

Capsule Availability Schedule

Q4 2022



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OFFICE AVAILABILITY SCHEDULE
Q4 2022

Acquiring Agent fees: Legal & General will consider paying acquiring agents fees where the agent is not receiving a fee from anyone else or advice to which it relates and the occupier has been advised in writing of who is paying the agent fees. Payment of any fee remains at the ultimate discretion of Legal & General and typically calculated as 10% of the first years' rental income.

Where floors can be split the schedule may include whole and part floors. Capsule typically allows immediate occupation with meeting rooms, kitchens & furniture.

Region	Area	Address	Demise	Area sq.ft.	Available	Conditon	Specification	Managed Offer	Website
London	EC1	120 Aldersgate Street EC1A 4JQ	2nd floor	7,083	Available	Refurbished	Capsule	Available	www.120aldersgatestreet.co.uk
London	EC1	120 Aldersgate Street EC1A 4JQ	3rd floor	7,084	Available	Refurbished	Capsule	Available	www.120aldersgatestreet.co.uk
London	EC1	120 Aldersgate Street EC1A 4JQ	5th Floor	4,000	Available	Refurbished	Capsule	Available	www.120aldersgatestreet.co.uk
London	WC1V	210 High Holborn, WC1V 7EP	B, G & 1	7,000	Available	Refurbished	Capsule	Available	
London	W6	245 Hammersmith Road W6 8PW	8th floor	27,500	Available	New development	Bespoke fitted (Cat A)	Available	www.245hammersmithroad.com
London	W6	245 Hammersmith Road W6 8PW	7th floor	27,500	Available	New development	Bespoke fitted (Cat A)	Available	www.245hammersmithroad.com
London	W6	245 Hammersmith Road W6 8PW	6th floor	27,500	Available	New development	Bespoke fitted (Cat A)	Available	www.245hammersmithroad.com
London	W6	245 Hammersmith Road W6 8PW	5th floor	27,500	Available	New development	Bespoke fitted (Cat A)	Available	www.245hammersmithroad.com
London	W6	245 Hammersmith Road W6 8PW	4th floor	27,500	Available	New development	Bespoke fitted (Cat A)	Available	www.245hammersmithroad.com
London	W6	245 Hammersmith Road W6 8PW	3rd floor (part)	6,300	Available	New development	Bespoke fitted (Cat A)	Available	www.245hammersmithroad.com
London	WC2A	51 Lincoln Inn Fields	4th floor	1,500	Winter 2022	Under refurbishment	Bespoke fitted (Cat A)	Available	
London	WC2	Burleigh House 355 - 359 Strand WC2 0HS	5th floor	2,136	Summer 2023	Refurbished	Capsule	Available	
London	WC2	Burleigh House 355 - 359 Strand WC2 0HS	2nd floor	3,281	Summer 2023	Refurbished	Capsule	Available	
London	WC1	Eagle Street WC1R 4AT	Basement	2,500	Available	Refurbished	Capsule	Available	www.43eagle.com
London	WC1	Eagle Street WC1R 4AT	Ground Floor	2,027	Available	Refurbished	Capsule	Available	www.43eagle.com
London	WC1	Eagle Street WC1R 4AT	1st floor	2,328	Available	Refurbished	Capsule	Available	www.43eagle.com
London	WC1	Eagle Street WC1R 4AT	2nd floor	1,200	Available	Refurbished	Capsule	Available	www.43eagle.com
London	WC1	Eagle Street WC1R 4AT	3rd Floor	1,232	Available	Refurbished	Capsule	Available	www.43eagle.com
London	NW10	First Central 200 2 Lakeside Drive NW10 7FQ	3rd floor west	14,039	Available	Refurbished	Capsule	Available	www.firstcentral200.com
London	NW10	First Central 200 2 Lakeside Drive NW10 7FQ	4th floor	24,814	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.firstcentral200.com
London	NW10	First Central 200 2 Lakeside Drive NW10 7FQ	5th floor suite A	4,849	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.firstcentral200.com
London	NW10	First Central 200 2 Lakeside Drive NW10 7FQ	5th floor suite B	5,359	Available	Refurbished	Capsule	Available	www.firstcentral200.com
