



TO LET

UNION STREET
ABERDEEN AB11 6DA

CAPITOL

FROM 4,616 SQ. FT - 14,765 SQ. FT

FULLY-FITTED
SUITE AVAILABLE

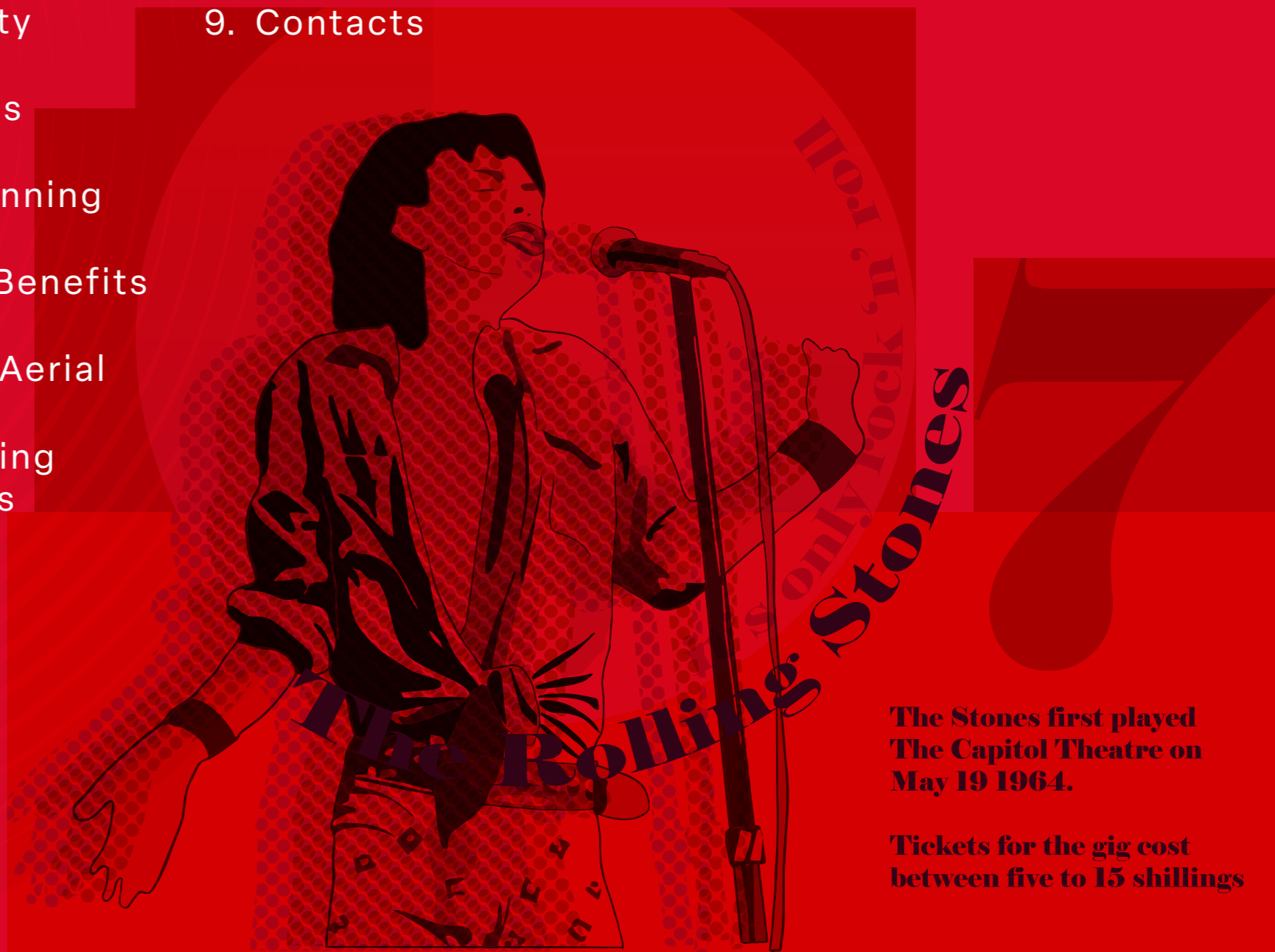


CAPITOL

431 UNION STREET ABERDEEN AB11 6DA

RUNNING ORDER

1. Location
2. Availability
3. Floorplans
4. Award Winning
5. Building Benefits
6. Location Aerial
7. Surrounding Occupiers
8. Building Specifications
9. Contacts



