



HODGE HOUSE

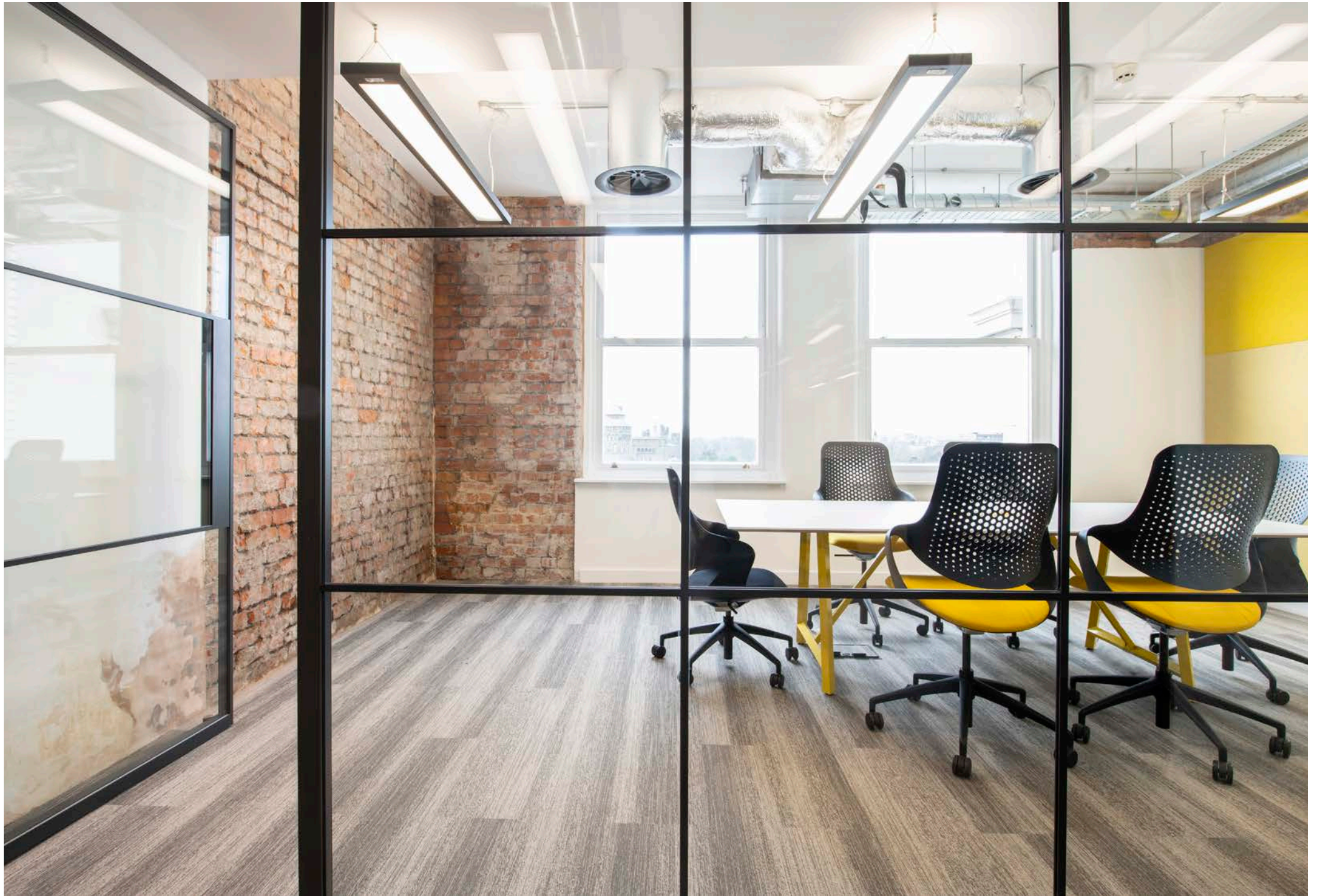
CAPSULE | WORK READY SPACE



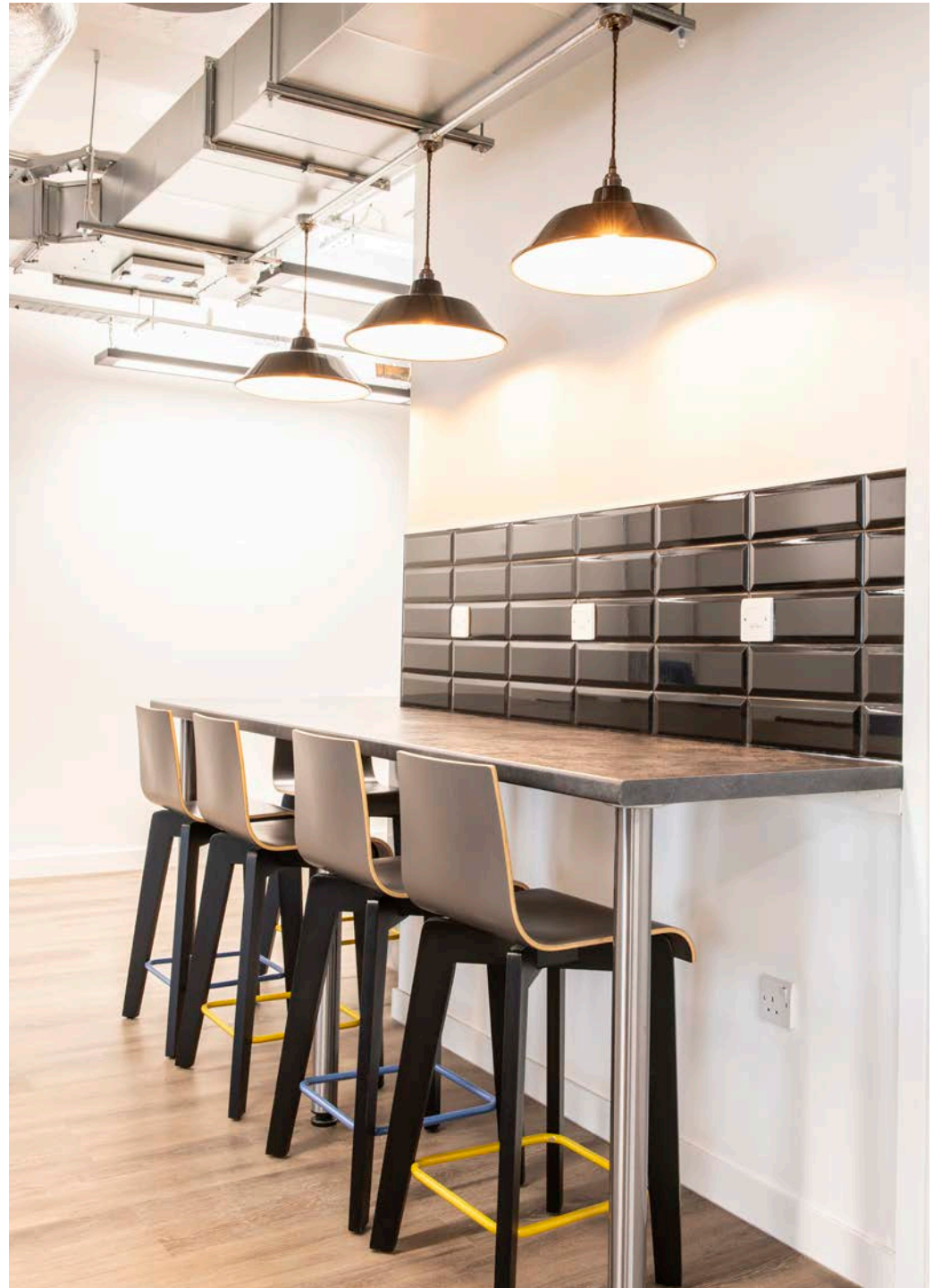
