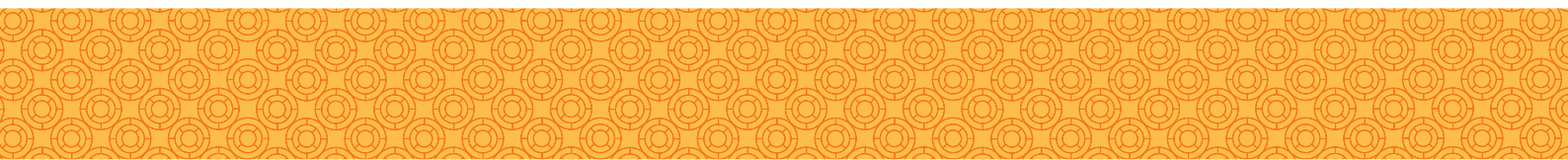


# L4 LINKS HOUSE

- Ready For Immediate Occupation
- Leases From 12 Months
- High Quality Business Suites



Fourth Floor, No 15 Links Place, Leith, Edinburgh  
From 103.96 - 230.03 sq m (1,119 - 2,476 sq ft)



## Location

Leith is already established as a popular office destination and the newly refurbished Great Michael House and Links House provides a unique opportunity to locate within this thriving commercial location.

The ability to provide a dynamic working environment has allowed Leith to attract a diverse range of business and commercial occupiers from all parts of the City. Leith is further enhanced by a mix of stylish restaurants, café bars, Malmaison Hotel, the Conran designed Ocean Terminal Shopping & Leisure Complex, together with a number of new residential developments.

The area is currently well serviced by a number of regular bus routes giving access to the City Centre within 15 minutes.

## Rental and Lease Terms

Suites are available on a flexible easy in/easy out lease agreement on an all inclusive rent and service charge basis. Further details available on application to the joint letting agents.

## Description

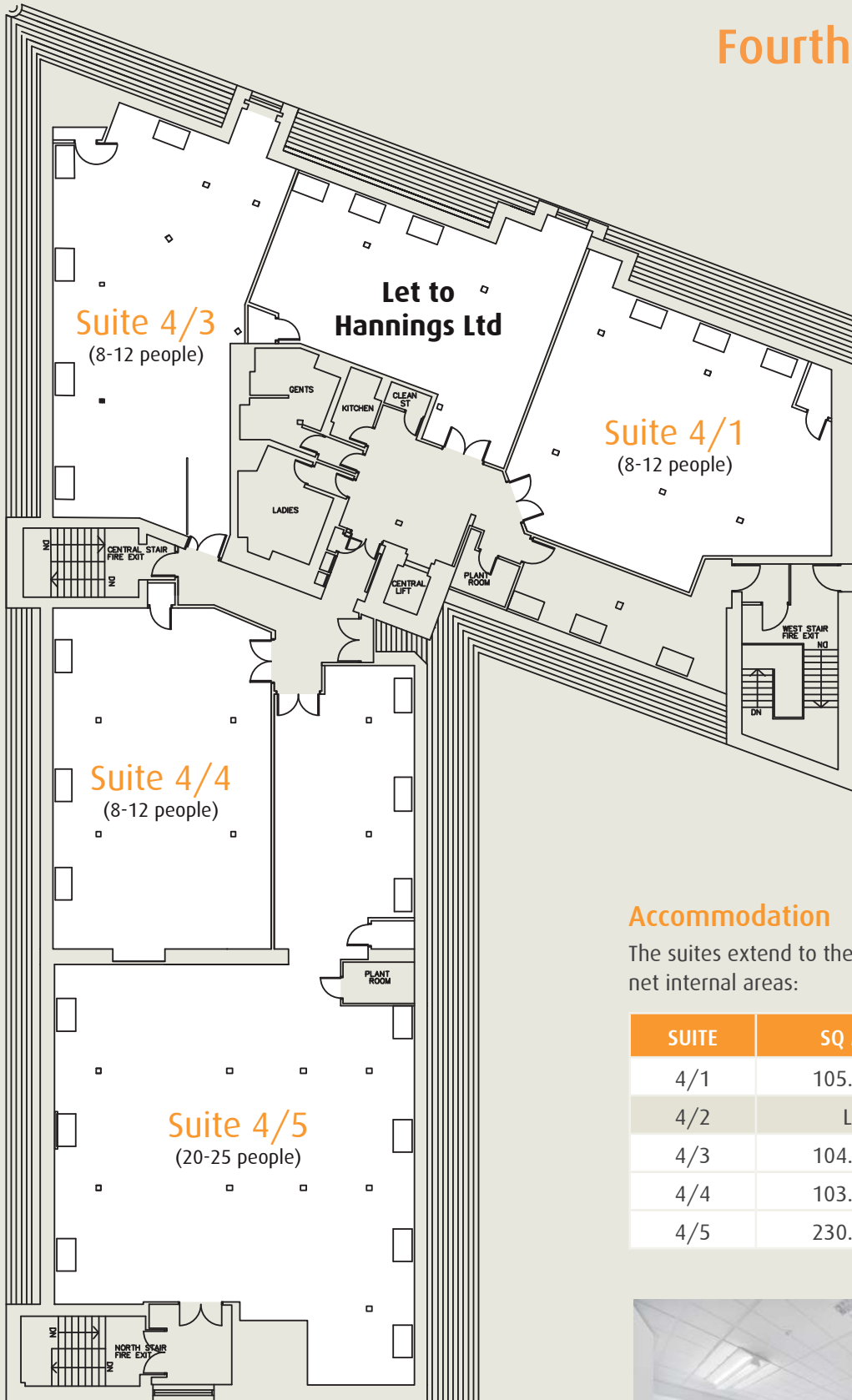
Great Michael House and Links House comprise two adjoining period buildings which have been extensively refurbished to provide high quality open plan offices. The buildings command a superb location overlooking Leith Links.

