



TO LET

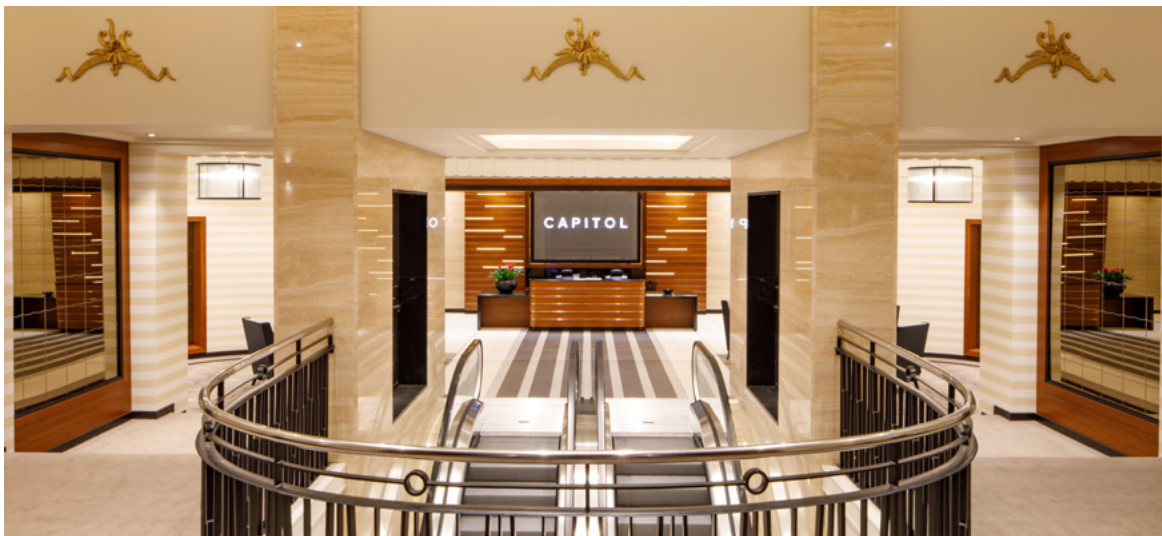
From c. 2,873 sq.ft – 44,208 sq.ft

CAPITOL

DEFINING QUALITY

UNION STREET

ABERDEEN AB11 6DA

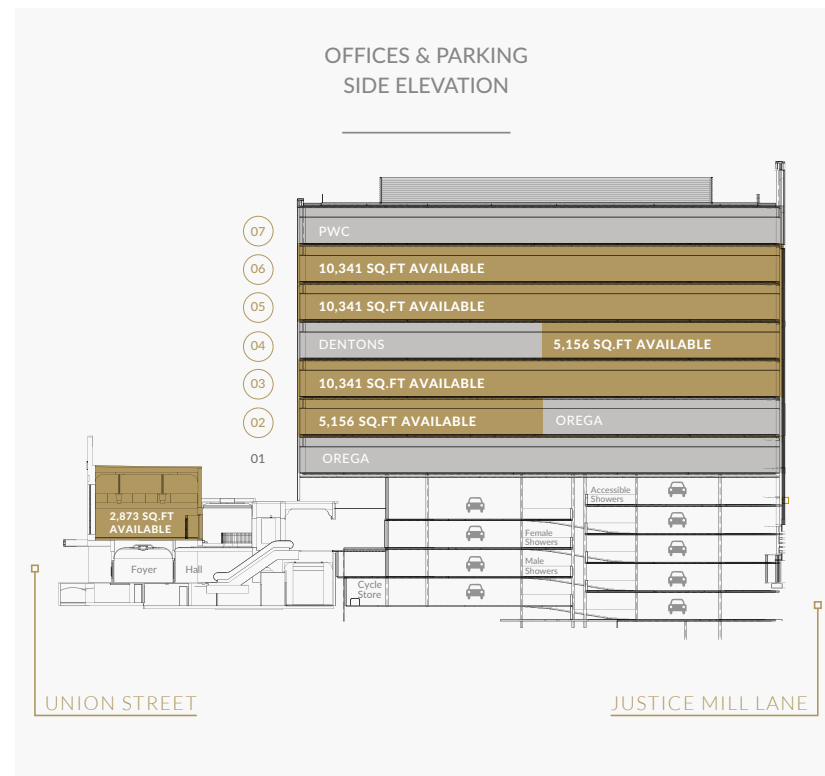


THE BUILDING BENEFITS FROM A STRONG PROFILE AND A WIDE SELECTION OF LOCAL AMENITY

THE CAPITOL IS SITUATED IN A HIGHLY PROMINENT POSITION ON THE SOUTH SIDE OF UNION STREET, ABERDEEN'S MAIN COMMERCIAL THOROUGHFARE.

