

# Office Availability Schedule

Q2 2023



**Contact: Andrew Mercer**  
Office Sector Lead  
[capsuleleasing@lgim.com](mailto:capsuleleasing@lgim.com)  
+44 (0)20 3124 2702



**OFFICE AVAILABILITY SCHEDULE  
Q2 2023**

Acquiring Agent fees: Legal & General will consider paying acquiring agents fees where the agent is not receiving a fee from anyone else 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.

Region	Area	Address	Demise	Area sq.ft.	Timing	Managed Offer	Specification	Conditon	Website
London	EC1	120 Aldersgate Street EC1A 4JQ	2nd floor	6,787	Available	Available	Capsule	Refurbished	www.120aldersgatestreet.co.uk
London	EC1	120 Aldersgate Street EC1A 4JQ	3rd floor	6,393	Available	Available	Capsule	Refurbished	www.120aldersgatestreet.co.uk
London	W6	245 Hammersmith Road W6 8PW	8th floor (part)	14,150	Under Offer	Available	Bespoke fitted (Cat A)	New development	www.245hammersmithroad.com
London	W6	245 Hammersmith Road W6 8PW	8th floor (part)	900	Available	Available	Bespoke fitted (Cat A)	New development	www.245hammersmithroad.com
London	W6	245 Hammersmith Road W6 8PW	7th floor	27,500	Available	Available	Bespoke fitted (Cat A)	New development	www.245hammersmithroad.com
London	W6	245 Hammersmith Road W6 8PW	6th floor	27,500	Available	Available	Bespoke fitted (Cat A)	New development	www.245hammersmithroad.com
London	W6	245 Hammersmith Road W6 8PW	5A	5,808	Available	Available	Capsule	New development	www.245hammersmithroad.com
London	W6	246 Hammersmith Road W6 8PW	5B	6,656	Available	Available	Capsule	New development	www.245hammersmithroad.com
London	W6	247 Hammersmith Road W6 8PW	5C	5,889	Available	Available	Capsule	New development	www.245hammersmithroad.com
London	W6	248 Hammersmith Road W6 8PW	5D	8,419	Available	Available	Capsule	New development	www.245hammersmithroad.com
London	W6	245 Hammersmith Road W6 8PW	4th floor	27,500	Available	Available	Bespoke fitted (Cat A)	New development	www.245hammersmithroad.com
London	W6	245 Hammersmith Road W6 8PW	3rd floor	6,600	Available	Available	Bespoke fitted (Cat A)	New development	www.245hammersmithroad.com
London	WC2A	51 Lincoln Inn Fields	4th floor	1,500	Q1 2023	Available	Bespoke fitted (Cat A)	Under refurbishment	
London	WC2	55 Strand	7th Floor	2,483	Q4 2023	Available	Capsule	To be refurbished	55strand.com
London	WC2	Burleigh House 355 - 359 Strand WC2 0HS	5th floor	2,136	Summer 2023	Available	Capsule	Under refurbishment	
London	WC2	Burleigh House 355 - 359 Strand WC2 0HS	2nd floor	3,281	Summer 2023	Available	Capsule	Under refurbishment	
London	WC2	Burleigh House 355 - 359 Strand WC2 0HS	1st floor	3,416	Summer 2023	Available	Capsule	Under refurbishment	
London	WC2	Eagle Street WC1R 4AT	Basement	2,500	Available	Available	Capsule	Refurbished	www.43eagle.com
London	WC2	1 Bedford Street	4th Floor	2,761	Q4 2023	Available	Bespoke fitted (Cat A)	To be refurbished	
London	WC1	Eagle Street WC1R 4AT	1st floor	2,332	Available	Available	Capsule	Refurbished	www.43eagle.com
London	WC2	Eagle Street WC1R 4AT	Basement	2,027	Under Offer	Available	Capsule	Refurbished	www.43eagle.com
London	EC4	Senator House 85 Queen Victoria St EC4V 4DP	Level A	11,000	Available	Available	Bespoke fitted (Cat A)	Refurbished	www.senatorlondon.com
London	W6	The Aircraft Factory Hammersmith W6 0LE	Part 3rd floor	3,800	Available	Available	Capsule	Refurbished	www.theaircraftfactory.com/
London	W6	The Aircraft Factory Hammersmith W6 0LE	Part 3rd floor	5,100	Available	Available	Bespoke fitted (Cat A)	Refurbished	www.theaircraftfactory.com/
London	W6	The Aircraft Factory Hammersmith W6 0LE	Part 3rd floor	8,897	Available	Available	Bespoke fitted (Cat A)	Refurbished	www.theaircraftfactory.com/
London	W6	The Aircraft Factory Hammersmith W6 0LE	Part 2nd floor	1,000	Available	Available	Capsule	Refurbished	www.theaircraftfactory.com/
London	W6	The Aircraft Factory Hammersmith W6 0LE	Part 1st floor	2,394	Available	Available	Bespoke fitted (Cat A)	Refurbished	www.theaircraftfactory.com/