London	NW10	First Central 200 2 Lakeside Drive NW10 7FQ	2nd floor	22,997	Available	Refurbished	Capsule	Available	www.firstcentral200.com
London	EC4	Senator House 85 Queen Victoria St EC4V 4DP	Level A	11,000	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.senatorlondon.com
London	W6	The Aircraft Factory Hammersmith W6 0LE	3rd floor	3,800	Available	Refurbished	Capsule	Available	www.theaircraftfactory.com/
London	W6	The Aircraft Factory Hammersmith W6 0LE	Part 3rd floor	5,100	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.theaircraftfactory.com/
London	W6	The Aircraft Factory Hammersmith W6 0LE	1st floor	7,400	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.theaircraftfactory.com/
London	W6	The Aircraft Factory Hammersmith W6 0LE	Ground	2,850	Available	Refurbished	Capsule	Available	www.theaircraftfactory.com/
London	EC2	Throgmorton Street EC2N 2AN	5th floor	2,072	Available	Refurbished	Capsule	Available	www.26throgmortonstreet.com
London	EC1	Clerkenwell Road	Lower Ground	1,814	Q2 2023	Refurbished	Capsule	Available	
London	EC2	Clerkenwell Road	Ground	1,814	Q2 2023	Refurbished	Capsule	Available	
London	EC1	Clerkenwell Road	1st floor	2,303	Q2 2023	Refurbished	Capsule	Available	
London	EC1	Clerkenwell Road	2nd Floor	2,303	Q2 2023	Refurbished	Capsule	Available	
London	EC1	Clerkenwell Road	3rd Floor	2,303	Q2 2023	Refurbished	Capsule	Available	
London	EC1	Clerkenwell Road	4th Floor	2,153	Q2 2023	Refurbished	Capsule	Available	
Midlands	Birmingham	Rackhams, Corporation Street B2 5JS	Whole Building	200,000	Call for details	New Build	Bespoke fitted (Cat A)	Available	
North West	Manchester	One Piccadilly Gardens M1 1RT	3rd floor	27,000	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.onepiccadilly.co.uk/
North West	Manchester	The Pinnacle 73 King Street M2 4NG	7th floor	2,566	Available	Refurbished	Capsule	Available	www.pinnaclemanchester.co.uk
North West	Manchester	The Pinnacle 73 King Street M2 4NG	5th floor	2,560	Available	Refurbished	Capsule	Available	www.pinnaclemanchester.co.uk
North West	Manchester	The Pinnacle 73 King Street M2 4NG	6th Floor	2,557	Available	Unrefurbished	Bespoke fitted (Cat A)	Available	www.pinnaclemanchester.co.uk
North West	Manchester	The Pinnacle 73 King Street M2 4NG	Part 2nd Floor	1,253	Available	Unrefurbished	Bespoke fitted (Cat A)	Available	www.pinnaclemanchester.co.uk
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	3rd Floor	3,950	Winter 2022	Refurbished	Bespoke fitted (Cat A)	Available	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	2nd Floor Suite 1	2,098	Winter 2022	Refurbished	Capsule	Available	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	2nd Floor Suite 2	1,388	Winter 2022	Refurbished	Capsule	Available	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	4th Floor	3,935	Winter 2022	Refurbished	Capsule		
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	5th Floor	2,933	Winter 2022	Refurbished	Capsule	Available	
Scotland	Glasgow	Kintyre House 205 West George Street Glasgow G2 2LW	3rd floor	3,128	Available	Refurbished	Capsule	Available	
Scotland	Glasgow	Kintyre House 205 West George Street Glasgow G2 2LW	Ground floor	2,500	Available	Refurbished	Bespoke fitted (Cat A)	Available	
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	Ground floor south B	3,197	Available	Refurbished	Capsule	Available	www.unionplaza-aberdeen.com
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	1st floor South	8,453	Available	Unrefurbished	Bespoke fitted (Cat A)	Available	www.unionplaza-aberdeen.com
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	2nd floor North	8,461	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.unionplaza-aberdeen.com