By virtue of its location, the building benefits from a strong profile and a wide selection of local amenity. The central location offers convenient access to all forms of public transport with bus services running along Union Street and Aberdeen bus and train stations both within a short walk.

Occupiers within the building include PWC, Dentons and Orega serviced offices. Shell's new Aberdeen HQ is located within the adjacent Silver Fin Building.



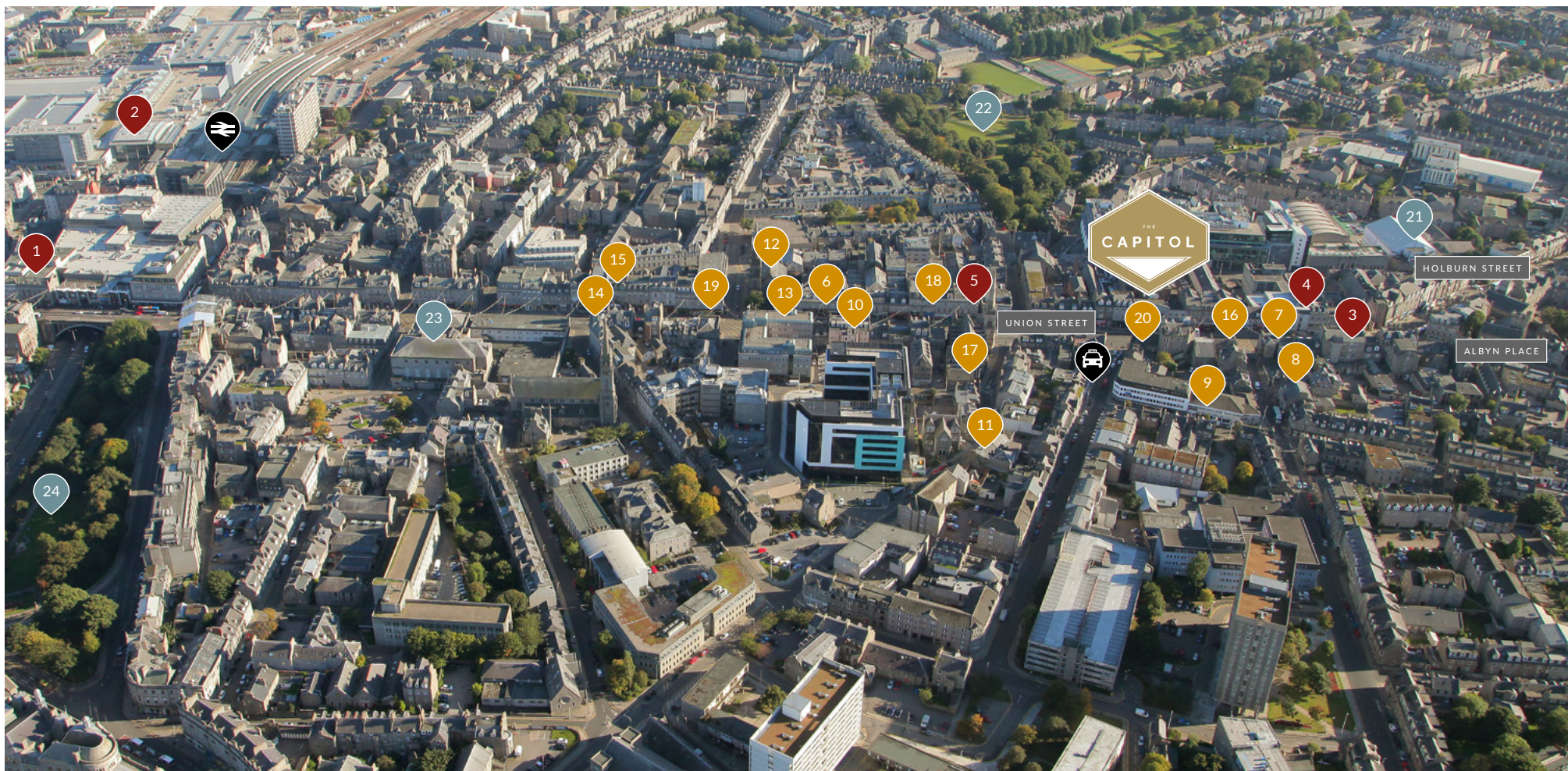


THE CAPITOL BENEFITS FROM A 'GRADE A' SPECIFICATION INCLUDING;

