



FIRST FLOOR

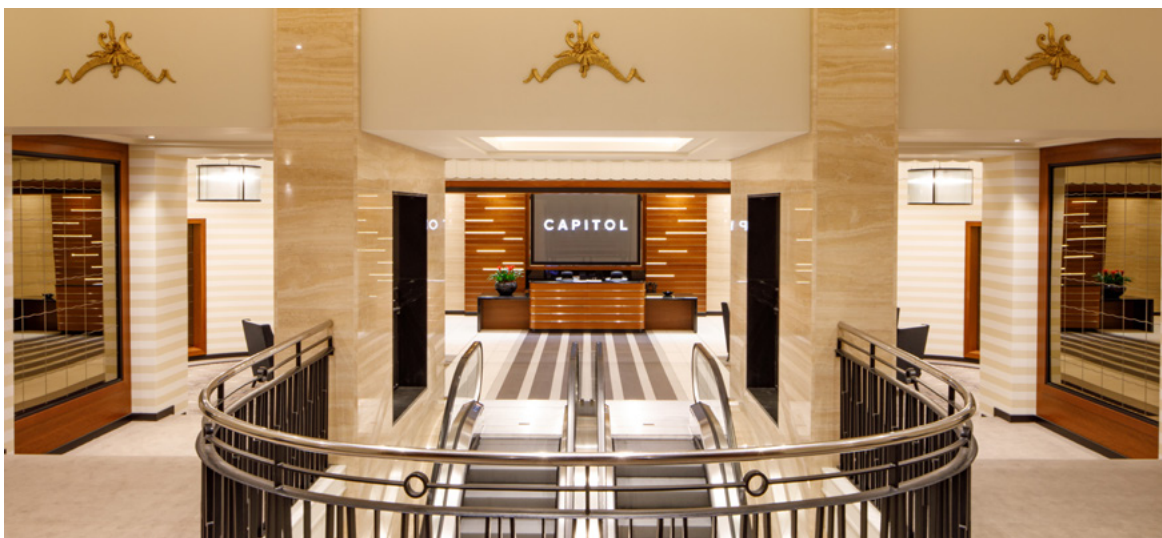
- 10,344 SQ FT REMAINING -

**CAPITOL**

DEFINING QUALITY

UNION STREET

ABERDEEN AB11 6DA



## 10,344 SQ FT OF FLEXIBLE SPACE AVAILABLE WITH SUITES POSSIBLE FROM 3,000 SQ FT

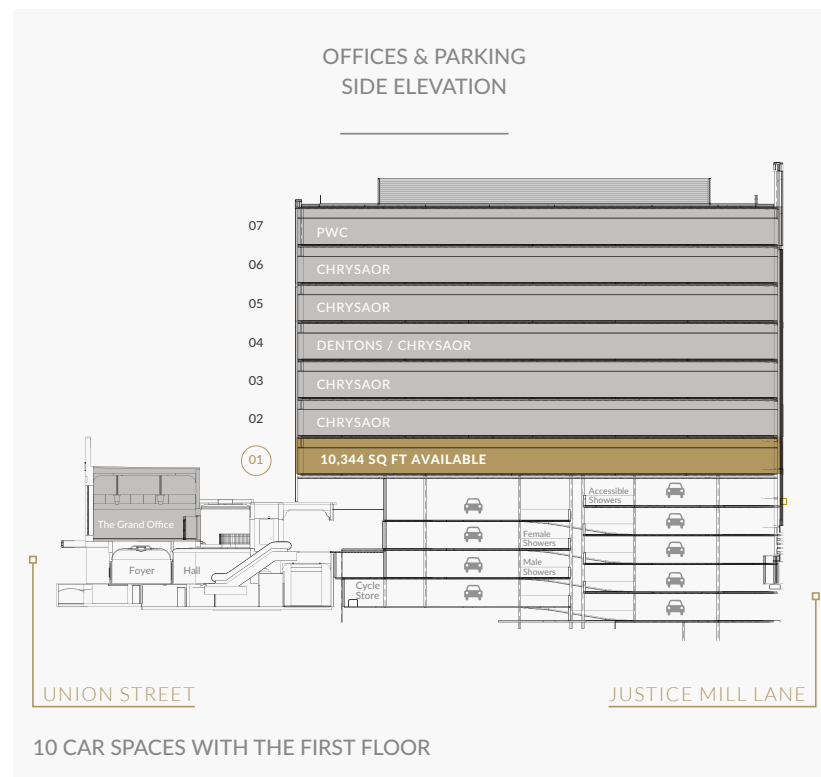
**LEAVE THE BUSY CITY CENTRE  
STREETS AND STEP INTO AN ELEGANT  
INTERIOR OF COOL, CALM MARBLE  
AND AUTHENTIC PERIOD DETAIL.**