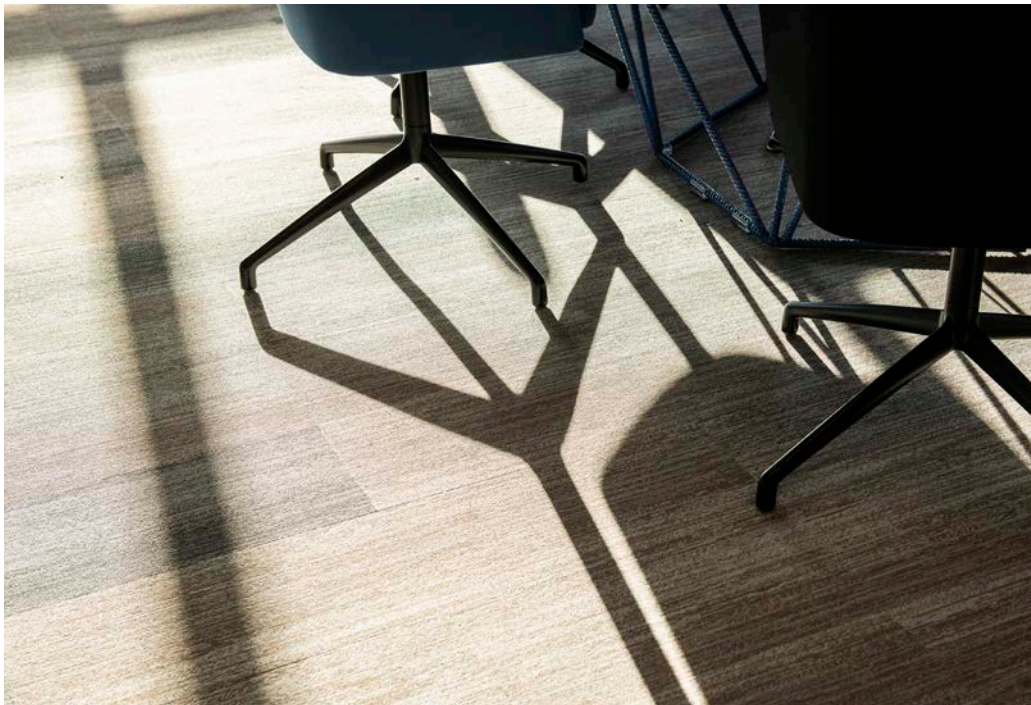
HODGE HOUSE, A CLASSIC GRADE II LISTED BUILDING PROVIDES
110,000 SQ FT OF HIGH QUALITY OFFICE ACCOMODATION WITH AUTHENTIC
CHARACTER FEATURES. THE 6TH FLOOR OFFERS CAPSULE WORK READY
SPACE, BROUGHT TO YOU BY LEGAL & GENERAL.











