



TO LET

CAPITOL

UNION STREET
ABERDEEN AB11 6DA

FROM C.3,000
- 20,289 SQFT



CAPITOL

431 UNION STREET ABERDEEN AB11 6DA

RUNNING ORDER

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



Capitol is 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: only 2 floors available

Capitol



UNION STREET

JUSTICE MILL LANE



level 02

02



level 03

03





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

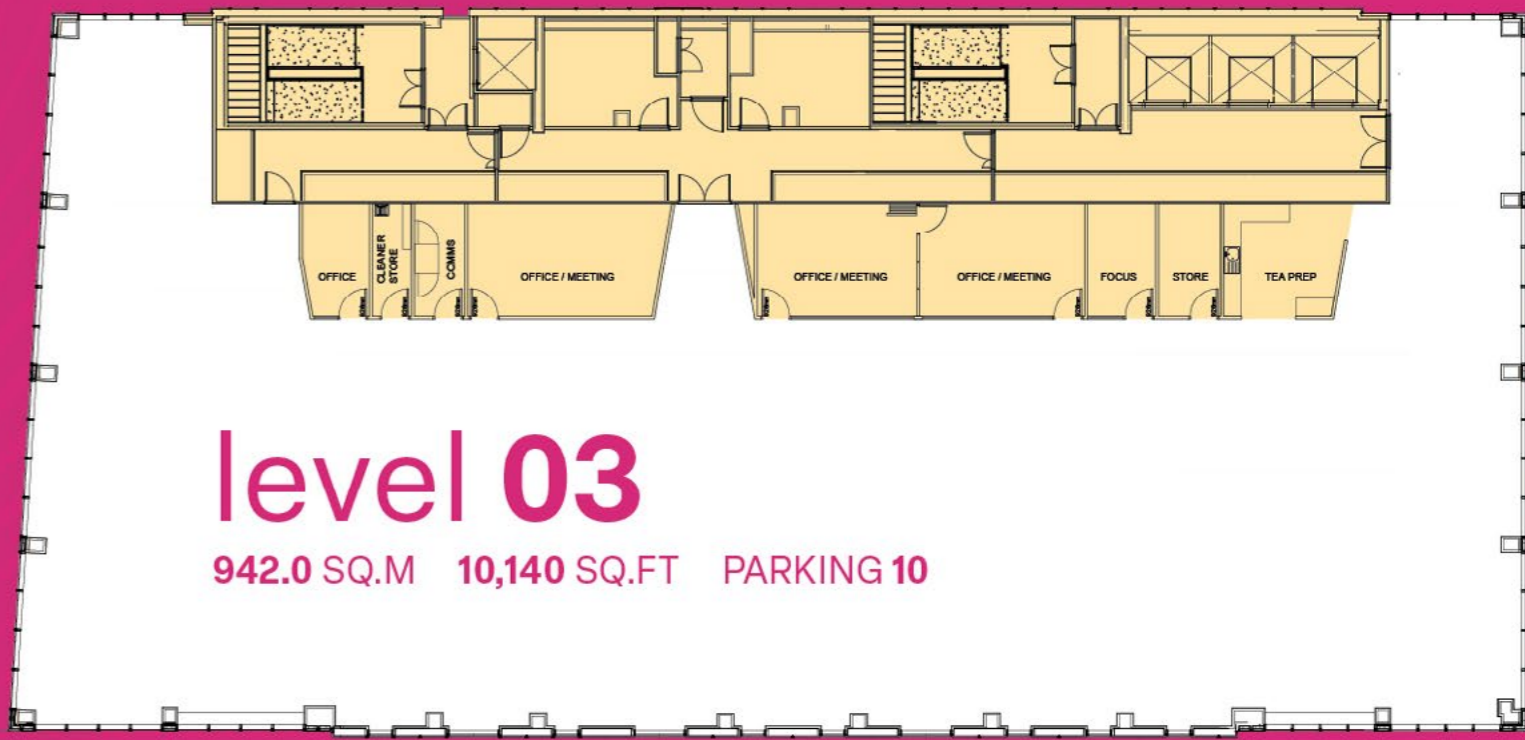
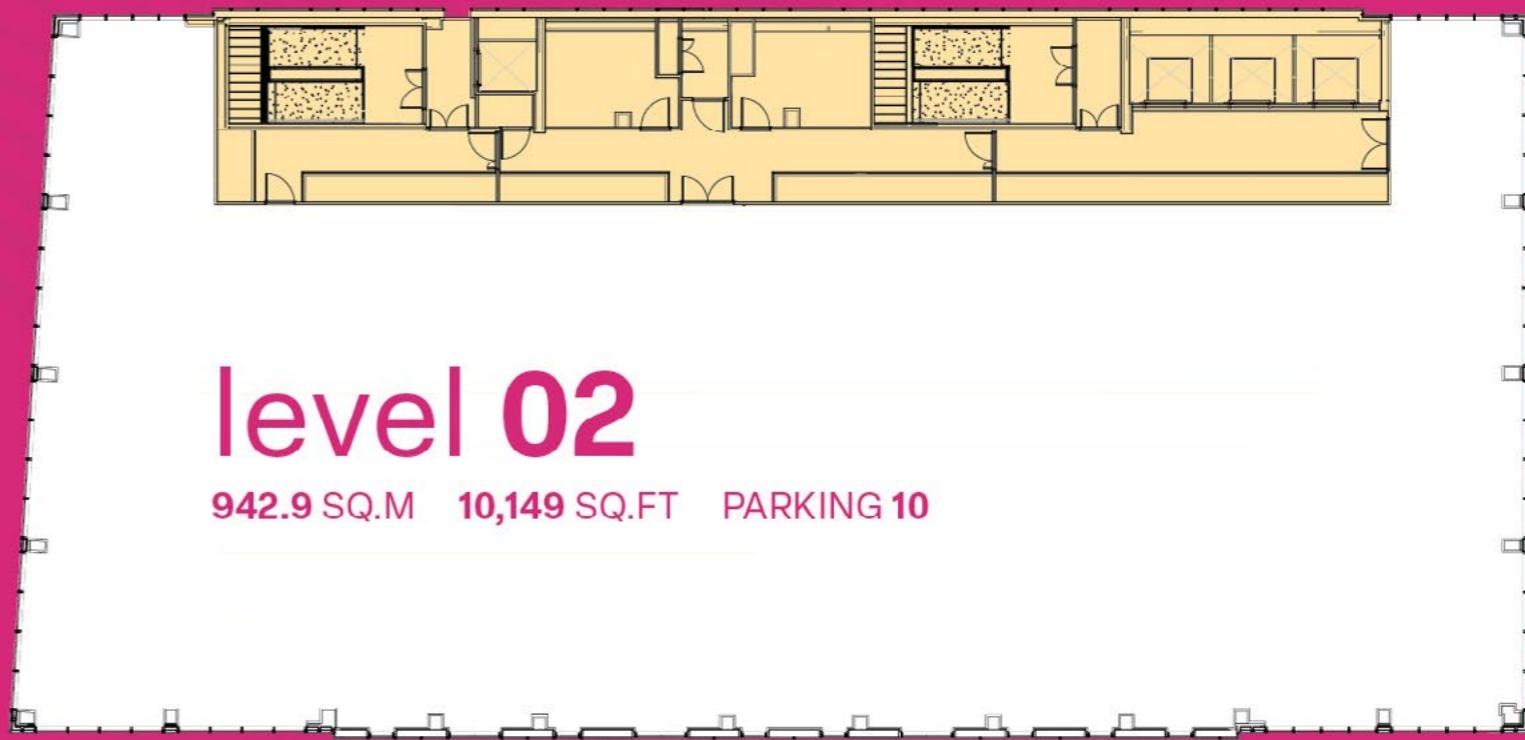
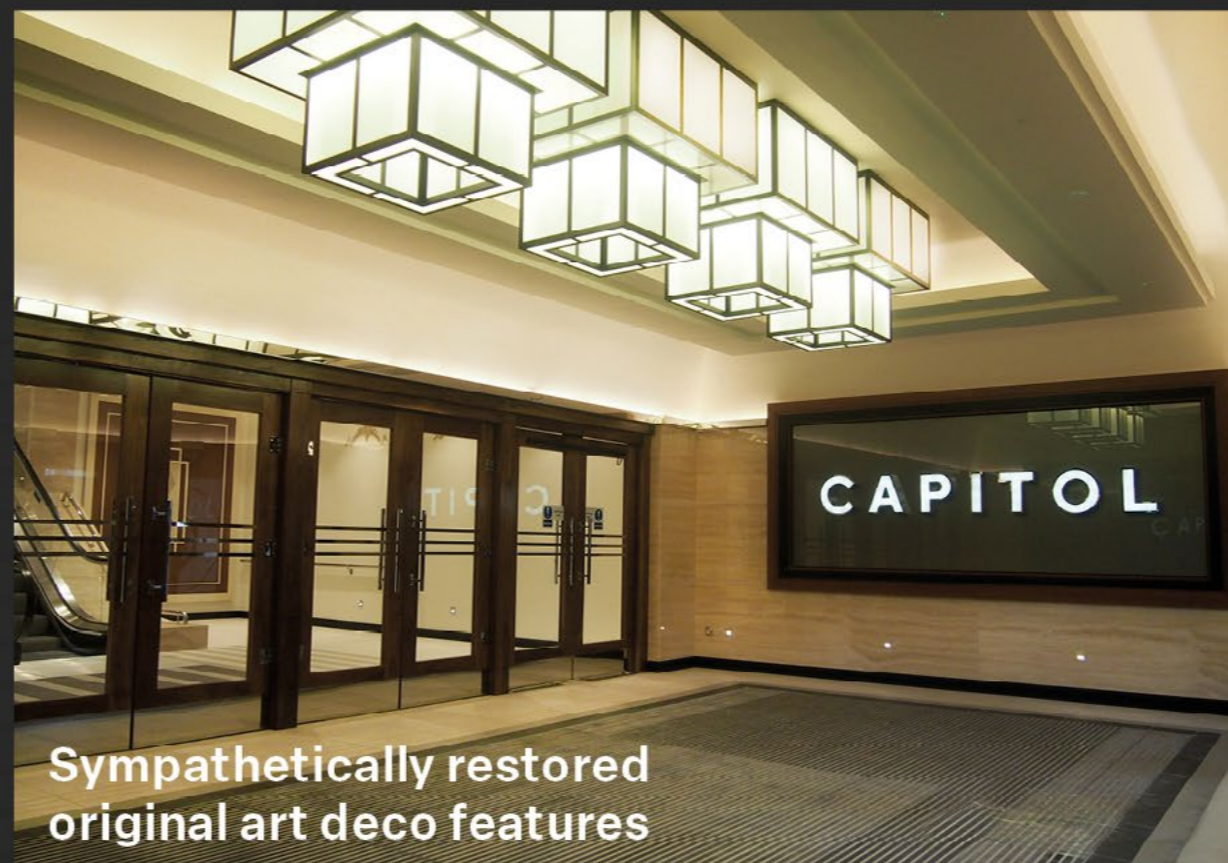