**The Stones first played
The Capitol Theatre on
May 19 1964.**

**Tickets for the gig cost
between five to 15 shillings**



Top of the Pops: Aberdeen's No 1 building

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, RSM, Shepherd and Wedderburn, Omega serviced offices, Xodus, Kellas Midstream and Ryden. Shell's new Aberdeen HQ is located within the adjacent Silver Fin Building.



Capitol is situated top of the charts

Leave the busy city centre streets and step into an elegant interior of cool, calm marble and authentic period detail.

The open space and chic seats of the generously proportioned reception ensure your business makes the right impression from the moment your guests arrive.

The concierge team provide a warm welcome. The central lift lobby is conveniently but discreetly located to one side

This landmark building has been meticulously restored, enhanced and extended to create a uniquely beautiful working environment.

- 1 ... His Majesty's Theatre
- 2 ... Aberdeen Art Gallery
- 3 ... Marischal Square
- 4 ... Union Terrace Gardens
- 5 ... Union Plaza
- 6 ... The Silver Fin
- 7 ... iQ Building
- 8 ... Union Square



Listing the top-renting space

Capitol



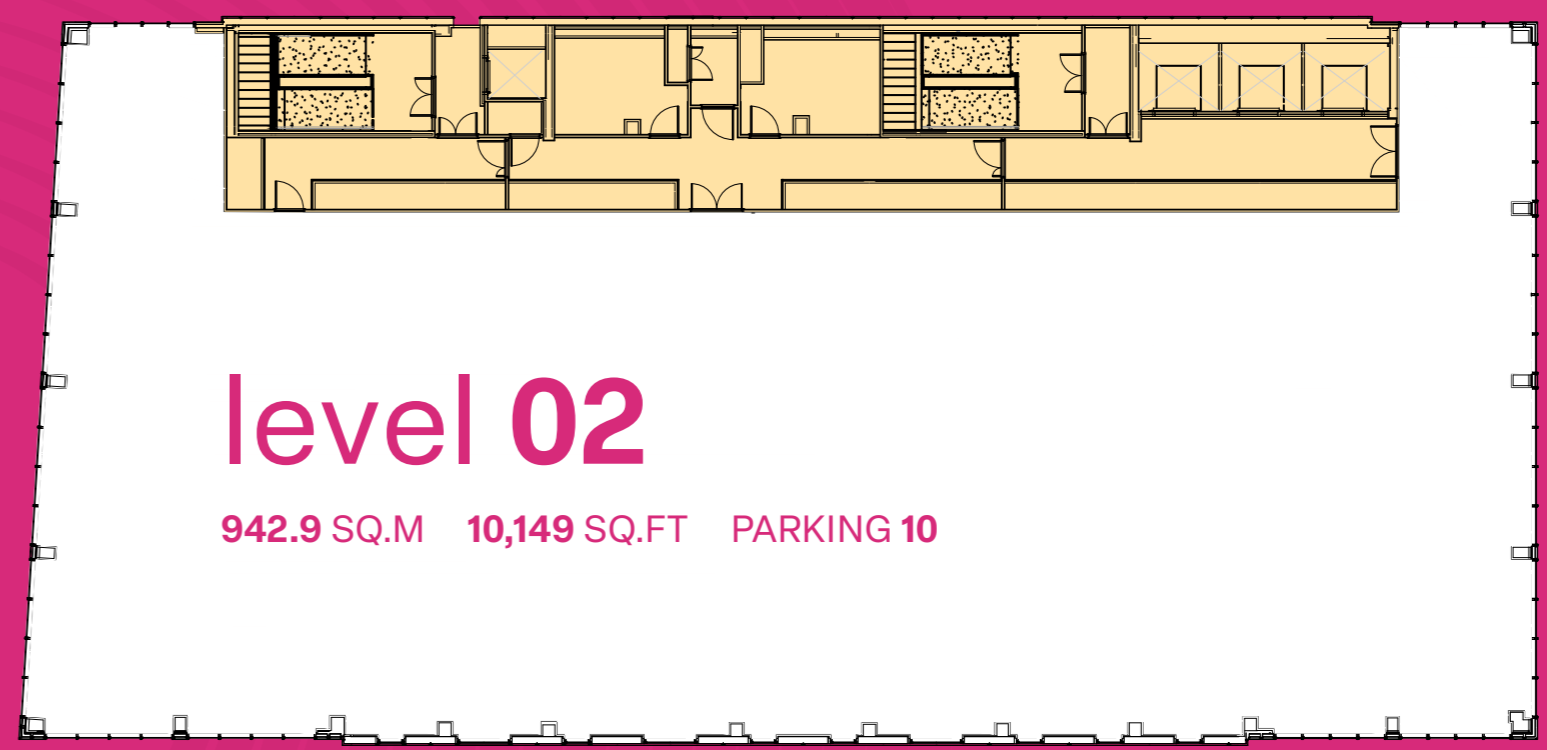
level 02

level 03





The No 1 position has been taken
climbing up from there are levels 2 and 3



level 02

942.9 SQ.M 10,149 SQ.FT PARKING 10

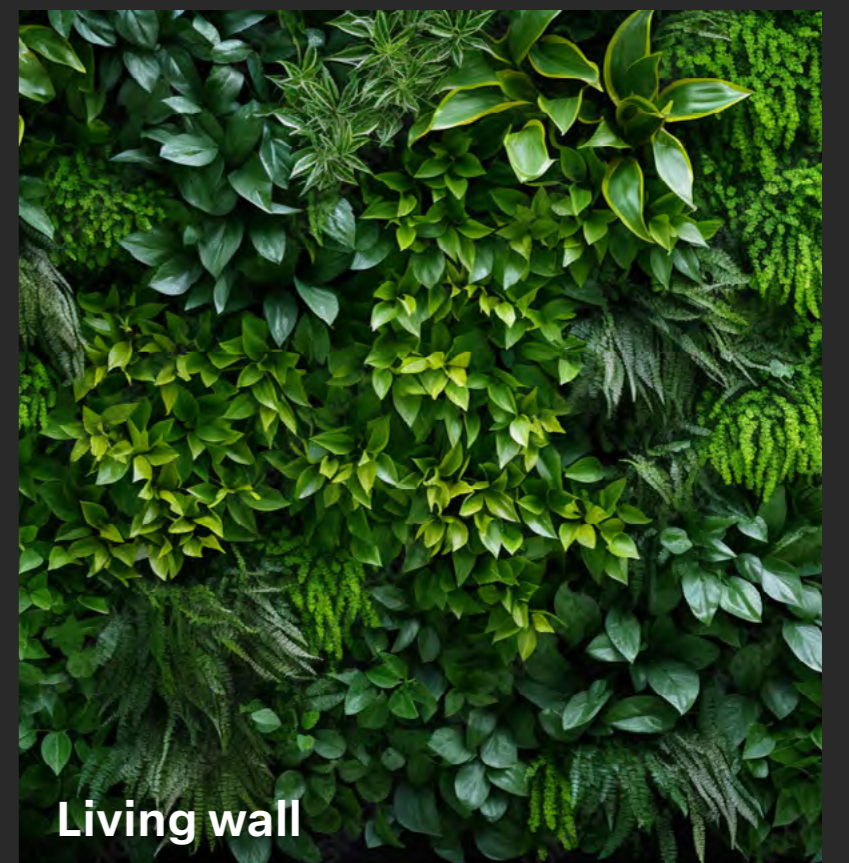
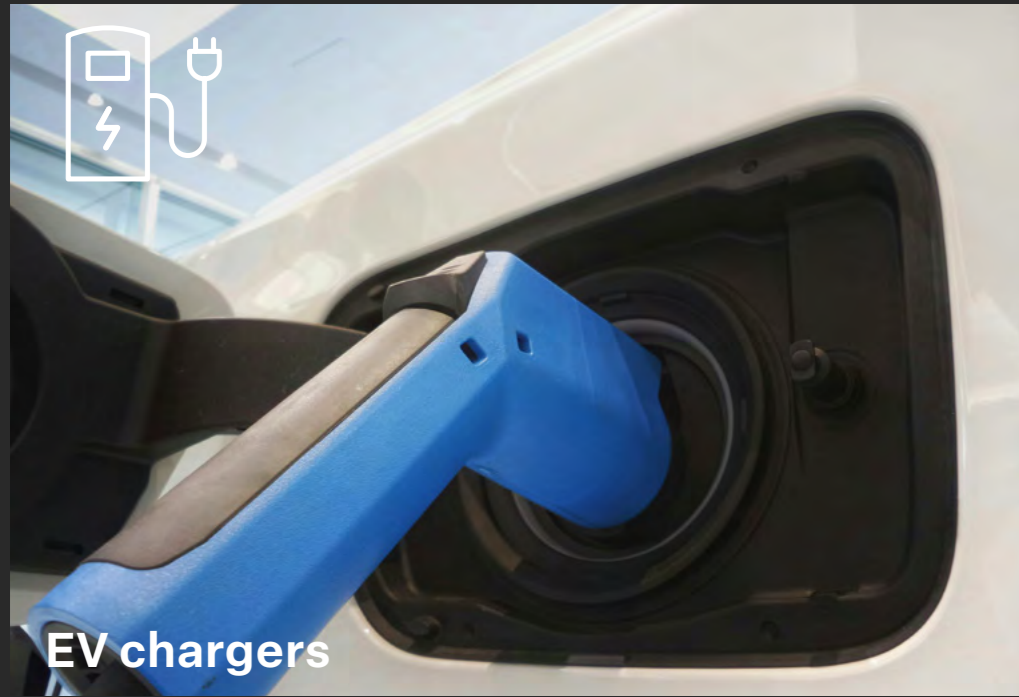