- A unique Art Deco grand entrance and reception area
- Column free floorplates offering the ultimate in flexibility
- Breathtaking city views and excellent daylighting
- 3 X BCO compliant 17 person high speed passenger lifts
- 2.7M clear floor to ceiling height in offices with full metal raised access flooring
- Energy efficient escalators and DDA lift from foyer to main building reception
- Perforated metal tile suspended ceiling
- LED energy efficient lighting throughout
- Security card access lift system and CCTV
- Dedicated on site building manager
- Parking provision (c.1:1,000 sq.ft) in garage car park
- 13 shared motorcycle spaces and 34 bicycle racks
- Full DDA access throughout
- Dedicated male, female and accessible toilet facilities on each floor
- Dedicated male, female and accessible changing/locker room with showers
- Automatic building management systems for energy efficient systems control
- VRF air conditioning designed to an occupancy of 1 per 8 sqm



RECEIVED SCOTTISH PROPERTY AWARD'S CITY REGENERATION PROJECT OF THE YEAR, RECOGNISING THE POSITIVE IMPACT THE DEVELOPMENT HAS CREATED WITHIN ABERDEEN CITY CENTRE.



SHOPPING

- 1 THE TRINITY CENTRE
- 2 UNION SQUARE SHOPPING CENTRE
- 3 SAINSBURY'S
- 4 TESCO
- 5 MICHIES CHEMIST

FOOD AND BEVERAGE

- 6 8848
- 7 ABERDEEN WHISKY SHOP
- 8 LIGHT OF BENGAL
- 9 FOOD STORY
- 10 VOVEM
- 11 BRAIDED FIG
- 12 SOUL BAR & UNION KIRK
- 13 PRET A MANGER
- 14 STARBUCKS
- 15 AMARONE

