



GREAT MICHAEL & LINKS HOUSE

Links Place, Leith, Edinburgh



TO LET: Bright, high quality, newly refurbished office suites for 10-100 staff

Welcome to Leith's most dynamic
working environment



INTRODUCTION

Situated within the vibrant district of Leith within easy reach of Edinburgh city centre, Great Michael House and Links House offer high quality office accommodation in what is a truly dynamic working environment. Leith is an area that has already benefited enormously from substantial public and private sector investment and, as a result, has become an attractive, strategic and thriving business location.

The programme of regeneration in Leith has already seen the revival of this community within the City, which is now complete with housing, leisure and shopping amenities, upmarket bars and restaurants and new education and health facilities.



Attractive retained façades



Excellent on-site staff amenity / break-out space

DESCRIPTION

Great Michael House and Links House provide an appealing mix of attractive retained façades with bright open plan office space behind - the two adjoining buildings have been extensively refurbished to provide a high quality working environment. Great Michael House benefits from a full height atrium and an on-site café with a communal meeting room. Both buildings provide open plan suites in a variety of sizes which could potentially satisfy requirements between approximately 1,000 and 10,000 sq ft with ability to cater for larger requirements in either building. Great Michael House and Links House benefit from the following specification / attributes:

- Quality accommodation & excellent amenities
- Newly refurbished offices and common parts including break out areas
- Impressive full height atrium in Great Michael House
- Café in Ground Floor of Great Michael House
- Dedicated reception area and on-site commissionaires
- Fully accessed raised floors
- Suspended ceiling with VDU compliant lighting
- Passenger lift to all floors
- Tea preparation area on each floor
- Shower facilities
- DDA compliant buildings / offices
- On-site parking/unlimited on-street parking
- EPC's - 'C' rating (Great Michael House), 'D+' rating (Links House)
- Secure cycle parking

Appealing mix of traditional character and bright modern work space





GREAT MICHAEL & LINKS HOUSE

LOCATION

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

Leith has attracted a diverse range of business and commercial occupiers from all parts of the City and is now regarded as an IT and media hub. The significant development within the area has seen Leith's appeal extend to many other occupier sectors.

Key occupiers within Leith include Thomas Reuters, The Leith Agency, Datacash, Cisco Systems, Ipsos MORI, Carillion and Visit Scotland, in addition to being home to the Scottish Executive.

Leith is further enhanced by a vibrant mix of stylish restaurants, café bars, Malmaison Hotel, the Ocean Terminal Shopping & Leisure Complex, together with a number of new residential developments. Great Michael House and Links House are located within a few minutes walk of the popular Shore area and the surrounding location is now regarded as a dynamic residential market for young professionals.

In addition, Leith is excellently serviced by a number of regular bus routes giving access to the City Centre within 15 minutes.

RATEABLE VALUE

Individual suites will require to be assessed for rating purposes upon occupation. The tenant will be liable for all local authority rates.

RENTAL AND LEASE TERMS

Suites are available on a full repairing and insuring basis. Flexible leases may be considered, subject to tenant covenant and lease length. Level 4 of Links House is specifically suited for office occupiers seeking a high degree of lease flexibility and affordable all inclusive rents. Further details including the quoting rent are available on application to the joint letting agents.

LEGAL COSTS

Each party will bear their own legal costs. In the usual manner, the tenant will also be liable for stamp duty land tax, registration dues and any VAT incurred thereon.