### **YOU'VE ARRIVED AT THE CAPITOL.**

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 located to one side.

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





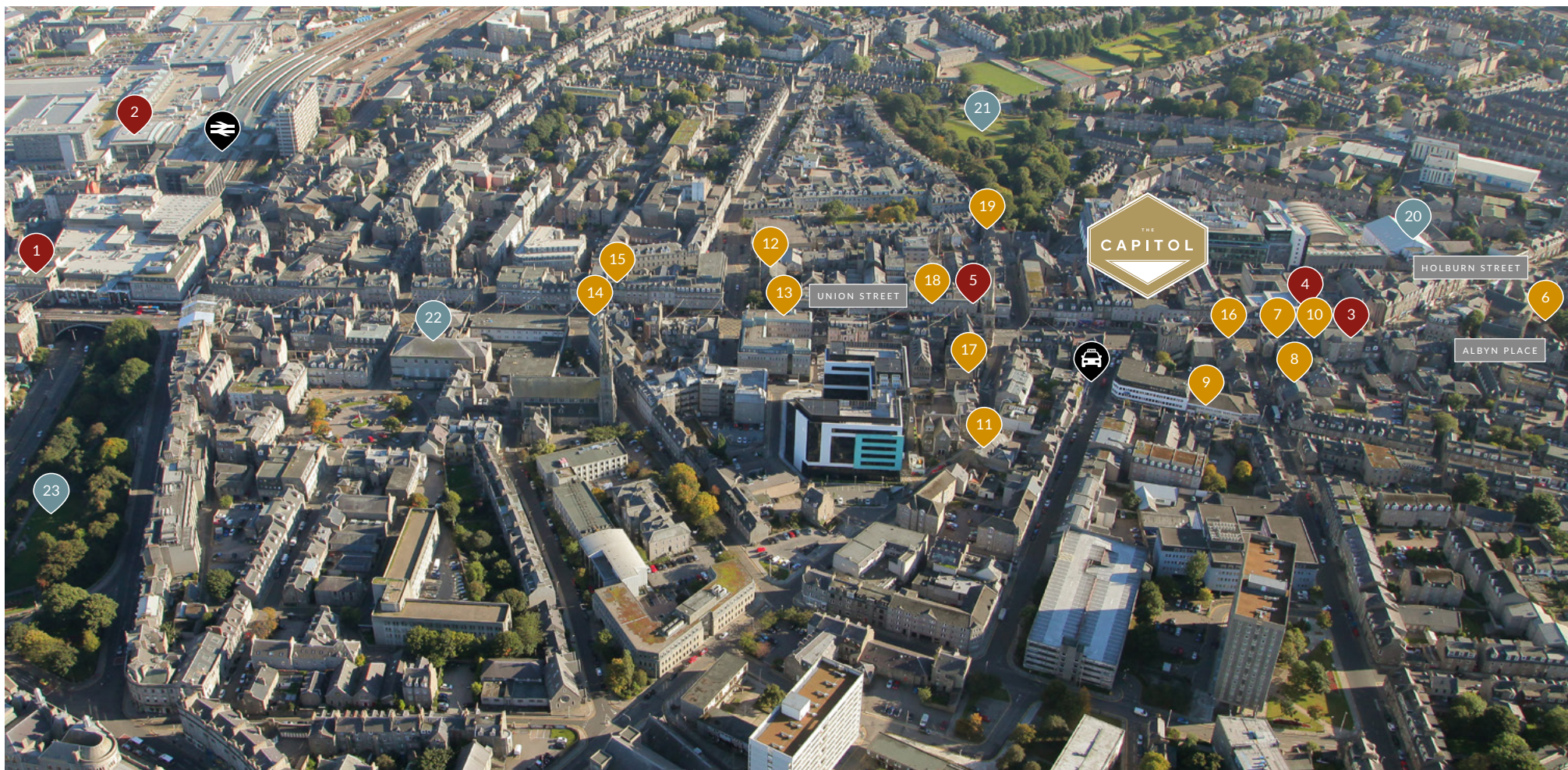
## INSPIRATIONAL WORKSPACE DESIGNED TO THE HIGHEST SPECIFICATION AND FLEXIBLE TO MEET YOUR NEEDS

