

THE CAPITOL

74,000 sq.ft

LANDMARK OFFICE DEVELOPMENT

Building for the Future

Development has commenced on site and the building will be ready for occupation in 'Q1 2015'.

The Capitol development looks to both the history of the building and to the future. The plans not only allow for the refurbishment and reinstatement of original features, they create an energy efficient building which meets and exceeds modern standards.

The Interior is being designed to the highest specification affording ingoing occupiers an excellent working environment and extensive car parking facilities.

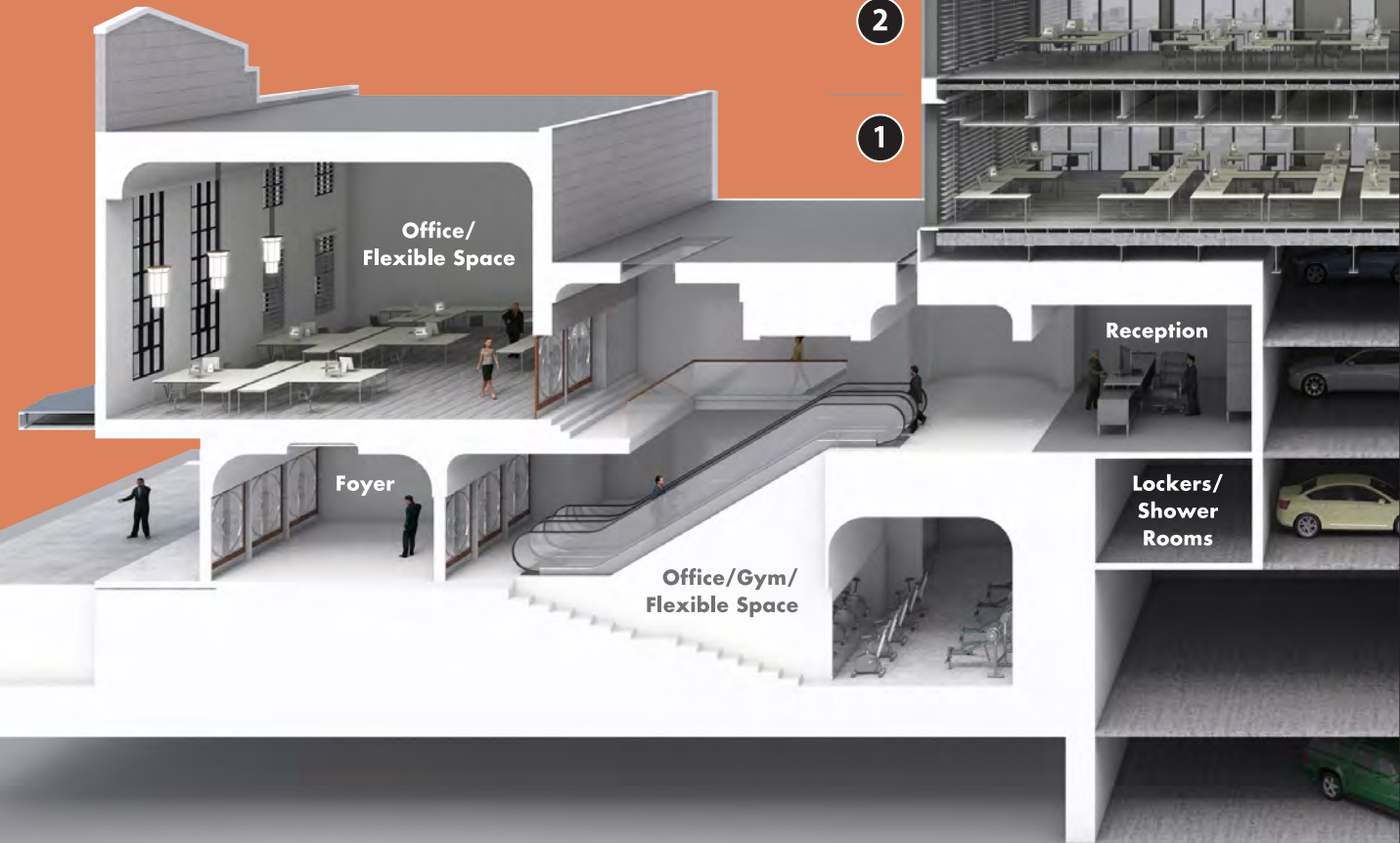
Knight Property Group / M & G Real Estate would be delighted to speak with prospective occupiers on how they can be accommodated at The Capitol.





