

# Capsule Availability Schedule

Q1 2023



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**OFFICE AVAILABILITY SCHEDULE**

**Q1 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.

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	<a href="http://www.120aldersgatestreet.co.uk">www.120aldersgatestreet.co.uk</a>
London	EC1	120 Aldersgate Street EC1A 4JQ	3rd floor	7,084	Available	Refurbished	Capsule	Available	<a href="http://www.120aldersgatestreet.co.uk">www.120aldersgatestreet.co.uk</a>
London	EC1	120 Aldersgate Street EC1A 4JQ	5th Floor	4,000	Available	Refurbished	Capsule	Available	<a href="http://www.120aldersgatestreet.co.uk">www.120aldersgatestreet.co.uk</a>
London	WC1V	210 High Holborn, WC1V 7EP	B, G & 1	6,000	Available	Refurbished	Capsule	Available	
London	W6	245 Hammersmith Road W6 8PW	8th floor (part)	900	Available	New development	Bespoke fitted (Cat A)	Available	<a href="http://www.245hammersmithroad.com">www.245hammersmithroad.com</a>
London	W6	245 Hammersmith Road W6 8PW	7th floor	27,500	Available	New development	Bespoke fitted (Cat A)	Available	<a href="http://www.245hammersmithroad.com">www.245hammersmithroad.com</a>
London	W6	245 Hammersmith Road W6 8PW	6th floor	27,500	Available	New development	Bespoke fitted (Cat A)	Available	<a href="http://www.245hammersmithroad.com">www.245hammersmithroad.com</a>
London	W6	245 Hammersmith Road W6 8PW	5th floor	27,500	Available	New development	Bespoke fitted (Cat A)	Available	<a href="http://www.245hammersmithroad.com">www.245hammersmithroad.com</a>
London	W6	245 Hammersmith Road W6 8PW	4th floor	27,500	Available	New development	Bespoke fitted (Cat A)	Available	<a href="http://www.245hammersmithroad.com">www.245hammersmithroad.com</a>
London	W6	245 Hammersmith Road W6 8PW	3rd floor		Available	New development	Bespoke fitted (Cat A)	Available	<a href="http://www.245hammersmithroad.com">www.245hammersmithroad.com</a>
London	WC2A	51 Lincoln Inn Fields	4th floor	1,500	Q1 2023	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	<a href="http://www.43eagle.com">www.43eagle.com</a>
London	WC1	Eagle Street WC1R 4AT	1st floor	2,328	Available	Refurbished	Capsule	Available	<a href="http://www.43eagle.com">www.43eagle.com</a>
London	WC1	Eagle Street WC1R 4AT	2nd floor	1,200	Available	Refurbished	Capsule	Available	<a href="http://www.43eagle.com">www.43eagle.com</a>
London	NW10	First Central 200 2 Lakeside Drive NW10 7FQ	3rd floor west	14,039	Available	Refurbished	Capsule	Not Available	<a href="http://www.firstcentral200.com">www.firstcentral200.com</a>
London	NW10	First Central 200 2 Lakeside Drive NW10 7FQ	4th floor	24,814	Available	Refurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.firstcentral200.com">www.firstcentral200.com</a>
London	NW10	First Central 200 2 Lakeside Drive NW10 7FQ	5th floor suite A	4,849	Available	Refurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.firstcentral200.com">www.firstcentral200.com</a>
London	NW10	First Central 200 2 Lakeside Drive NW10 7FQ	5th floor suite B	5,359	Available	Refurbished	Capsule	Not Available	<a href="http://www.firstcentral200.com">www.firstcentral200.com</a>
London	NW10	First Central 200 2 Lakeside Drive NW10 7FQ	2nd floor	22,997	Available	Refurbished	Capsule	Not Available	<a href="http://www.firstcentral200.com">www.firstcentral200.com</a>
London	W6	The Aircraft Factory Hammersmith W6 0LE	3rd floor	3,800	Available	Refurbished	Capsule	Available	<a href="http://www.theaircraftfactory.com/">www.theaircraftfactory.com/</a>
London	W6	The Aircraft Factory Hammersmith W6 0LE	Part 3rd floor	5,100	Available	Refurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.theaircraftfactory.com/">www.theaircraftfactory.com/</a>
London	W6	The Aircraft Factory Hammersmith W6 0LE	1st floor	7,400	Available	Refurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.theaircraftfactory.com/">www.theaircraftfactory.com/</a>
London	W6	The Aircraft Factory Hammersmith W6 0LE	Ground	2,850	Available	Refurbished	Capsule	Available	<a href="http://www.theaircraftfactory.com/">www.theaircraftfactory.com/</a>
