

## TO LET: Suite G/2, Ground Floor 158 sq m (1,696 sq ft)

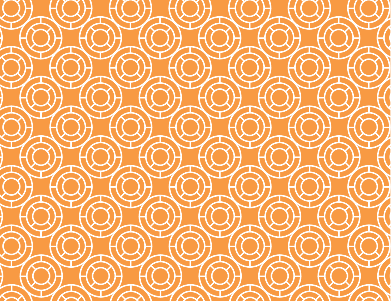


### Description

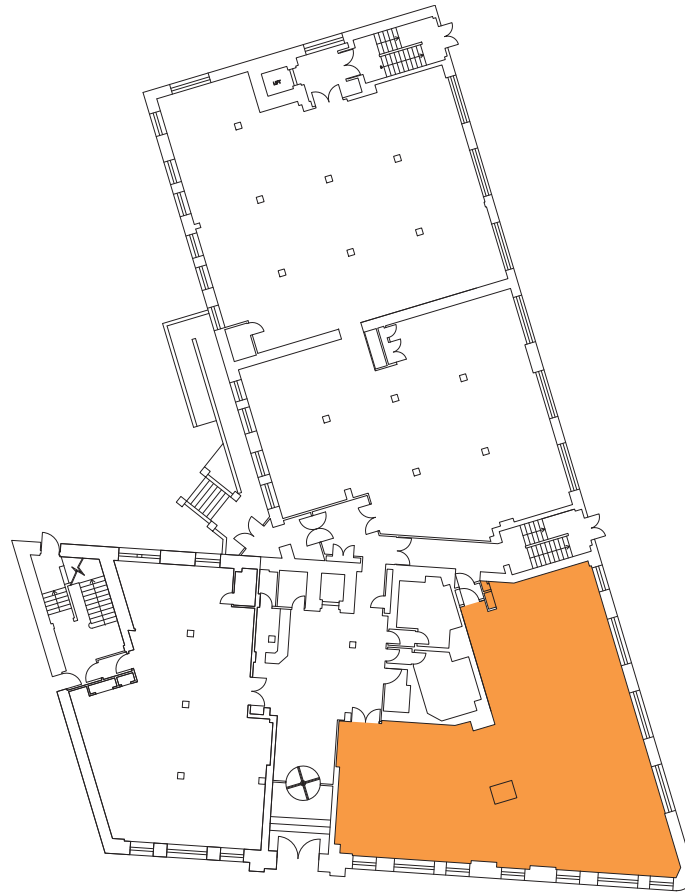
Great Michael House and Links House comprise two adjoining period buildings which have been extensively refurbished to provide high quality contemporary open plan offices. Constructed over 5 storeys, the buildings command a superb location overlooking Leith Links.

This suite is located on the Ground Floor of Links House and provides large, open plan accommodation with natural light on 2 sides.





## Ground Floor - Suite G/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'

### Viewing and further information

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



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### Letting terms

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

Sat Nav coordinates - Lat 55:58:21N Lon 3:09:48W

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