THE CAPITOL

Schedule of Areas



1 Office Floor 1
929.0m²
10,000sq.ft

2 Office Floor 2
929.0m²
10,000sq.ft



Third Floor

Second Floor

First Floor

Ground Floor

Basement

- 3 Office Floor 3**
929.0m²
10,000sq.ft
- 4 Office Floor 4**
929.0m²
10,000sq.ft
- 5 Office Floor 5**
929.0m²
10,000sq.ft
- 6 Office Floor 6**
929.0m²
10,000sq.ft
- 7 Office Floor 7**
929.0m²
10,000sq.ft



Surrounding Occupiers

- | | | | | |
|----------------------|--------------|--|---------------------|--------------------|
| 1 Genesis | 6 Centrica | 11 Natwest | 13 JP Kenny | 18 RBS |
| 2 TSB Scotland | 7 Wood Group | 12 UNION PLAZA:
Hess
GDF Suez
AGR | 14 Apache | 19 Lloyds Register |
| 3 MI Swaco/GDF Suez | 8 Bryant | Aberdeen Asset Management | 15 Dana Petroleum | |
| 4 Ledingham Chalmers | 9 Stat Oil | Barclays | 16 Xodus | |
| 5 Dunfermline | 10 Santander | Deloitte | 17 Bank of Scotland | |



- | | | | |
|-------------------|-----------------------|---------------------------------|--------------------------------|
| 1 Nuffield Health | 6 Park Inn | 11 The Music Hall | 16 Trinity Shopping Centre |
| 2 Royal Mail | 7 Holiday Inn Express | 12 The Caledonian Hotel | 17 His Majesty's Theatre |
| 3 Starbucks | 8 Chapel St. Car Park | 13 Travel Lodge | 18 Bon Accord Shopping Centre |
| 4 Travel Lodge | 9 The Copthorne Hotel | 14 Union Square Shopping Centre | 19 St Nicholas Shopping Centre |
| 5 Cafe Nero | 10 Bauhaus Hotel | 15 Bus and Railway Stations | 20 Aberdeen Art Gallery |

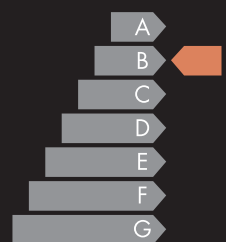


Specification

- The design makes full use of the existing grand entrance and the doors from Union Street will be reinstated.
- The natural granite finish to the existing Capitol frontage is to be cleaned.
- Existing balustrades will be refurbished and additional chrome handrails will be added within the foyer in the original style.
- The canopy will be restored and the iconic signage on the front of the building reinstated.
- Two large, art deco clocks from the auditorium will be refurbished and relocated to the front section of the building.
- 2.70m clear floor to ceiling height.
- Secure basement car parking for 86 cars.
- Stunning entrance with restored features and escalators accessing reception area.
- Spacious double height reception area.
- 3 x 17 person and 1 x 8 person high speed passenger lifts serve all floors.
- Metal suspended ceiling system with recessed low energy LG7 high frequency light fittings providing up to 400 lux at desk height.
- 3 pipe VRV heat recovery airsource air conditioning.



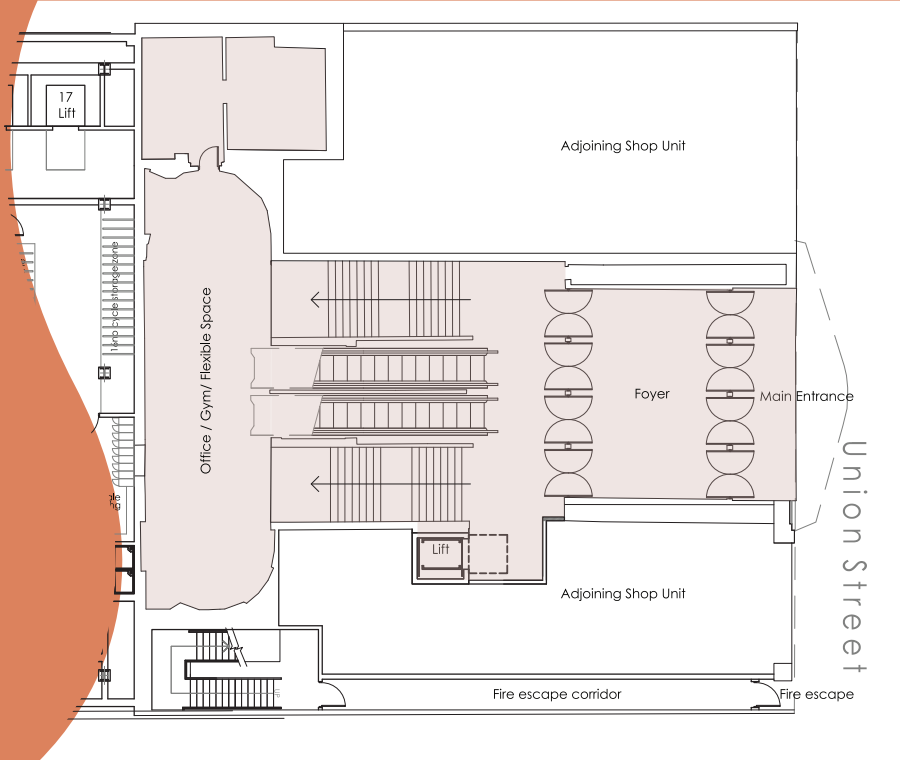
- 150mm raised access floor.
- High quality male, female and accessible toilet facilities on each floor.
- A Building Management System (BMS) will control the principle functions of the building to ensure optimum energy efficiency.
- Full DDA compliance and access to all floors.
- Open plan office space lighting shall be provided by presence detectors.
- Low energy, high efficiency light sources will be used throughout.
- Fire fighting/service lift for 12 persons.
- Space for 31 bikes and 16 motorcycles.