London	W6	The Aircraft Factory Hammersmith W6 0LE	Part 1st floor	2,748	Available	Available	Bespoke fitted (Cat A)	Refurbished	www.theaircraftfactory.com/
London	W6	The Aircraft Factory Hammersmith W6 0LE	Ground	2,850	Available	Available	Capsule	Refurbished	www.theaircraftfactory.com/
London	EC1	Throgmorton Street EC2N 2AN	2nd floor	3,132	Summer 2023	Available	Capsule	Under Refurbishment	www.26throgmortonstreet.com
London	EC2	Throgmorton Street EC2N 2AN	4th floor	3,233	Available	Available	Capsule	Refurbished	www.26throgmortonstreet.com
London	EC1	Clerkenwell Road	Lower Ground	1,814	H2 2023	Available	Capsule	Under Refurbishment	
London	EC2	Clerkenwell Road	Ground	1,814	H2 2023	Available	Capsule	Under Refurbishment	
London	EC1	Clerkenwell Road	1st floor	2,303	H2 2023	Available	Capsule	Under Refurbishment	
London	EC1	Clerkenwell Road	2nd Floor	2,303	H2 2023	Available	Capsule	Under Refurbishment	
London	EC1	Clerkenwell Road	3rd Floor	2,303	H2 2023	Available	Capsule	Under Refurbishment	
London	EC1	Clerkenwell Road	4th Floor	2,153	H2 2023	Available	Capsule	Under Refurbishment	
North West	Manchester	One Piccadilly Gardens M1 1RT	3rd floor	26,680	Available	Available	Bespoke fitted (Cat A)	Refurbished	www.onepiccadilly.co.uk/
North West	Manchester	The Pinnacle 73 King Street M2 4NG	7th floor	2,640	Available	Available	Capsule	Refurbished	www.pinnaclemanchester.co.uk
North West	Manchester	The Pinnacle 73 King Street M2 4NG	5th floor	2,640	Available	Available	Capsule	Refurbished	www.pinnaclemanchester.co.uk
North West	Manchester	The Pinnacle 73 King Street M2 4NG	4th Floor	2,640	Q4 2023	Available	Bespoke fitted (Cat A)	To be refurbished	www.pinnaclemanchester.co.uk
North West	Manchester	The Pinnacle 73 King Street M2 4NG	6th Floor	2,640	Available	Available	Bespoke fitted (Cat A)	Unrefurbished	www.pinnaclemanchester.co.uk
North West	Manchester	The Pinnacle 73 King Street M2 4NG	Part 2nd Floor	1,250	Available	Available	Bespoke fitted (Cat A)	Unrefurbished	www.pinnaclemanchester.co.uk
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	3rd Floor	3,950	Available	Available	Bespoke fitted (Cat A)	Refurbished	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	2nd Floor Suite 1	2,098	Available	Available	Capsule	Refurbished	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	2nd Floor Suite 2	1,388	Available	Available	Capsule	Refurbished	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	4th Floor suite 1	2,098	Available	Available	Capsule	Refurbished	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	4th Floor suite 2	1,388	Available	Available	Capsule	Refurbished	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	5th Floor	2,933	Q1 2023	Available	Capsule	Refurbished	
Scotland	Glasgow	Kintyre House 205 West George Street Glasgow G2 2LW	3rd floor	3,128	Available	Not Available	Capsule	Refurbished	
Scotland	Glasgow	Kintyre House 205 West George Street Glasgow G2 2LW	Ground floor	2,500	Available	Available	Bespoke fitted (Cat A)	Refurbished	
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	Ground floor south B	3,197	Available	Available	Capsule	Refurbished	www.unionplaza-aberdeen.com
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	1st floor South	8,453	Available	Available	Bespoke fitted (Cat A)	Unrefurbished	www.unionplaza-aberdeen.com
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	2nd floor North	8,461	Available	Available	Bespoke fitted (Cat A)	Refurbished	www.unionplaza-aberdeen.com
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	3rd floor	17,973	Call for details	Available	Bespoke fitted (Cat A)	Unrefurbished	www.unionplaza-aberdeen.com
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	4th floor	17,914	Call for details	Available	Bespoke fitted (Cat A)	Unrefurbished	www.unionplaza-aberdeen.com
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	5th floor North	8,777	Available	Available	Bespoke fitted (Cat A)	Refurbished	www.unionplaza-aberdeen.com
South	Maidenhead	Tempo Building, 26 King Street SL6 1EF	Ground Floor	25,983	Q2 2023	Available	Bespoke fitted (Cat A)	Refurbished	https://tempo-maidenhead.com/

