

## **TO LET: Suite 3/4, Third Floor** **195.1 sq m (2,100 sq ft)**

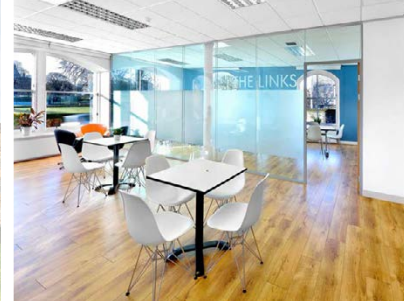
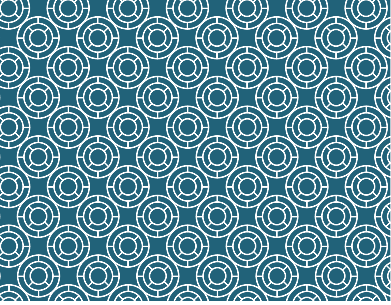


### **Description**

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 third floor of Great Michael House and provides bright, open plan accommodation to the front of the building with views across Leith Links.





## Third Floor - Suite 3/4



### 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 – C

### 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.



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