

A VIBRANT NEW DESTINATION



OPENING 2019
ISLINGTONSQUARE.COM

IN THE
HEART OF
ISLINGTON.



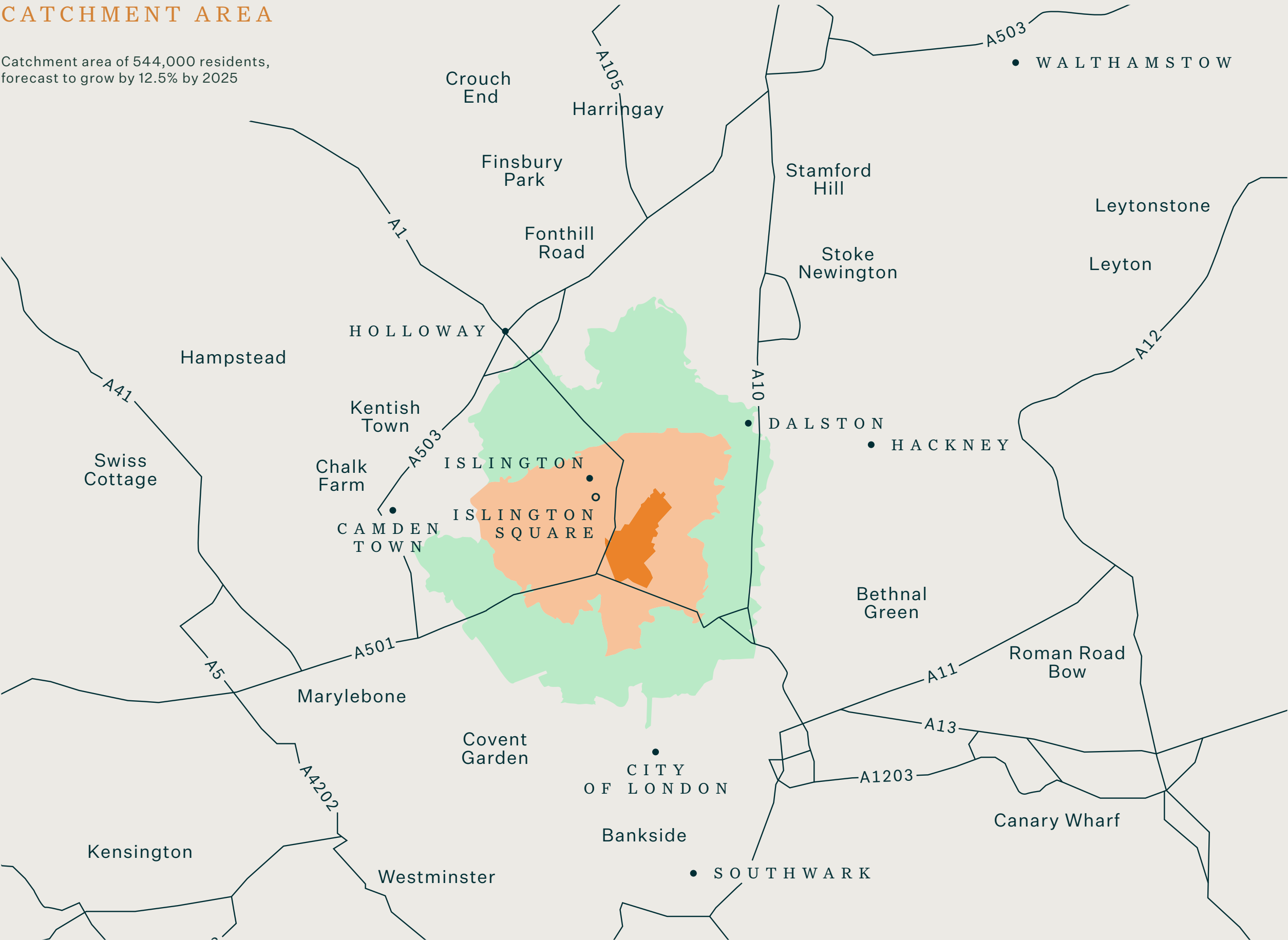
MEET YOU AT THE SQUARE.

Islington Square is a new destination for London in a unique heritage setting: distinctly stylish, aspirational and full of character.

A London Square, composed of 170,000 sq ft of quality retail and leisure space, exceptional public realm and office space, 263 new homes, and 108 serviced apartments at the heart of one of London's most affluent boroughs. An all-day leisure offer will include premium gym operator Third Space and a five-screen cinema by Odeon.

CATCHMENT AREA

Catchment area of 544,000 residents,
forecast to grow by 12.5% by 2025



Islington is home to a large number of high-achievers, affluent professionals and creatives. Renowned for its stylish yet subtle surroundings, Islington's unique look and feel underscores its popularity.