London	EC2	Throgmorton Street EC2N 2AN	4th floor	3,271	Available	Refurbished	Capsule	Available	<a href="http://www.26throgmortonstreet.com">www.26throgmortonstreet.com</a>
London	EC1	Clerkenwell Road	Lower Ground	1,814	H2 2023	Under Refurbishment	Capsule	Available	
London	EC2	Clerkenwell Road	Ground	1,814	H2 2023	Under Refurbishment	Capsule	Available	
London	EC1	Clerkenwell Road	1st floor	2,303	H2 2023	Under Refurbishment	Capsule	Available	
London	EC1	Clerkenwell Road	2nd Floor	2,303	H2 2023	Under Refurbishment	Capsule	Available	
London	EC1	Clerkenwell Road	3rd Floor	2,303	H2 2023	Under Refurbishment	Capsule	Available	
London	EC1	Clerkenwell Road	4th Floor	2,153	H2 2023	Under Refurbishment	Capsule	Available	
North West	Manchester	One Piccadilly Gardens M1 1RT	3rd floor	27,000	Available	Refurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.onepiccadilly.co.uk/">www.onepiccadilly.co.uk/</a>
North West	Manchester	The Pinnacle 73 King Street M2 4NG	7th floor	2,566	Available	Refurbished	Capsule	Available	<a href="http://www.pinnaclemanchester.co.uk">www.pinnaclemanchester.co.uk</a>
North West	Manchester	The Pinnacle 73 King Street M2 4NG	5th floor	2,560	Available	Refurbished	Capsule	Available	<a href="http://www.pinnaclemanchester.co.uk">www.pinnaclemanchester.co.uk</a>
North West	Manchester	The Pinnacle 73 King Street M2 4NG	6th Floor	2,557	Available	Unrefurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.pinnaclemanchester.co.uk">www.pinnaclemanchester.co.uk</a>
North West	Manchester	The Pinnacle 73 King Street M2 4NG	Part 2nd Floor	1,253	Available	Unrefurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.pinnaclemanchester.co.uk">www.pinnaclemanchester.co.uk</a>
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	3rd Floor	3,950	Available	Refurbished	Bespoke fitted (Cat A)	Available	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	2nd Floor Suite 1	2,098	Available	Refurbished	Capsule	Available	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	2nd Floor Suite 2	1,388	Available	Refurbished	Capsule	Available	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	4th Floor suite 1	2,098	Available	Refurbished	Capsule	Available	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	4th Floor suite 2	1,388	Available	Refurbished	Capsule	Available	
Scotland	Glasgow	140 West George Street Glasgow G2 2LW	5th Floor	2,933	Q1 2023	Refurbished	Capsule	Available	
Scotland	Glasgow	Kintyre House 205 West George Street Glasgow G2 2LW	3rd floor	3,128	Available	Refurbished	Capsule	Not 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	<a href="http://www.unionplaza-aberdeen.com">www.unionplaza-aberdeen.com</a>
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	1st floor South	8,453	Available	Unrefurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.unionplaza-aberdeen.com">www.unionplaza-aberdeen.com</a>
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	2nd floor North	8,461	Available	Refurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.unionplaza-aberdeen.com">www.unionplaza-aberdeen.com</a>
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	3rd floor	17,973	Call for details	Unrefurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.unionplaza-aberdeen.com">www.unionplaza-aberdeen.com</a>
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	4th floor	17,914	Call for details	Unrefurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.unionplaza-aberdeen.com">www.unionplaza-aberdeen.com</a>
Scotland	Aberdeen	Union Plaza Union WYND Aberdeen AB10 1SL	5th floor North	8,777	Available	Refurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.unionplaza-aberdeen.com">www.unionplaza-aberdeen.com</a>
South	Maidenhead	Tempo Building, 26 King Street SL6 1EF	Ground Floor	25,983	Q2 2023	Refurbished	Bespoke fitted (Cat A)	Available	<a href="https://tempo-maidenhead.com/">https://tempo-maidenhead.com/</a>
South	Maidenhead	Tempo Building, 26 King Street SL6 1EF	First Floor	31,904	Q2 2023	Refurbished	Bespoke fitted (Cat A)	Available	<a href="https://tempo-maidenhead.com/">https://tempo-maidenhead.com/</a>