Region	Area	Address	Demise	Area sq.ft.	Timing	Managed Offer	Specification	Conditon	Website
South	Maidenhead	Tempo Building, 26 King Street SL6 1EF	First Floor	31,904	Q2 2023	Available	Bespoke fitted (Cat A)	Refurbished	<a href="https://tempo-maidenhead.com/">https://tempo-maidenhead.com/</a>
South	Maidenhead	Tempo Building, 26 King Street SL6 1EF	2nd Floor	32,712	Q2 2023	Available	Bespoke fitted (Cat A)	Refurbished	<a href="https://tempo-maidenhead.com/">https://tempo-maidenhead.com/</a>
South	Maidenhead	Tempo Building, 26 King Street SL6 1EF	Third Floor	26,221	Q2 2023	Available	Bespoke fitted (Cat A)	Refurbished	<a href="https://tempo-maidenhead.com/">https://tempo-maidenhead.com/</a>
South East	St Albans	10 Bricket Road AL1 3JX	Part 2nd Floor	6,037	Available	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.10bricketroad.com">www.10bricketroad.com</a>
South East	Chertsey	1000 Hillswood	2nd floor	24,391	Q1 2023	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.1000hillswoodpark.com">www.1000hillswoodpark.com</a>
South East	Chertsey	1000 Hillswood	1st floor	25,597	Q1 2023	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.1000hillswoodpark.com">www.1000hillswoodpark.com</a>
South East	Chertsey	1000 Hillswood	Ground floor	25,101	Q1 2023	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.1000hillswoodpark.com">www.1000hillswoodpark.com</a>
South East	Reading	Apex Forbury Road RG1 1AX	6th floor, block D	5,935	Q1 2023	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	6th floor, blocks A & C	14,734	Q1 2023	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	5th floor, block A & C	16,079	Q1 2023	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	5th floor, block B	7,145	Available	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	4th floor, block B	7,554	Available	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	3rd floor block D Suite 2	1,087	Available	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	3rd floor, block D - East (suite 2)	3,606	Available	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	3rd floor, block C - East	5,533	Q1 2023	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	3rd floor, block B	7,711	Available	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	2nd Floor Block D West Suite 2	1,400	Available	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	2nd floor, block C - Suite 4	802	Summer 2022	Available	Capsule	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	2nd floor, block C - Suite 1	2,648	Available	Available	Capsule	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	2nd Floor Block C - Suite 2	2,131	Available	Available	Capsule	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	Grd floor, block D - West	2,734	Available	Available	Capsule	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	Ground floor Block A Suite 1	3,981	Available	Available	Capsule	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	Grd floor, block C - West	2,415	Under Offer	Available	Capsule	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Reading	Apex Forbury Road RG1 1AX	Grd floor, block C - East	3,352	Available	Available	Capsule	Refurbished	<a href="http://www.apexreading.co.uk">www.apexreading.co.uk</a>
South East	Orpington	Crayfields Business Park	1st Floor Building 3	16,743	Available	Available	Bespoke fitted (Cat A)	Refurbished	