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:



Mike Irvine
Henrietta Wilson

Savills
Wemyss House, 8 Wemyss Place
Edinburgh EH3 6DH

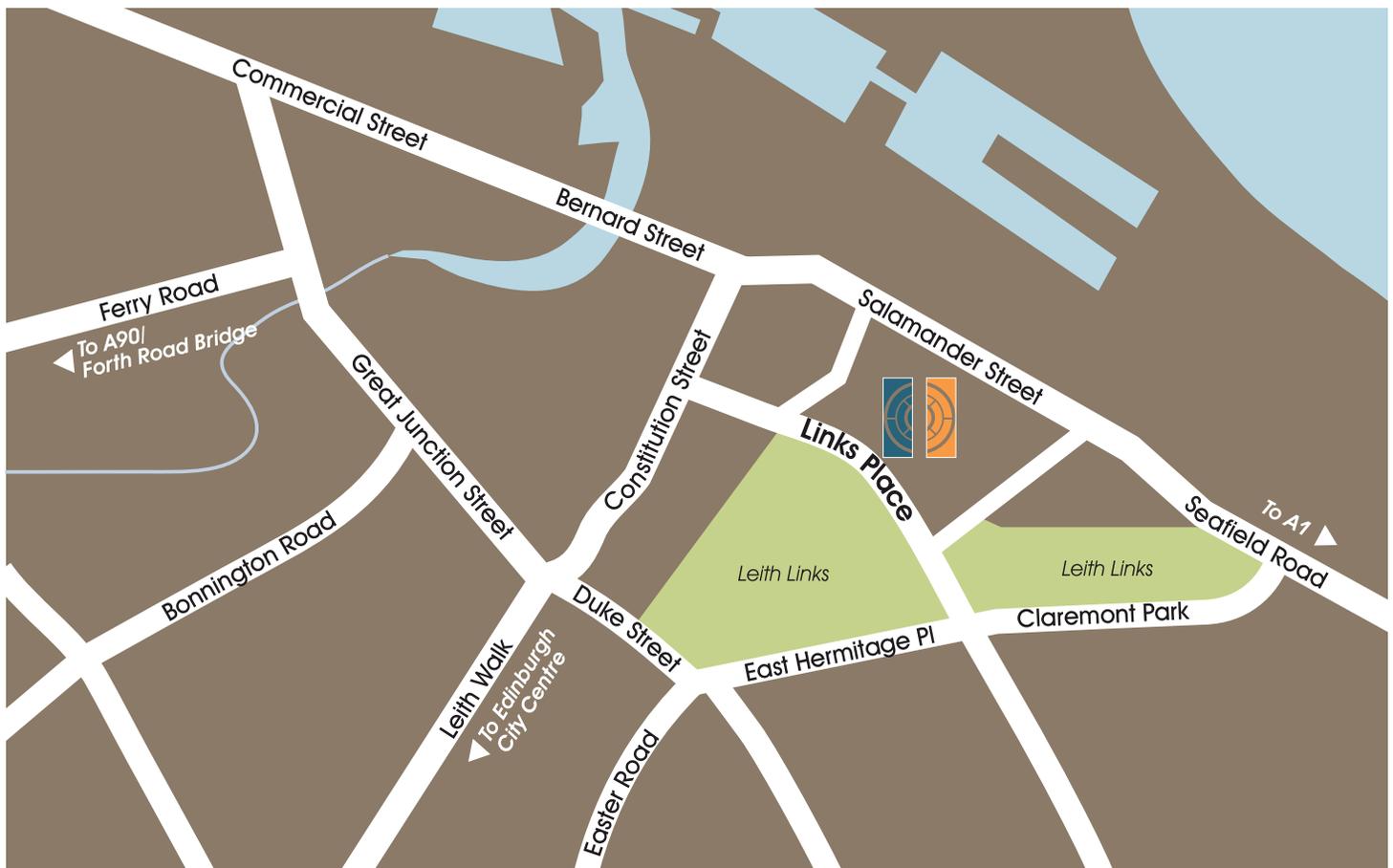
mike.irvine@savills.com
henrietta.wilson@savills.com

Galbraith
0131 240 6960

Harry Trotter
Jamie Addison-Scott

CKD Galbraith
59 George St
Edinburgh EH2 2JG

harry.trotter@galbraithgroup.com
jamie.addison-scott@galbraithgroup.com



WWW.LINKS-PLACE.CO.UK



Montagu Evans and Galbraith 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 intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Montagu Evans and Galbraith have any authority to make or give any representation or warranty whatsoever in relation to this property.

Date of preparation of details: January 2019.