Plug & Play level 03

428.8 SQ.M
4,616 SQ.FT
PARKING 5

SW Shepherd + Wedderburn

Chart topping amenity





Breathtaking city views and excellent daylighting



LED energy efficient lighting throughout

BCO


3 X BCO compliant
17 person high speed passenger lifts

2.7M

2.7M clear floor to ceiling height in offices with full metal raised access flooring



85 car parking spaces (c. 1:1,000 sq.ft)



EV Charging



Column free floorplates offering the ultimate in flexibility

GRADE A SPECIFICATION

CAPITOL


GRADE A SPECIFICATION



Automatic building management systems for energy efficient systems control



13 motorcycle spaces



Energy efficient escalators and DDA lift from foyer to main building reception



Changing/locker room with showers



Security card access lift system and CCTV

VRF

VRF air conditioning designed to an occupancy of 1 per 8 sqm



34 bicycle racks



OUR NEIGHBOURS
IMMEDIATELY ON YOUR DOOR
CAPITOL



Capitol



THE ONLY WAY IS UP!
CAPITOL
HIGH-END OFFICE SPACE

Capitol

CAPITOL

Lease Terms

Rent and incentive packages on application.

Energy Performance Certificate

EPC rating of 'B+'.

Rateable Value

An estimated 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

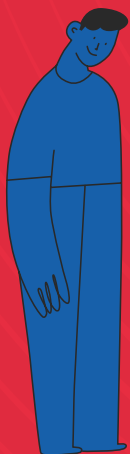
Strictly by arrangement through the joint letting agents, to whom all offers should be submitted in Scottish Legal form.

Find our more

youtube.com/watch?v=P7YUfHbW4bl

Contacts

To secure your position contact our joint leasing agents.

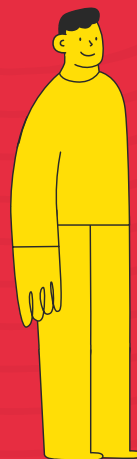


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