South East	Guildford	Friary Court, Guildford GU1 3DG	4th floor	1,699	Available	Available	Bespoke fitted (Cat A)	Unrefurbished	
South East	Woking	Goldsworth Place, One Forge End	1st floor	19,294	Available	Available	Bespoke fitted (Cat A)	Refurbished	<a href="https://www.goldsworthplace.com/">https://www.goldsworthplace.com/</a>
South East	Woking	Goldsworth Place, One Forge End	2nd floor	19,170	Available	Available	Bespoke fitted (Cat A)	Refurbished	<a href="https://www.goldsworthplace.com/">https://www.goldsworthplace.com/</a>
South East	Watford	Hyde, 38 Clarendon Road	4th floor	14,071	Available	Available	Bespoke fitted (Cat A)	Refurbished	<a href="https://hyde-watford.com/">https://hyde-watford.com/</a>
South East	Watford	Hyde, 38 Clarendon Road	Part 2nd Floor	9,198	Available	Available	Bespoke fitted (Cat A)	Refurbished	<a href="https://hyde-watford.com/">https://hyde-watford.com/</a>
South East	Watford	Hyde, 38 Clarendon Road	Ground floor	3,184	Available	Available	Capsule	Refurbished	<a href="https://hyde-watford.com/">https://hyde-watford.com/</a>
South East	Staines	Lotus Park The Causeway TW18 3AG	Building 2 Ground Floor	9,487	Under offer	Available	Capsule	Refurbished	<a href="http://www.lotusparkstaines.com">www.lotusparkstaines.com</a>
South East	Maidenhead	Moorbridge Road SL6	1st Floor	4,766	Available	Not Available	Capsule	Unrefurbished	
South East	Maidenhead	Moorbridge Road, SL6	Ground Floor	4,500	Under offer	Available	Bespoke fitted (Cat A)	Refurbished	
South East	Maidenhead	Moorbridge Road, SL6	2nd Floor	5,067	Q4 2023	Available	Bespoke fitted (Cat A)	To be refurbished	
South East	Brighton	One Jubilee Street	1st Floor Suite 1	3,294	Available	Not Available	Capsule	Refurbished	
South East	Brighton	One Jubilee Street	1st Floor Suite 2	3,509	Available	Not Available	Capsule	Refurbished	
South West	Bristol	Redcliff Quay, Redcliff Street, BS1	Ground Floor	16,000	Available	Available	Bespoke fitted (Cat A)	Unrefurbished	<a href="http://www.redcliffquay.co.uk/">www.redcliffquay.co.uk/</a>
South West	Bristol	Redcliff Quay, Redcliff Street, BS1	1st Floor	4,135	Available	Available	Bespoke fitted (Cat A)	Unrefurbished	<a href="http://www.redcliffquay.co.uk/">www.redcliffquay.co.uk/</a>
South West	Bristol	Redcliff Quay, Redcliff Street, BS2	2nd Floor	16,800	Available	Available	Bespoke fitted (Cat A)	Unrefurbished	<a href="http://www.redcliffquay.co.uk/">www.redcliffquay.co.uk/</a>
Wales	Cardiff	Hodge House 114/116 St Marys Street CF10 1DY	Ground floor	4,230	Q1 2024	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.hodgehousecardiff.com">www.hodgehousecardiff.com</a>
Wales	Cardiff	Hodge House 114/116 St Marys Street CF10 1DY	1st floor	18,933	Q1 2024	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.hodgehousecardiff.com">www.hodgehousecardiff.com</a>
Wales	Cardiff	Hodge House 114/116 St Marys Street CF10 1DY	2nd floor	19,073	Q1 2024	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.hodgehousecardiff.com">www.hodgehousecardiff.com</a>
Wales	Cardiff	Hodge House 114/116 St Marys Street CF10 1DY	4th Floor Suite C	4,865	Available	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.hodgehousecardiff.com">www.hodgehousecardiff.com</a>
Wales	Cardiff	Hodge House 114/116 St Marys Street CF10 1DY	4th Floor Suite D	6,631	Under offer	Available	Bespoke fitted (Cat A)	Refurbished	<a href="http://www.hodgehousecardiff.com">www.hodgehousecardiff.com</a>