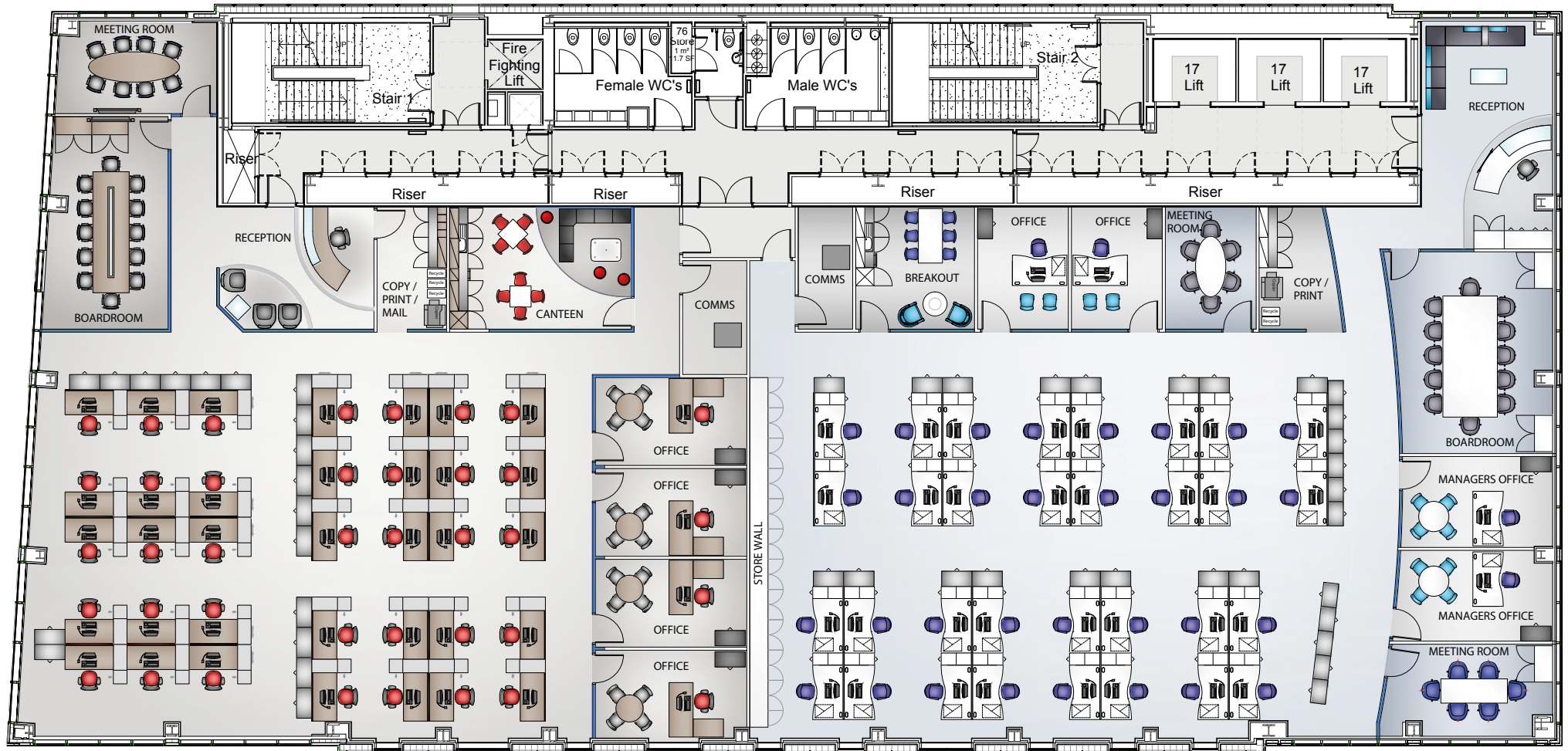
- 16 CAFFE NERO
- 17 RUSTICO
- 18 SIX BY NICO
- 19 SO...
- 20 CAFE SOCIETY

LEISURE

- 21 NUFFIELD HEALTH
- 22 BON ACCORD TERRACE GARDENS
- 23 THE MUSIC HALL
- 24 UNION TERRACE GARDENS

TYPICAL FLOOR PLAN

SPLIT FLOOR LAYOUT (INDICATIVE)



OCCUPANCY 1

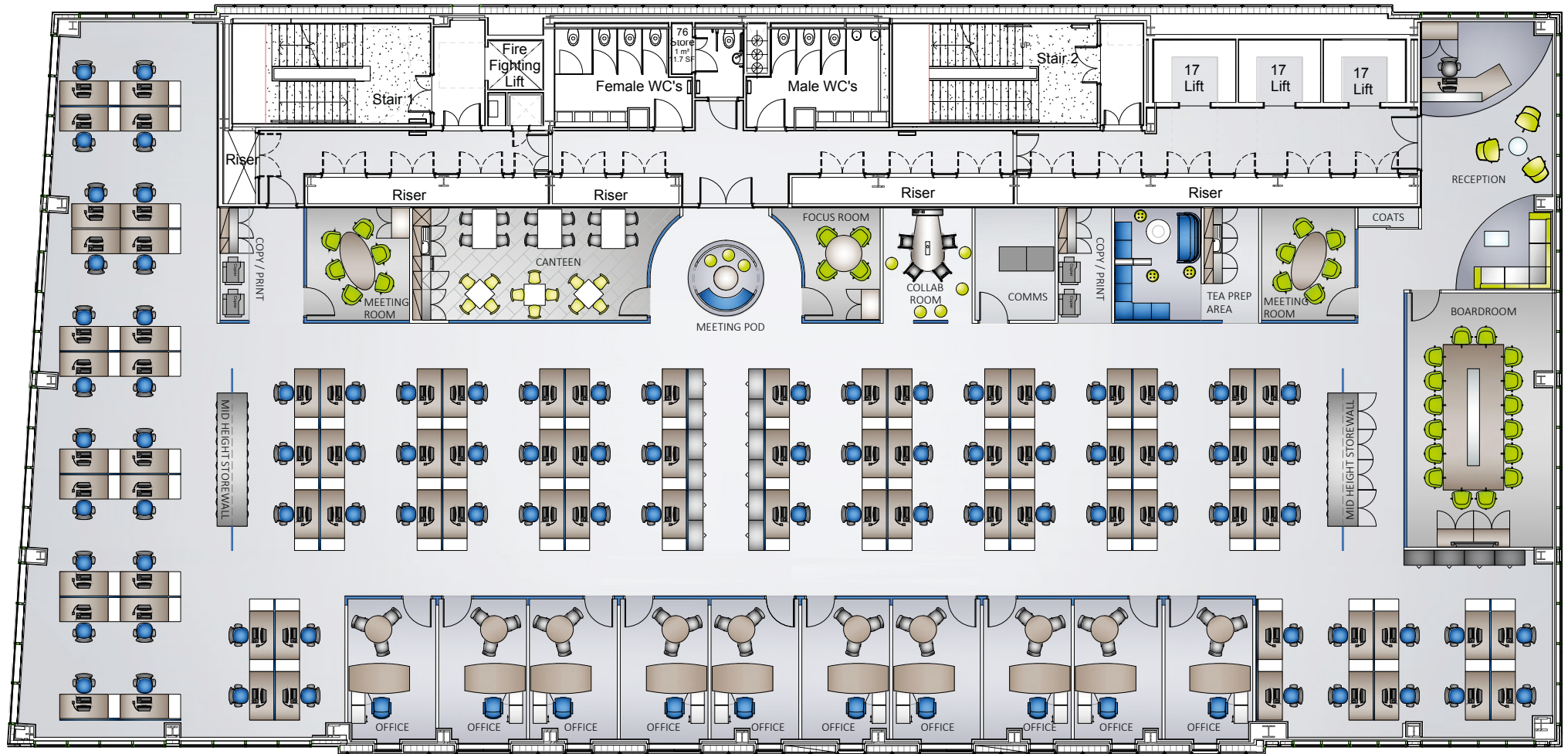
- Reception and Waiting Area
- 4 Single Offices
- 35 Open Plan Workstations
- 1 X 12 Person Boardroom
- 1 X 8 Person Meeting Room
- 1 X Copy / Print Area
- Canteen
- Comms Room