CAPSULE SPACES ARE INTELLIGENT AND DYNAMIC OFFICES CREATED BY TRUSTED EXPERTS



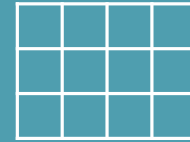
Fast & easy leasing

Fit-out options including digital connections and short-term leases.



Management team

On-site support in the building to help with day-to-day issues.



High quality space

4,323 Sq Ft of fully fitted-out space available on the sixth floor.



Wi-Fi enabled

Reception hall and public areas are Wired Score Gold rated Wi-Fi enabled.



Private space

Own meeting rooms, kitchenette and toilets with fewer workplace distractions.



Blown Fibre

Telecoms connectivity to the floor via a blown fibre system



Flexible space

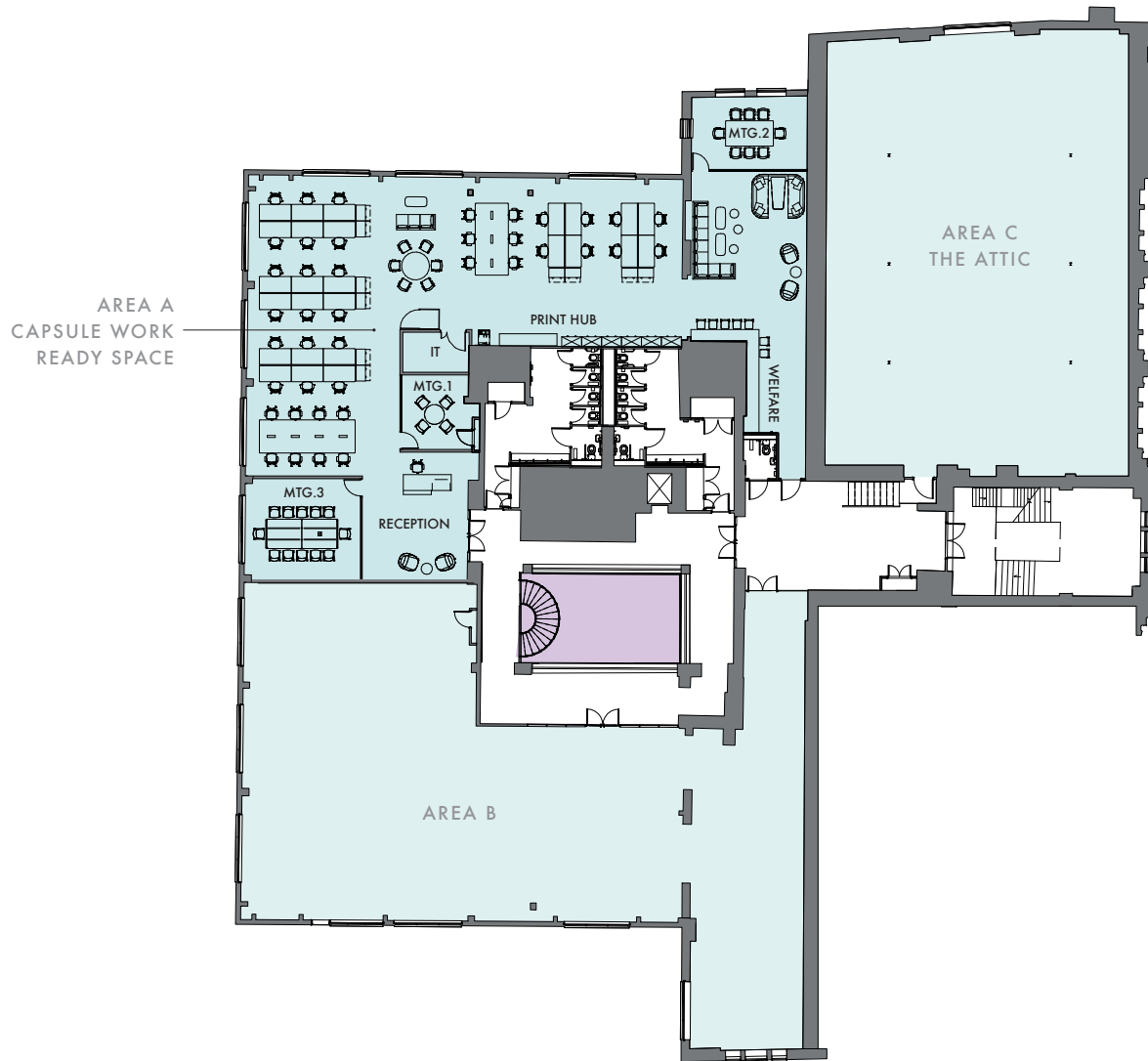
40 workstations
1 meeting room
2 breakout/collaboration zones.



On site cycle parking

10 secure cycle parking spaces, fitness room with shower and lockers available.