Chart topping amenity





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

P

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



EV Charging



Column free floorplates offering the ultimate in flexibility

GRADE A SPECIFICATION

GRADE A SPECIFICATION


CAPITOL



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





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

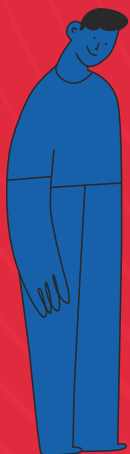
Strictly by arrangement through the joint letting agents, to whom all offers should be submitted in Scottish Legal form.

Find our more

youtube.com/watch?v=P7YUfHbW4bl

Contacts

To secure your position contact our joint leasing agents.



Ryden.co.uk
01224 588866

25 Albyn Place, Aberdeen, AB10 1YL
Tel. 01224 588866

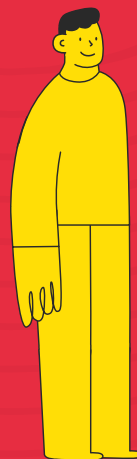
www.ryden.co.uk

Arron Finnie

arron.finnie@ryden.co.uk

Thomas Codona

thomas.codona@ryden.co.uk



savills
01224
971111
savills.co.uk

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

www.savills.com

Dan Smith

dan.smith@savills.com

Ben Clark

ben.clark@savills.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. May 2024.

Local Asset Manager

Eden

Landlord

M&G
REAL ESTATE