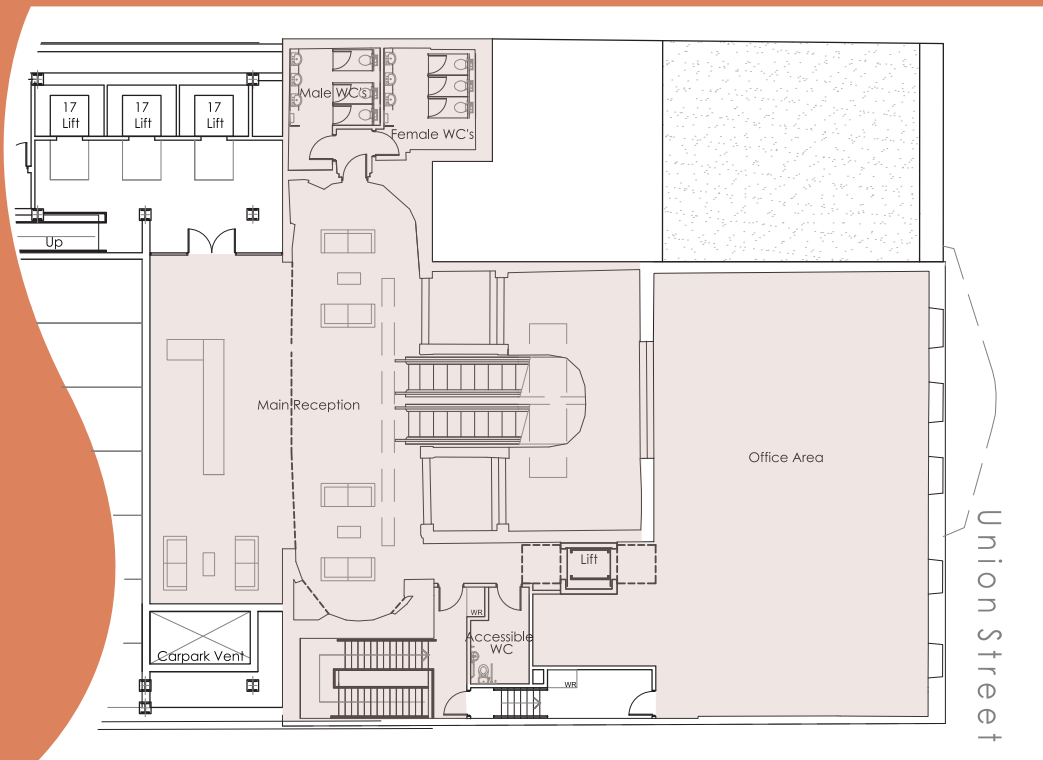
Target EPC rating = B.