Islington Square has been designed to reflect the vibrant community and rich heritage of this unique London Borough. Its position at the heart of Islington will enable your brand to take advantage of the established lifestyle offering and buzz of Upper Street.

544,000 catchment residents

catchment population
forecast to grow **12.5%** by 2025

71% above London catchment
average in terms of Rising Prosperity

wealthy urbanites have a

£100K average salary

ONE OF LONDON'S MOST
PROSPEROUS NEIGHBOURHOODS.




62.6% of Islington's population
are aged **25–44**

wealthy urbanites
dominate catchment
comprising **44.4%** (London average 23.1%)

65% of Islington
residents are ABC1



- 1 Prawn On The Lawn
- 2 LeCoq
- 3 Trullo
- 4 25 Canonbury Lane
- 5 Rök Islington
- 6 Gill Wing
- 7 Twentytwentyone
- 8 Fig & Olive
- 9 Ottolenghi
- 10 Sefton
- 11 Atelier Abigail
- 12 Almeida Theatre
- 13 Hobbs
- 14 After Noah
- 15 GAP
- 16 Waterstones
- 17 Joe & The Juice
- 18 MEATliquor
- 19 Aesop
- 20 Oldroyd
- 21 Monsoon
- 22 L'Occitane
- 23 The Body Shop
- 24 Franco Manca
- 25 Wild Food Café
- 26 Space N.K.
- 27 Sweaty Betty
- 28 Farrow + Ball
- 29 Petit Bateau
- 30 Bellanger
- 31 Bang & Olufson
- 32 Frederick's
- 33 JD Sports
- 34 Reiss
- 35 Kiehl's
- 36 Business Design Centre
- 37 Angel Central
- 38 Waitrose
- 39 M&S
- 40 Whistles
- 41 Jigsaw
- 42 Albam
- 43 Toast
- 44 Aria
- 45 Rain
- 46 Wahaca
- 47 Dinny Hall
- 48 Crabtree & Evelyn
- 49 The Dead Dolls House
- 50 Malin & Goetz
- 51 Oliver Bonas

TRANSPORT LINKS (MIN)				
KING'S CROSS ST. PANCRAS	17	20	12	
CITY OF LONDON	15	24	16	
WEST END	24	30	25	
MARYLEBONE HIGH ST.	30	32	26	
CANARY WHARF	37	55	30	
SLOANE SQUARE	31	51	35	
LONDON CITY AIRPORT	45			
HEATHROW AIRPORT	52			

A DIVERSE MIX OF
RETAIL AND LEISURE.

AN OPPORTUNITY WITH
UNTAPPED POTENTIAL.

£695m

annual shopper expenditure

With a retail offer that is being curated to represent the cosmopolitan ethos of this iconic London neighbourhood, Islington Square will cater for the thriving local community while attracting new visitors to the area. In terms of premium brands, consumer demand has been relatively under provided for until now. Islington Square offers a real opportunity to capture this potential spend. This will protect and enhance the area as a whole, ensuring that it remains relevant and attractive in the years to come.

Islington Square sits within Central Islington, which currently generates the highest levels of sales density within the local catchment area, due to the presence of aspirational brands such as Jigsaw, Whistles, Sweaty Betty and Ottolenghi.

14.3%

predicted shopper expenditure increase and

11.6%

predicted market share increase following this development

upper

mid-market and luxury retailer categories are under-represented in Islington

raising annual shopper expenditure by over £75m

21,000

workers within 10min walk

39.3m

footfall from Angel and Highbury & Islington stations

A NEW FOCAL POINT FOR ISLINGTON

As a truly mixed use development, Islington Square will enhance the location's unique character and build on the timelessness and heritage of the Edwardian former Post Office building to become a hub for contemporary London living.

Islington's 24/7 leisure offer will be enhanced by cinema anchor, Odeon. Demonstrating significance confidence in the scheme, premium gym operator Third Space is launching a 47,000 sq ft health club at Islington Square, also testament to the scheme's potential.





A LEISURE AND CULTURE DESTINATION

Islington is already celebrated as a foodie hub, with a host of sought after concepts and restaurant brands. Islington Square will further build on this, providing a rounded and diverse all-day café and restaurant offer to cater for Islington residents and attract new visitors to the area.

Key local leisure venues attract over 1.5 million visitors per annum. These include the O2 Academy Islington, Sadler's Wells Theatre, Islington Assembly Hall, Kings Head Theatre and Almeida Theatre.

JUST OFF
UPPER STREET

ISLINGTON
SQUARE.

THE

BEST OF

MODERN RETAIL UNITS
UP TO 8,395 SQ. FT.

ISLINGTON

UNFOLDS.