OCCUPANCY 2

- Reception and Waiting Area
- 4 Single Offices
- 32 Open Plan Workstations
- 1 X 12 Person Boardroom
- 2 X 6 Person Meeting Rooms
- 1 X Copy / Print Area
- Canteen
- Comms Room

OPEN PLAN LAYOUT

SINGLE OCCUPANCY FLOOR LAYOUT (INDICATIVE)



PLAN INCLUDES [10,344 sq ft (961 sq m)]

- Reception & Waiting Area
- 10 Single Offices
- 84 Open Plan Workstations
- 1 x 16 Person Boardroom
- 2 x 6 Person Meeting Rooms
- 2 x Copy / Print Areas
- Canteen
- Tea Prep / Soft Seating Area
- Collaboration Areas
- 1 x Focus Room
- 1 x Informal Meeting Pod

Floor Areas

FLOOR	SQ.M	SQ.FT	PARKING
The Grand	266.9	2,873	3
Level 2 (N)	479.0	5,156	5
Level 3	960.7	10,341	10
Level 4	479.0	5,156	5
Level 5	960.7	10,341	10
Level 6	960.7	10,341	10
TOTAL	4,107	44,208	43

Lease Terms

Rent and incentive packages will depend on the amount of space taken and length of lease commitment.

Further information can be provided to interested parties on application.

Energy Performance Certificate

The property has an EPC rating of 'B+'.

A copy of the EPC report is available upon request.

Rateable Value

An estimate Rateable Value can be provided to interested parties upon request.

VAT

Any monies quoted are exclusive of VAT, which may be payable.

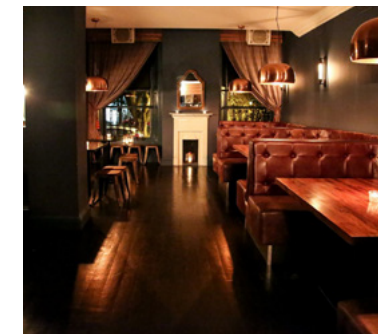
Legal Costs

Each party will be responsible for their own legal costs.

The incoming tenant will be responsible for any LBTT and Registration Dues.

Viewings & Offers

Strictly by arrangement through the joint letting agents, to whom all offers should be submitted in Scottish Legal form.



CAPITOL

DEFINING QUALITY

CONTACTS

FOR ALL ENQUIRIES PLEASE CONTACT THE JOINT LEASING AGENTS:



25 Albyn Place, Aberdeen, AB10 1YL
Tel. 01224 588866
www.ryden.co.uk

■ Arron Finnie
arron.finnie@ryden.co.uk

■ Craig Maciver
craig.maciver@ryden.co.uk



37 Albyn Place, Aberdeen, AB10 1YN
Tel. 01224 971111
www.savills.com

■ Dan Smith
dan.smith@savills.com

■ Kieran Ward
kieran.ward@savills.com



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* As at 31/3/2018.

www.mandg.com

Whilst every care has been taken in the preparation of the particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Any purchaser or leasee should satisfy themselves as to the correctness of each of the statements contained in these particulars. The owner of this property does not make, or give neither the agents nor any person in their employment, the authority to make or give any representation or warranty whatsoever on relation to the property described in these particulars. March 2022.