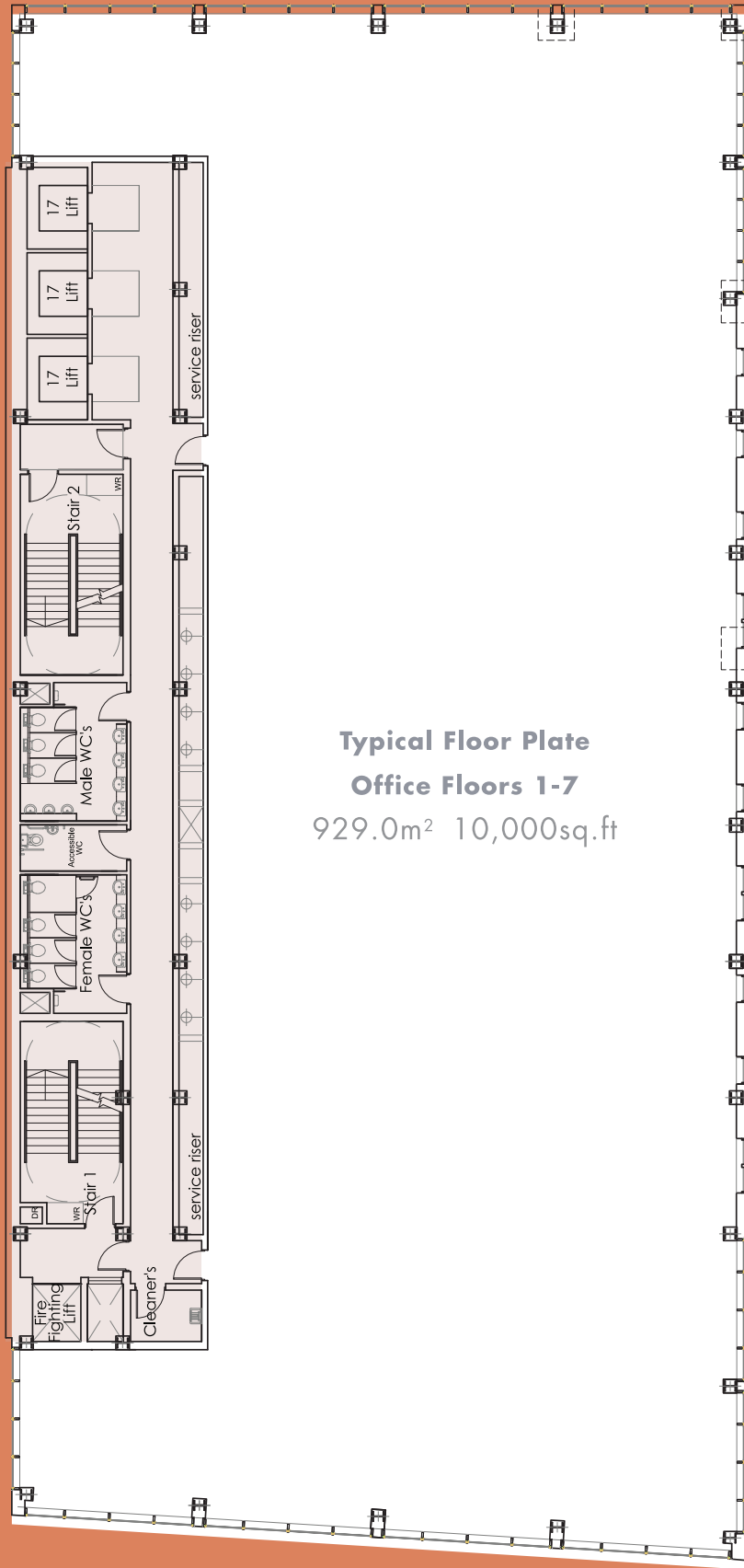
Floor Plans

Entrance • Foyer • Lower Ground



Reception • Office / Flexible Space





Typical Floor Plate
Office Floors 1-7
929.0m² 10,000sq.ft



KNIGHT PROPERTY GROUP



Knight Property Group is a proactive developer of high quality commercial property. Established in the north east of Scotland in 1987, the company has built a solid reputation for the development of quality, contemporary properties in unrivalled locations, created to suit a diverse range of markets.

With a range of properties available for lease or purchase, and several future developments in the pipeline, there could be a Knight development which suits your business requirements. At Knight, our track record speaks for itself; visit our Property or Case Studies online to find out more.



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BLUESKY BUSINESS SPACE



TEEKAY PETROJARL



HALLIBURTON



ATOS ORIGIN



BRISTOW



TOTAL



AMEC



PINSENT MASONS



CHC SCOTIA



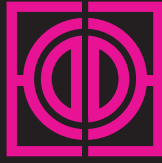
EUROCOPTER



FMC TECHNOLOGIES



COATES OFFSHORE



THE CAPITOL

LEASE TERMS

The accommodation is available to let on full repairing and insuring terms.
Further information is available on request.

RENTAL

Information and quoting rental is available on application.

VAT

All figures quoted are exclusive of VAT.

RATING ASSESSMENT

A guide to rating assessment is available on request.

To discuss how Knight Property Group can accommodate you at The Capitol,
or to discuss the terms in further detail, please contact our joint letting agents.



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