

Landmark Hodge House office building in the centre of Cardiff boosted with latest letting

The landmark and listed Hodge House office building in the centre of Cardiff, which recently saw the completion of a £17m revamp by its landlord Legal & General, has secured a new tenant.

Renewable energy developer Bute Energy has taken a 10-year lease on 4,289 sq ft on the building's sixth floor under Legal and General's Capsule product.

Capsule has now leased over 1,300 desks in 40 deals since its launch UK-wide in 2018. It provides furnished and work-ready office space, offering a range of options to suit different occupier needs on a more flexible basis.

Hodge House, which is offering 110,000 sq ft of office space across eight floors, is more than 30% let.

Andrew Mercer, office sector lead at Legal & General, said: "We are excited to welcome Bute Energy into Hodge House. This is the second Capsule letting in the building alongside a string of lettings. Hodge House continues to offer a range of bespoke leasing options including its newly launched Capsule managed product where occupiers can outsource their property management to L&G."

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Bute Energy is a developer of onshore wind and solar energy parks using the latest technology to deliver low-cost renewable energy. It has a growing portfolio of proposed

energy park sites in Wales, including the Twyn Hywel Energy Park located on the border of Caerphilly and Rhondda Cynon Taff, where it hopes to build up to 14 turbines with the potential to power up to 114,000 homes per year.

Stuart George from Bute Energy said: “Bute Energy was seeking a location for our headquarters in Cardiff, looking for accommodation that aligned with our brand, and that offered our growing team an exciting and enticing place to work.”

Knight Frank and Fletcher Morgan are joint letting agents for Hodge House.

John James of Fletcher Morgan commented: “The superb refurbishment of Hodge House has created high quality, flexible space in an excellent location, The Capsule provides ready to occupy fully fitted office space, which allowed Bute Energy to take up and started occupying the office within weeks of the first viewing.”



Hodge House

(Image: Wales Online)

Rhydian Morris at JLL, who advised Bute Energy in the transaction, said: “Bute Energy appointed us to secure a new headquarters office in Cardiff. The fitted out Capsule product at Hodge House provided them an immediate property option in a modern building with great amenities for staff.”

Matt Phillips, head of the Cardiff office of Knight Frank, said: “Bute joins broadband provider Ogi, AI imaging specialist Intelligent Ultrasound and fintech company Currencycloud in the building. Its new sixth floor office boasts impressive panoramic views of the Principality Stadium and Cardiff Castle.”

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