

## **TO LET: Suite 1/3, First Floor** **197.6 sq m (2,127 sq ft)**

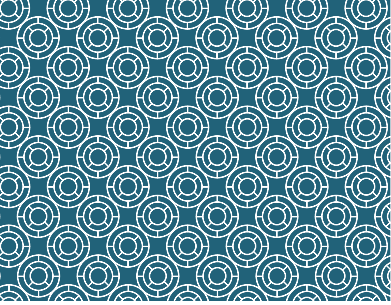


### **Description**

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 first floor of Great Michael House and offers bright, open plan accommodation with natural light on 2 sides, and internal glazing overlooking the internal atrium. This suite also has the benefit of 2 entrances, one to the main foyer, giving lift access, and one to the rear, giving access to the stairwell and car park area.





## First Floor - Suite 1/3



### 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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