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Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	3rd floor	17,973	Call for details	Unrefurbished	Bespoke fitted (Cat A)	Available	www.unionplaza-aberdeen.com
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	4th floor	17,914	Call for details	Unrefurbished	Bespoke fitted (Cat A)	Available	www.unionplaza-aberdeen.com
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	5th floor North	8,777	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.unionplaza-aberdeen.com
South	Maidenhead	Tempo Building, 26 King Street SL6 1EF	Ground Floor	25,983	Q2 2023	Refurbished	Bespoke fitted (Cat A)	Available	https://tempo-maidenhead.com/
South	Maidenhead	Tempo Building, 26 King Street SL6 1EF	First Floor	31,904	Q2 2023	Refurbished	Bespoke fitted (Cat A)	Available	https://tempo-maidenhead.com/
South	Maidenhead	Tempo Building, 26 King Street SL6 1EF	2nd Floor	32,712	Q2 2023	Refurbished	Bespoke fitted (Cat A)	Available	https://tempo-maidenhead.com/
South	Maidenhead	Tempo Building, 26 King Street SL6 1EF	Third Floor	26,221	Q2 2023	Refurbished	Bespoke fitted (Cat A)	Available	https://tempo-maidenhead.com/
South East	St Albans	10 Bricket Road AL1 3JX	Part 2nd Floor	6,037	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.10bricketroad.com
South East	Chertsey	1000 Hillswood	2nd floor	24,391	Autumn 2022	Refurbished	Bespoke fitted (Cat A)	Available	www.1000hillswoodpark.com
South East	Chertsey	1000 Hillswood	1st floor	25,597	Autumn 2022	Refurbished	Bespoke fitted (Cat A)	Available	www.1000hillswoodpark.com
South East	Chertsey	1000 Hillswood	Ground floor	25,101	Autumn 2022	Refurbished	Bespoke fitted (Cat A)	Available	www.1000hillswoodpark.com
South East	Reading	Apex Forbury Road RG1 1AX	6th floor, block D	5,935	Winter 2022	Refurbished	Bespoke fitted (Cat A)	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	6th floor, blocks A & C	14,734	Winter 2022	Refurbished	Bespoke fitted (Cat A)	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	5th floor, block A & C	16,079	Winter 2022	Refurbished	Bespoke fitted (Cat A)	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	5th floor, block B	7,145	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	4th floor, block B	7,554	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	3rd floor, block D - East	3,597	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	3rd floor, block C - East	5,533	Q1 2023	Refurbished	Bespoke fitted (Cat A)	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	3rd floor, block B	7,711	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	2nd floor, block C - Suite 4	802	Summer 2022	Refurbished	Capsule	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	2nd floor, block C - Suite 3	2,131	Q3 2022	Refurbished	Capsule	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	2nd floor, block C - Suite 1	2,648	Available	Refurbished	Capsule	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	Grd floor, block D - West	2,734	Available	Refurbished	Capsule	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	Ground floor Block A Suite 1	3,984	Available	Refurbished	Capsule	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	Grd floor, block C - West	2,415	Available	Refurbished	Capsule	Available	www.apexreading.co.uk
South East	Reading	Apex Forbury Road RG1 1AX	Grd floor, block C - East	3,352	Autumn 2022	Refurbished	Capsule	Available	www.apexreading.co.uk
South East	Orpington	Crayfields Business Park	1st Floor Building 3	16,743	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.apexreading.co.uk
South East	Orpington	Crayfields Business Park	Ground Floor Osprey	1,882	Spring 2023	Unrefurbished	Capsule	Available	
South East	Guildford	Friary Court, Guildford GU1 3DG	4th floor	1,699	Available	Unrefurbished	Bespoke fitted (Cat A)	Available	
South East	Godalming	Friary House	Entire	20,000	Available	Refurbished	Bespoke fitted (Cat A)	Available	
South East	Woking	Goldsworth Place, One Forge End	1st floor	19,294	Available	Refurbished	Bespoke fitted (Cat A)	Available	https://www.goldsworthplace.com/
South East	Woking	Goldsworth Place, One Forge End	2nd floor	19,170	Available	Refurbished	Bespoke fitted (Cat A)	Available	https://www.goldsworthplace.com/
South East	Watford	Hyde, 38 Clarendon Road	4th floor	14,071	Available	Refurbished	Bespoke fitted (Cat A)	Available	https://hyde-watford.com/
South East	Watford	Hyde, 38 Clarendon Road	2nd floor	14,397	Available	Refurbished	Bespoke fitted (Cat A)	Available	https://hyde-watford.com/
South East	Watford	Hyde, 38 Clarendon Road	Ground floor	3,184	Available	Unrefurbished	Capsule	Available	https://hyde-watford.com/
South East	Staines	Lotus Park The Causeway TW18 3AG	Building 3, part ground	4,770	Available	Refurbished	Capsule	Available	www.lotusparkstaines.com
South East	Maidenhead	Moorbridge Road SL6	1st	4,700	Available	Unrefurbished	Capsule	Available	
South East	Brighton	One Jubilee Street	1st Floor Suite 1	3,294	Available	Refurbished	Capsule	Available	
South East	Brighton	One Jubilee Street	1st Floor Suite 2	3,509	Available	Refurbished	Capsule	Available	
South West	Bristol	North Quay House	Whole Building	28,104	Q3 2023	Refurbished	Bespoke fitted (Cat A)	Available	
South West	Bristol	Redcliff Quay, Redcliff Street, BS1	Ground Floor	16,000	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.redcliffquay.co.uk/
South West	Bristol	Redcliff Quay, Redcliff Street, BS1	1st Floor	9,000	Winter 2022	Refurbished	Bespoke fitted (Cat A)	Available	www.redcliffquay.co.uk/
Wales	Cardiff	Hodge House 114/116 St Marys Street CF10 1DY	Ground floor	4,230	Spring 2023	Refurbished	Bespoke fitted (Cat A)	Available	www.hodgehousecardiff.com
Wales	Cardiff	Hodge House 114/116 St Marys Street CF10 1DY	1st floor	19,100	Spring 2023	Refurbished	Bespoke fitted (Cat A)	Available	www.hodgehousecardiff.com
Wales	Cardiff	Hodge House 114/116 St Marys Street CF10 1DY	2nd floor	19,100	Spring 2023	Refurbished	Bespoke fitted (Cat A)	Available	www.hodgehousecardiff.com
Wales	Cardiff	Hodge House 114/116 St Marys Street CF10 1DY	3rd floor	19,100	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.hodgehousecardiff.com

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Wales	Cardiff	Hodge House 114/116 St Marys Street CF10 1DY	4th floor	11,813	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.hodgehousecardiff.com
Wales	Cardiff	Hodge House 114/116 St Marys Street CF10 1DY	5th floor	3,790	Available	Refurbished	Bespoke fitted (Cat A)	Available	www.hodgehousecardiff.com