

## TO LET: Suite G/3, Ground Floor 441 sqm (4,746 sq ft)



### Description

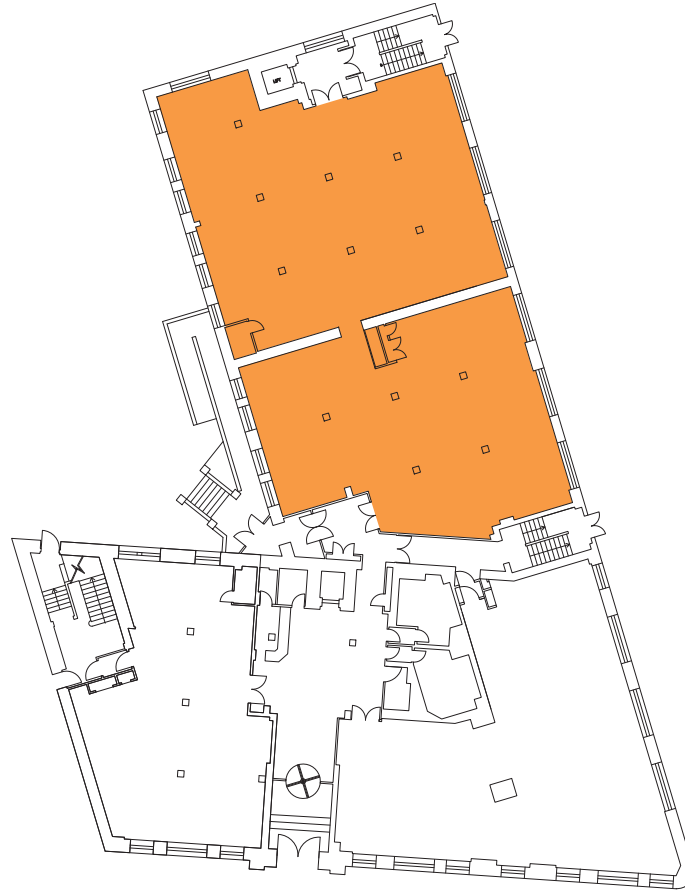
Great Michael House and Links House comprise two adjoining period buildings which have been extensively refurbished to provide high quality contemporary open plan offices. Constructed over 5 storeys, the buildings command a superb location overlooking Leith Links.

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/3



### Outline specification

- Flexible, open plan suite
- Raised access floor throughout office accommodation
- Suspended ceiling with recently upgraded LED lighting
- Manned concierge and CCTV coverage
- 2x passenger lifts to all floors
- New LED lighting with PIR sensors throughout the common parts
- EPC Rating – B

### Amenity specification

- Onsite café
- Free to use communal meeting/collaboration space \*
- Instant data connection via our superfast fibre optic broadband - no wayleaves required
- On-site car parking
- 4 electric car charging points
- Secure surface and underground bike storage
- Shower facilities

\* Conditions apply

### 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.



Mike Irvine  
Henrietta Wilson

Savills  
Wemyss House, 8 Wemyss Place  
Edinburgh EH3 6DH

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



Ben Dobson  
Lucy Yates

Galbraith  
59 George St  
Edinburgh EH2 2JG

Ben.dobson@galbraithgroup.com  
Lucy.yates@galbraithgroup.com