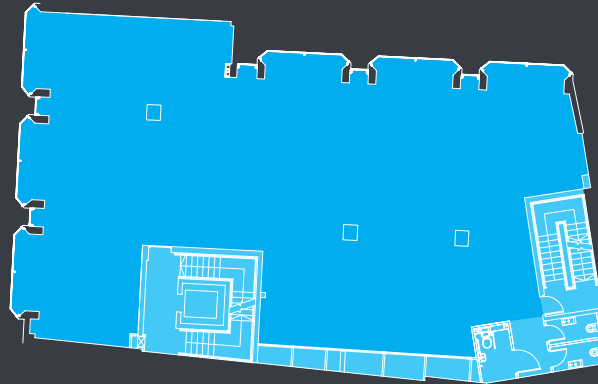
## Terms

Upon Application.

## Accommodation

FLOOR	SIZE	
	SQ FT	SQ M
Fifth	2,016	187
Fourth	3,077	286
Third	3,075	286
Second	3,083	286
First	2,803	260
Ground (Shell condition)	2,020	188
Lower Ground (Shell condition)	2,075	193
Lower Ground (Storage)	151	14
<b>TOTAL</b>	<b>18,300</b>	<b>1,700</b>

### Typical Upper Floor (Second Floor Shown)



← Not to scale. Indicative only.



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