LINKS PLACE

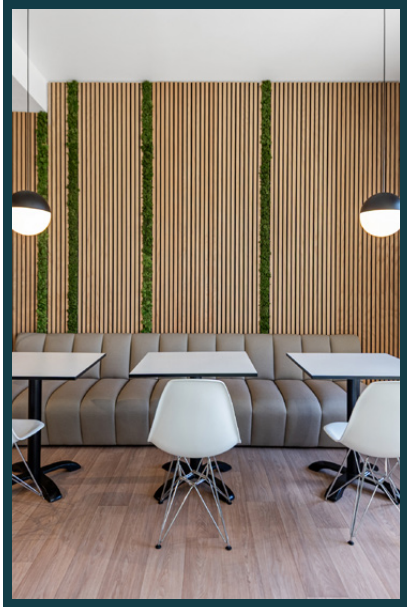
LEITH EDINBURGH

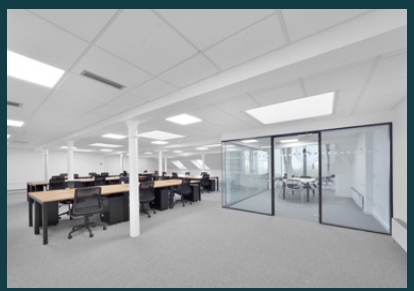
PLAY VIDEO



TO LET

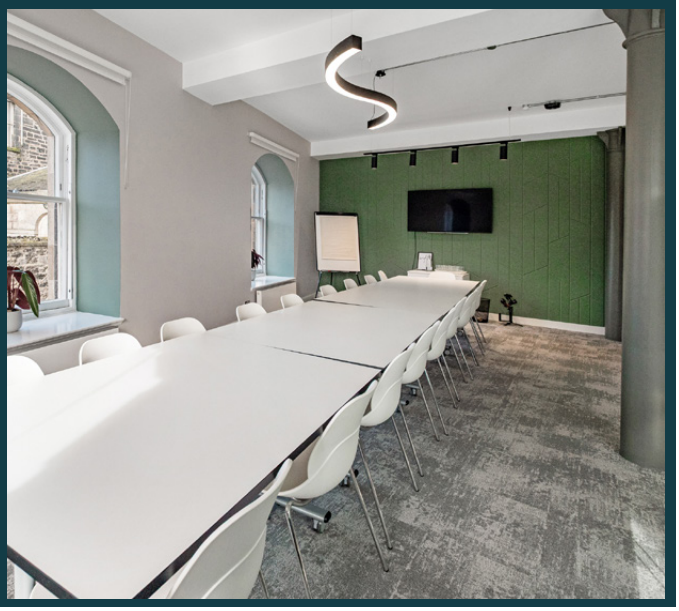
Bright, high quality office suites for 10-100 staff







CGI Generated Floor Finishes



LOCATION

Located in Leith, just minutes from Edinburgh City Centre, Links Place offers modern, high-quality office spaces behind a beautifully preserved 1898 façade.

With flexible leases and stunning views over Leith Links, the Firth of Forth, and the city's historic skyline, it's a top choice for businesses.

Leith is booming, with new housing developments, vibrant food and drink spots, from Michelin-star dining to local cafés and attractions like Lind & Lime Gin and the Port of Leith Whisky Distillery.

It's a cultural hub too, hosting festivals, live events at Leith Theatre, and home to art galleries and the Maritime Museum.



DESCRIPTION

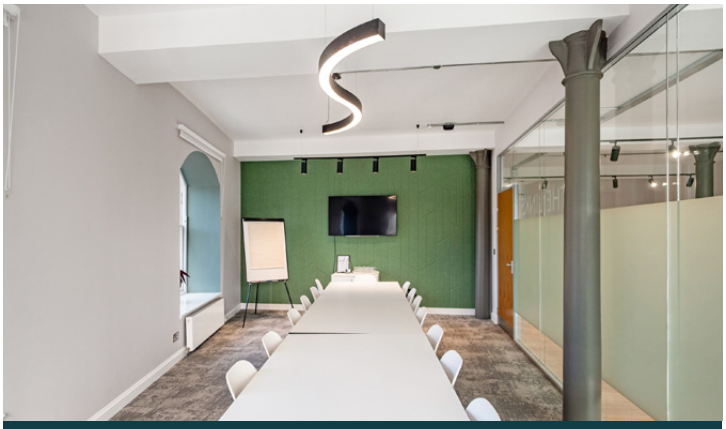
Behind 14 & 15 Links Place are two distinct buildings: Great Michael House and Links House. These open-plan offices blend modern amenities with charming historic features. Great Michael House features a full-height atrium, shared meeting rooms, and breakout areas.

Transport links are excellent, with trams and buses 5 minutes away and easy access to Waverley Station and Edinburgh Airport. Cyclists benefit from Route 10 access, showers, and secure bike storage, while drivers have on-site parking with EV charging.

With both open plan and fitted spaces, Links Place can accommodate requirements from individuals to large businesses. Our suites range from approximately 1,000 sq ft and have the flexibility to meet requirements of over 10,000 sq ft. For shorter-term or more flexible workspace solutions, serviced offices are available through our sister company, Foxglove Offices.



Attractive retained façades



Communal meeting/collaboration space

OUTLINE SPECIFICATION AND FACILITIES

- Individual open plan suites
- Dedicated reception area
- Fully accessed raised floor
- Wayleave-free fibre provision onsite
- 2 passenger lifts to all floors
- DDA compliant facilities
- Shower facilities
- Secure on site parking
- Secure bicycle storage
- EV charging points
- Bookable meeting rooms



CGI Generated Floor Finishes

Appealing mix of traditional character and bright modern work spaces







EPC
Available upon request.

RATEABLE VALUE
Each individual suite will be separately assessed for rating purposes upon occupation. The tenant will be responsible for all business rates payable.

RENTAL AND LEASE TERMS
Suites are available on a full repairing and insuring basis. Flexible leases may be considered, subject to tenant covenant and lease length. Further details including the quoting rent are available on application to the joint letting agents.

LEGAL COSTS
Each party will bear their own legal costs. The tenant will be liable for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

VAT
The rent and all other outgoings will be subject to VAT at the prevailing rate.

VIEWING AND FURTHER INFORMATION
For further information and to arrange a viewing, please contact the joint letting agents:

savills

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SMART

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THE AGENTS for themselves and for vendors or lessors of this property whose agents they are, give notice that:
(1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.