WORK READY SPACE - SIXTH FLOOR



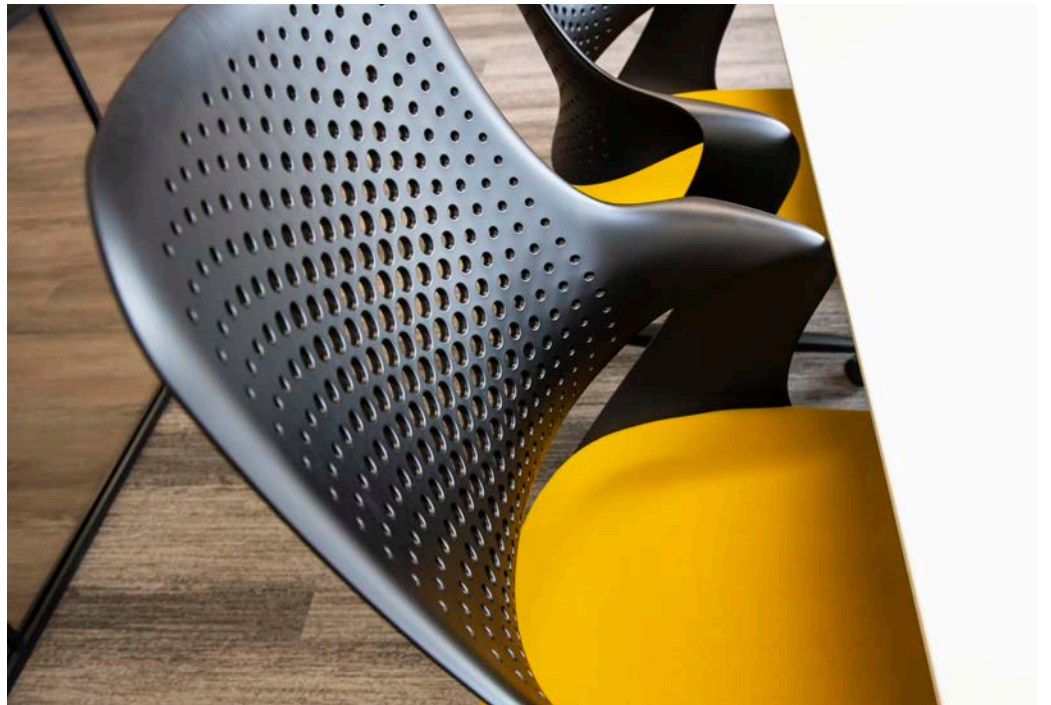
CAPSULE PROVIDES:

- Reception/waiting area
- Meeting rooms
- Fully fitted and kitchen/break out area
- Fully furnished with desks and chairs
- Soft furniture
- Storage
- Access to high quality internet service providers
- A variety of cabling, including fibre

THE TENANT BRINGS:

- Computers
- Telephones
- Electronics (TV/AV, printers, etc.)











South West views overlooking The Principality Stadium

CARDIFF CENTRAL NEIGHBOURS



- 1 BT
- 2 BBC
- 3 Bute Park
- 4 Cineworld
- 5 John Lewis
- 6 Central Square
- 7 Principality Stadium
- 8 Cardiff Castle
- 9 Blake Morgan
- 10 Royal Arcade
- 11 Cardiff Market
- 12 Principality Building Society
- 13 Motorpoint Arena
- 14 St David's Shopping Centre
- 15 St David's Hall
- 16 Queens Arcade
- 17 Cardiff Central Station
- 18 Admiral Insurance
- 19 Hugh James/University of Journalism
- 20 Castle Arcade
- 21 High Street Arcade
- 22 Duke Street Arcade
- 23 Morgan Arcade
- 24 Wyndham Arcade

FOR MORE INFORMATION ON CAPSULE

AGENTS



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The logo for Fletcher Morgan, consisting of two stacked grey rectangular boxes. The top box contains the word "Fletcher" and the bottom box contains the word "Morgan", both in a white, bold, sans-serif font.

Fletcher
Morgan

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DEVELOPED AND OWNED BY