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Region	Area	Address	Demise	Area sq.ft.	Available	Condition	Specification	Managed Offer	Website
South	Maidenhead	Tempo Building, 26 King Street SL6 1EF	2nd Floor	32,712	Q2 2023	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.10bricketroad.com">www.10bricketroad.com</a>
South East	Chertsey	1000 Hillswood	2nd floor	24,391	Q1 2023	Refurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.1000hillswoodpark.com">www.1000hillswoodpark.com</a>
South East	Chertsey	1000 Hillswood	1st floor	25,597	Q1 2023	Refurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.1000hillswoodpark.com">www.1000hillswoodpark.com</a>
South East	Chertsey	1000 Hillswood	Ground floor	25,101	Q1 2023	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	<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	Refurbished	Capsule	Available	<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	Refurbished	Capsule	Available	<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	Refurbished	Capsule	Available	<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	Refurbished	Capsule	Available	<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	Refurbished	Capsule	Available	<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	Refurbished	Capsule	Available	<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	Refurbished	Bespoke fitted (Cat A)	Available	
South East	Orpington	Crayfields Business Park	Ground Floor Osprey	1,882	Spring 2023	Unrefurbished	Capsule	Not Available	
South East	Guildford	Friary Court, Guildford GU1 3DG	4th floor	1,699	Available	Unrefurbished	Bespoke fitted (Cat A)	Available	
South East	Woking	Goldsworth Place, One Forge End	1st floor	19,294	Available	Refurbished	Bespoke fitted (Cat A)	Available	<a href="https://www.goldsworthplace.com/">https://www.goldsworthplace.com/</a>
South East	Woking	Goldsworth Place, One Forge End	2nd floor	19,170	Available	Refurbished	Bespoke fitted (Cat A)	Available	<a href="https://www.goldsworthplace.com/">https://www.goldsworthplace.com/</a>
South East	Watford	Hyde, 38 Clarendon Road	4th floor	14,071	Available	Refurbished	Bespoke fitted (Cat A)	Available	<a href="https://hyde-watford.com/">https://hyde-watford.com/</a>
South East	Watford	Hyde, 38 Clarendon Road	Part 2nd Floor	9,198	Available	Refurbished	Bespoke fitted (Cat A)	Available	<a href="https://hyde-watford.com/">https://hyde-watford.com/</a>
South East	Watford	Hyde, 38 Clarendon Road	Ground floor	3,184	Available	Refurbished	Capsule	Available	<a href="https://hyde-watford.com/">https://hyde-watford.com/</a>
South East	Maidenhead	Moorbridge Road SL6	1st	4,766	Available	Unrefurbished	Capsule	Not Available	
South East	Brighton	One Jubilee Street	1st Floor Suite 1	3,294	Available	Refurbished	Capsule	Not Available	
South East	Brighton	One Jubilee Street	1st Floor Suite 2	3,509	Available	Refurbished	Capsule	Not Available	
South West	Bristol	Redcliff Quay, Redcliff Street, BS1	Ground Floor	16,000	Available	Unrefurbished	Bespoke fitted (Cat A)	Available	<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	Unrefurbished	Bespoke fitted (Cat A)	Available	<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	Unrefurbished	Bespoke fitted (Cat A)	Available	<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	Spring 2023	Refurbished	Bespoke fitted (Cat A)	Available	<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	Spring 2023	Refurbished	Bespoke fitted (Cat A)	Available	<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	Spring 2023	Refurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.hodgehousecardiff.com">www.hodgehousecardiff.com</a>
Wales	Cardiff	Hodge House 114/116 St Marys Street CF10 1DY	3rd floor Suite B	3,068	Available	Refurbished	Bespoke fitted (Cat A)	Available	<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	11,812	Available	Refurbished	Bespoke fitted (Cat A)	Available	<a href="http://www.hodgehousecardiff.com">www.hodgehousecardiff.com</a>