- Art deco grand entrance and reception area
- Column free floorplates offering the ultimate in flexibility from 3,000 sq ft – 10,344 sq ft, easily sub-divided
- Breathtaking citywide 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 a DDA lift from the foyer to main reception
- Perforated metal tile suspended ceiling
- Led energy efficient lighting throughout
- Security card access lift system and CCTV
- Dedicated on site building manager
- 10 dedicated garaged car parking spaces and shared visitors and accessible spaces
- 13 motorcycle spaces and 34 bicycle racks serve the building
- 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
- New VRF air conditioning designed to an occupancy of 1 per 8 sq m



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 DA VINCI
- 7 ABERDEEN WHISKY SHOP
- 8 LIGHT OF BENGAL
- 9 FOOD STORY
- 10 SABAI
- 11 BRAIDED FIG
- 12 SOUL BAR & CASINO
- 13 PRET A MANGER
- 14 STARBUCKS
- 15 AMARONE

- 16 CAFFE NERO
- 17 RUSTICO
- 18 TOPOLABAMBA
- 19 BOOZY COW

## LEISURE

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

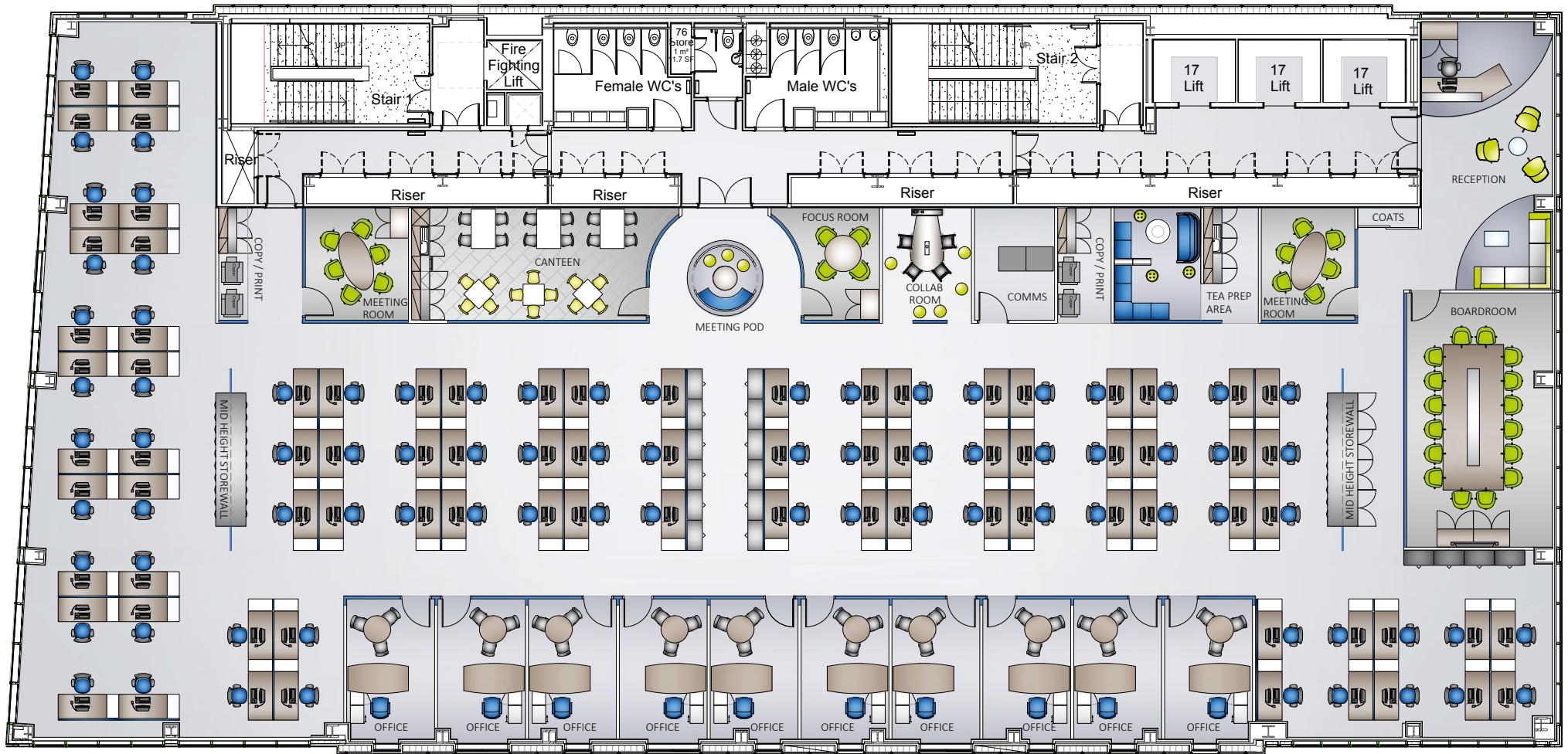
# OFFICE FLOOR PLAN: 10,344 SQ FT



- OFFICE FLOOR PLATE
- FEMALE TOILETS
- LIFTS
- MALE TOILETS



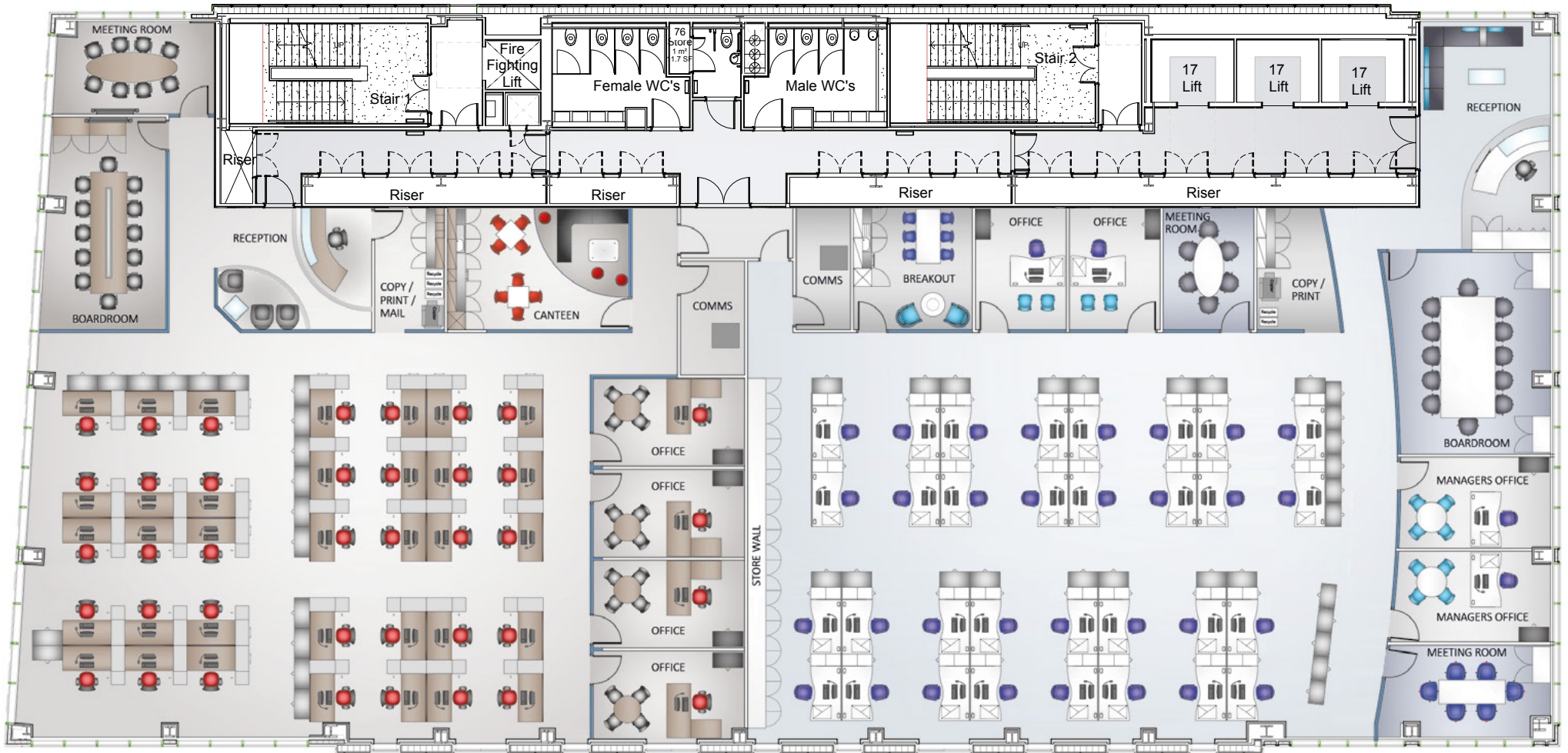
# SPACE PLAN: SINGLE OCCUPANCY - HIGH DENSITY