DEVELOPMENT OVERVIEW

new homes

263

20,000 sq ft of
office space

108 serviced apartments

5 screen luxury
cinema by Odeon

48,000 sq ft Third Space Premium
Family Health Club

9,500 sq ft COS
flagship store

170,000 sq ft retail & leisure space





HIGHBURY &
ISLINGTON
STATION

10min walk

CROSS
STREET

ESSEX
ROAD

ALMEIDA
STREET

UPPER
STREET

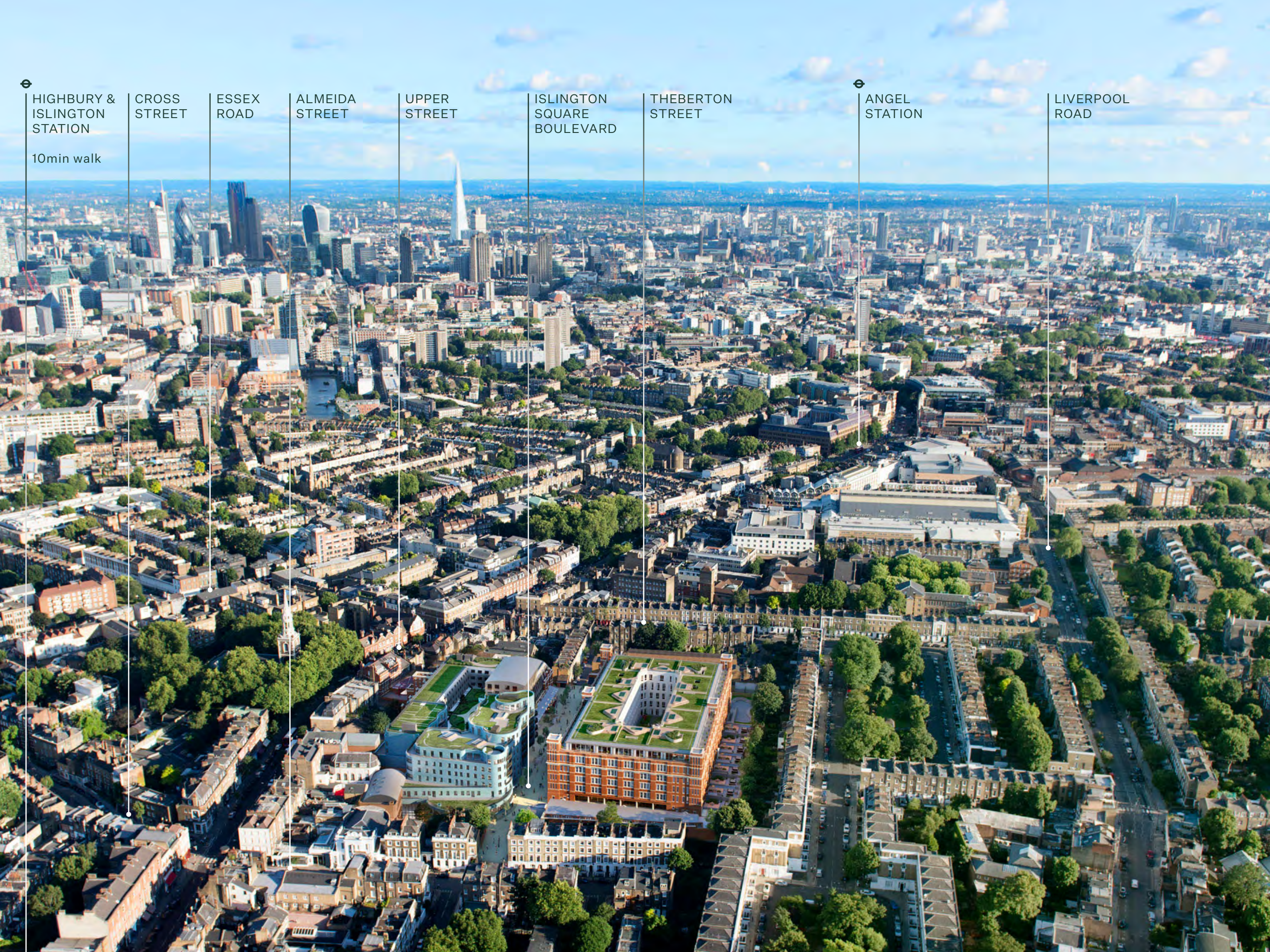
ISLINGTON
SQUARE
BOULEVARD

THEBERTON
STREET



ANGEL
STATION

LIVERPOOL
ROAD





dyptique

ABC Shop

L'ART DU SOIN

dyptique
paris

ABC Shop

GO MANTON

JAGS



THIRD
SPACE

Square
Coffee



LEASING PLAN

- AVAILABLE
- UNDER OFFER
- EXCHANGED



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