

## **TO LET: Suite 4/1, Fourth Floor** **195 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.

The Suite is located on the fourth floor of Great Michael House and offers bright, open plan accommodation with an open aspect on three sides.





## Fourth Floor - Suite 4/1



### 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 – E

### 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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