

## **TO LET: Suite 2/2, Second Floor** **228.8 sq m (2,463 sq ft)**

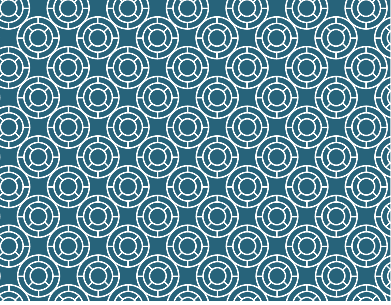


### **Description**

Great Michael House and Links House comprise two adjoining period buildings which have been extensively refurbished to provide high quality contemporary open plan offices. Constructed over 5 storeys, the buildings command a superb location overlooking Leith Links.

The suite is located on the second floor of Great Michael House and provides bright, open plan accommodation with natural light from two aspects. The suite currently benefits from an element of fit-out which may be made available subject to negotiation.





## Second Floor - Suite 2/2



### Specification

- Impressive full height atrium in Great Michael House
- Fully refurbished contemporary common areas
- Individual open plan suites
- Secure dedicated reception area
- Fully accessed raised floor
- Suspended ceilings with VDU compliant lighting
- 2 passenger lifts to all floors
- Tea preparation area on each floor
- Upgraded toilet facilities on each floor
- DDA compliant facilities
- On site parking/unlimited on street parking
- Shower facilities and bicycle racks available
- A new Galway Gourmet Café and communal meeting room is situated in Great Michael House
- Great Michael House EPC rating 'C'

### Letting terms

Full details of rent and letting terms are available upon application to the joint letting agents.

### Viewing and further information

For further information and to arrange a viewing, please Contact the joint letting agents.



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