## 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

# SPACE PLAN: DUAL OCCUPANCY - 50/50



## SUITE A PLAN INCLUDES

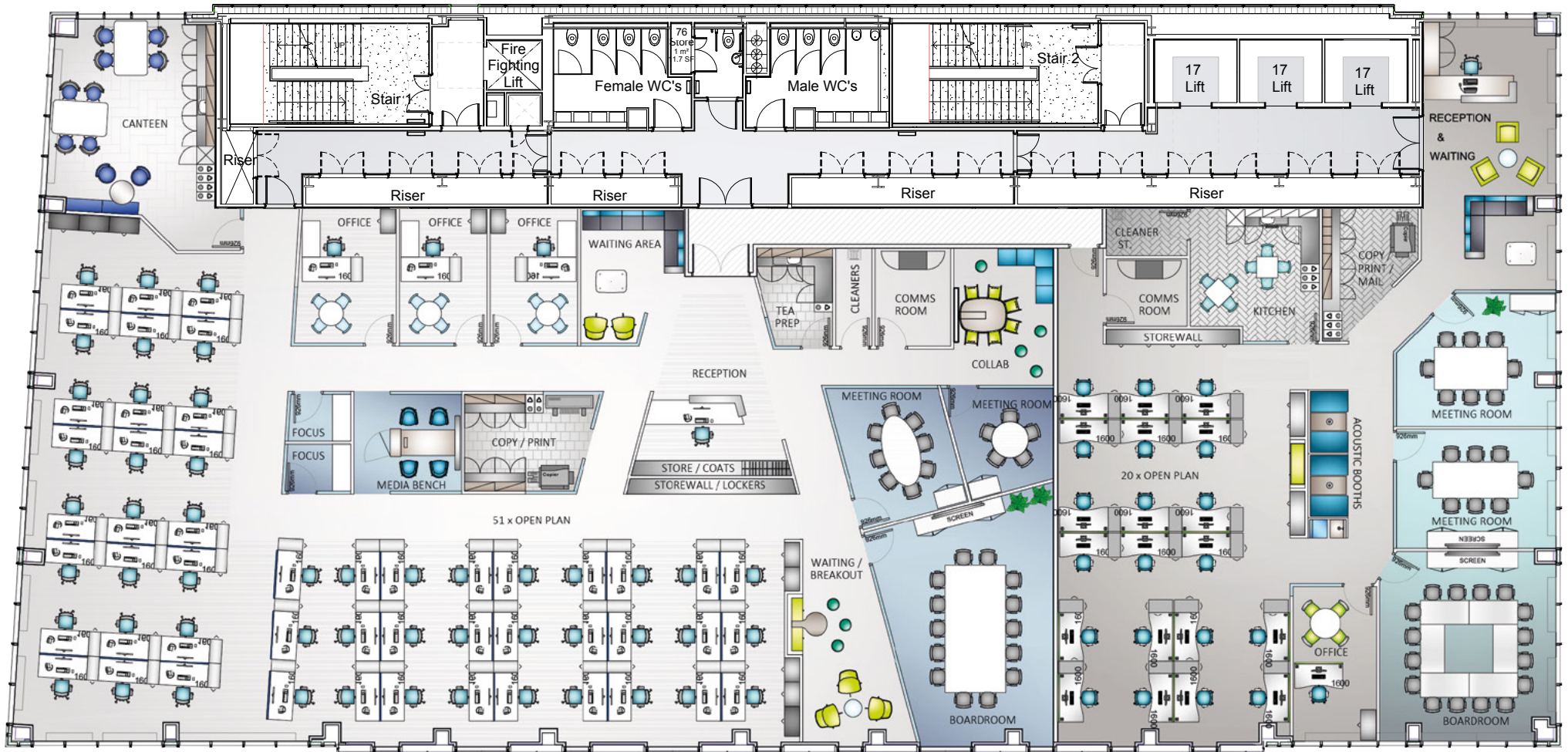
- Reception & Waiting Area
- 4 Single Offices
- 35 Open Plan Workstations
- 1 x 12 Person Boardroom
- 1 x 8 Person Meeting Room
- 1 x Copy / Print Area
- Canteen
- Comms Room

## SUITE B PLAN INCLUDES

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



# SPACE PLAN: DUAL OCCUPANCY - 70 / 30



## SUITE A PLAN INCLUDES

- Reception & Waiting Area
- 3 x Single Offices
- 51 x Open Plan
- 1 x 14 Person Boardroom
- 1 x 8 Person Meeting Room
- 1 x 5 Person Meeting Room
- 1 x Copy / Print
- 2 x Collaboration Areas
- 2 x Focus Rooms
- Canteen
- Comms Room
- Cleaners Store

## SUITE B PLAN INCLUDES

- Reception & Waiting Area
- 1 x Single Office
- 20 x Open Plan
- 1 x 16 Person Boardroom
- 2 x 8 Person Meeting Rooms
- 1 x Copy / Print / Mail Area
- Meeting / Study Acoustic Booths
- Kitchen
- Comms Room
- Cleaners Store



# CAPITOL

DEFINING QUALITY

## CONTACTS

FOR ALL ENQUIRIES PLEASE CONTACT THE JOINT LEASING AGENTS:



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We are one of the world's largest property investors with £30.1bn\* of assets across all the major sectors in the UK, Europe and Asia. Drawing on 150 years of investment experience, we actively manage our properties to maximise returns and generate a strong income stream for institutional investors.

\* As at 31/3/2018.

[www.mandg.com](http://www.mandg.com)

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