Following refurbishment, the fourth floor at Links House provides five high quality business suites in a variety of sizes which are available to let on flexible terms at affordable all inclusive rents. The specification includes:

- Newly refurbished, open plan accommodation
- Raised access flooring and Cat 6 cabling with patched server provided in each suite
- Cabled for small power throughout
- Passenger lift access
- Concierge reception
- Communal tea prep area provided
- On-site car parking with an allocated space for each suite
- Shower facilities and bicycle racks available
- A new Galway Gourmet Café and communal meeting room situated in Great Michael House is available to all Links Place occupiers
- Links House EPC rating 'D+'

**'Quality accommodation & excellent amenities'**

# Fourth Floor Suites



## Accommodation

The suites extend to the following approximate net internal areas:

SUITE	SQ M	SQ FT
4/1	105.63	1,137
4/2	Let to Hannings Ltd	
4/3	104.79	1,128
4/4	103.96	1,119
4/5	230.03	2,476



**TO LET: High Quality Business Suites**  
 From 103.96 - 230.03 sq m (1,119 - 2,476 sq ft)



### Rateable Value

The tenant will be liable for all local authority rates.

### Legal Costs

Each party will bear their own legal costs.

### VAT

The rent and all other outgoings will be subject to VAT at the prevailing rate.

### Viewing and Further Information

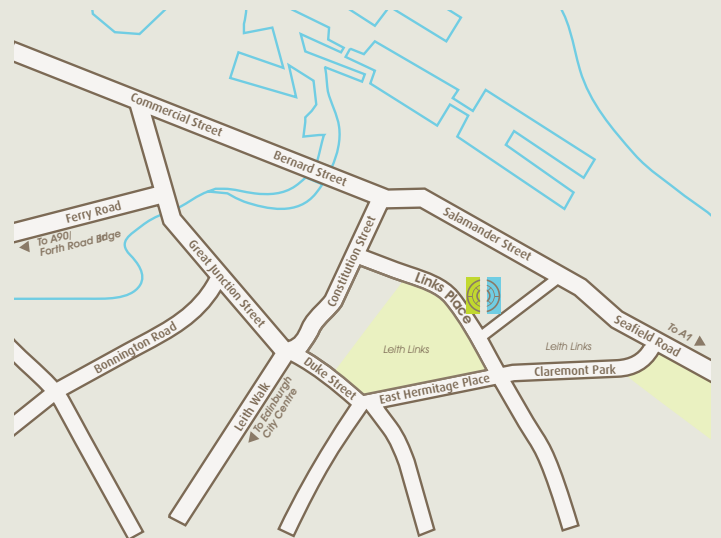
For further information and to arrange a viewing, please contact the joint letting agents:

Montagu Evans  
9 Canning St  
Edinburgh  
EH3 8EG

mike.irvine@montagu-evans.co.uk  
struan.whyte@montagu-evans.co.uk

Galbraith  
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[www.links-place.co.uk](http://www.links-place.co.uk)



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property, September 2018.

