Capsule
Flexible leasing solutions for today’s office occupier
We’ve launched Capsule because we understand many office occupiers need a flexible approach to leasing. Our Capsule offering combines the benefits of traditional leasing and serviced offices.

With a simplified leasing process, high quality space and the security of a trusted landlord, we’re helping occupiers grow their businesses in ways that suit them.

The leasing market is evolving

WHY WE ARE DEFINING OUR FLEXIBLE LEASING INITIATIVE

Fast growing SMEs as well as larger corporates are looking for low-risk and inspirational workplaces and this has kept the market for flexible office space buoyant.

Serviced office sectors are experiencing continued growth and offer an agile alternative to traditional leasing.

Customers have, however, higher expectations and are demanding far more from office space.

Customer expectation is highlighting the limitations of both serviced and traditional offices and the need for intermediate solutions.
Our Capsule Offering

We work with our occupiers to understand their needs.

Our tailored solutions can be mixed and matched* and can include:

- Category B fit out
- Data connection
- Flexible lease terms
- All inclusive rent
- Short form leases
- Fixed dilapidation cost
- Furniture package options
- Plug and play

Discover the benefits

FAST AND EASY LEASING
- Fit out completed
- Private digital connection installed
- Short form lease ready to sign

HIGH QUALITY ENVIRONMENT
- Ability to occupy at a density to which the air conditioning is designed
- Potential to undertake physical alterations
- Improved security – physical and data

SUPPORTING YOUR BUSINESS
- Create your own business identity
- Perception of corporate stability generating business and attracting/retaining staff
- Flexibility to grow in space at no additional cost

PRIVATE SPACE
- Own meeting rooms
- Own kitchenette
- Own toilets
- Fewer workplace distractions

*Capsule will be offered on selected vacant units. Benefits are dependent on the detail of each tailored transaction.
Marketing Capsule

GUIDELINES FOR SCHEME MARKETING

The Capsule leasing strategy for each property will differ and should be agreed with Legal & General before marketing commences.

Guidelines on how to apply Capsule within property marketing brochures and on websites can be found in Legal & General’s Brand Guidelines for Property Marketing Schemes.

For marketing enquiries contact: realassetsmarketing@lgim.com
Capsule in action
1 Bedford Street, London • 9,000 sq ft across three floors

CAPSULE OFFERING: JUNE 2018
- Full Cat B ‘plug & play’ fit out with furniture
- Internet connected

IMPACT: AUGUST 2018
- Three leases completed on five year terms with tenant break in year three and fixed dilapidations cost

OCCUPIER BENEFIT
- Quick occupation
- No wayleave negotiation
- Flexible lease term
- Low fit out cost
- Known lease end cost
Capsule in action
120 Aldersgate Street, London • 4,000 sq ft

CAPSULE OFFERING: APRIL 2018
- Partial Cat B fit out with kitchenette and meeting room installed
- Internet connected

IMPACT: APRIL 2018
- Lease completed on five year term with tenant break in year two

OCCUPIER BENEFIT
- Quick occupation
- No wayleave negotiation
- Flexible lease term
- Low fit out cost
Capsule in action
55 Strand, London • 3,100 sq ft

CAPSULE OFFERING: JULY 2018
- Partial Cat B fit out completed with kitchenette, meeting and board room installed
- Internet enabled

IMPACT: SEPTEMBER 2018
- In market with strong interest from two parties

OCCUPIER BENEFIT
- Quick occupation
- No wayleave negotiation
- Low fit out cost
Capsule in action
1 Colmore Square, Birmingham • 7,500 sq ft

CAPSULE OFFERING: AUGUST 2018

• Partial Cat B fit out with kitchenette and meeting rooms installed
• Internet connected

IMPACT: SEPTEMBER 2018

• In market with strong interest from two parties

OCCUPIER BENEFIT

• Quick occupation
• No wayleave negotiation
• Low fit out cost
Connectivity

CAPSULE OFFERING: AUGUST 2018
• Dedicated ultrafast connectivity

IMPACT
• Occupiers can connect to internet within 24 hours

OCCUPIER BENEFIT
• Telecommunication contracts from one week to six months
• No delays for wayleave negotiations as already agreed
• Free communal Wi-Fi in common parts

101 Victoria Street, Bristol
CONTACT US

Please contact the Capsule Leasing Team for more information.

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