

## **TO LET: Suite 3/3, Third Floor** **189.3 sq m (2,038 sq ft)**

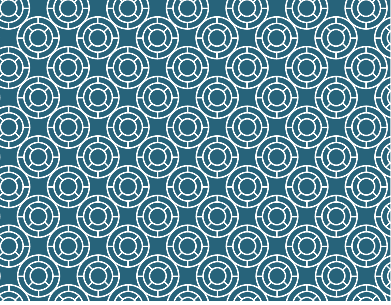


### **Description**

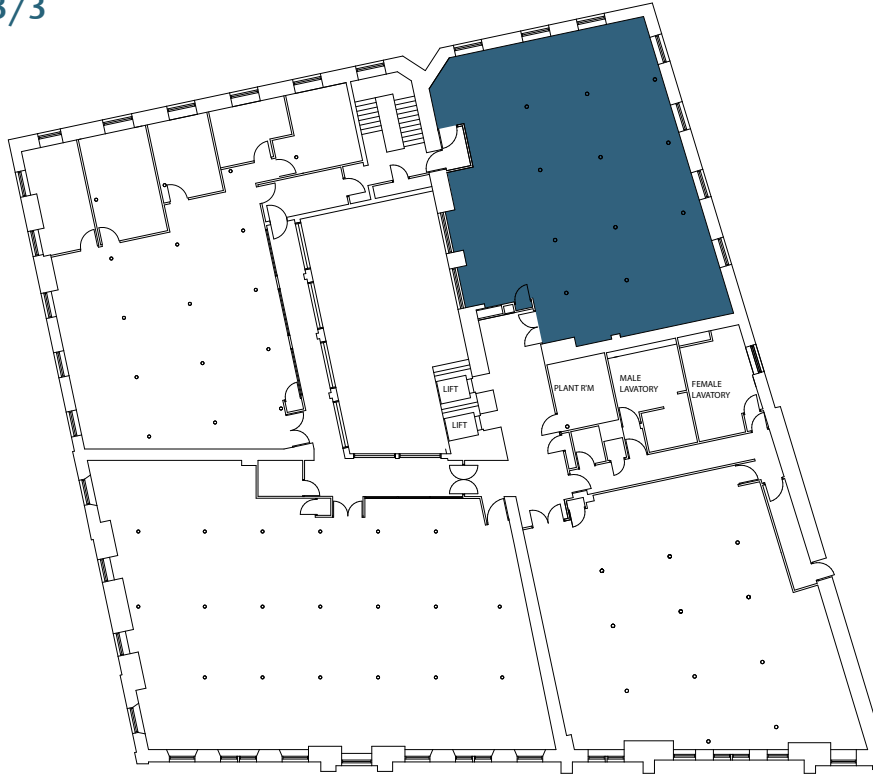
Great Michael House and Links House comprise two adjoining period buildings which have been extensively refurbished to provide high quality contemporary open plan offices. Constructed over 5 storeys, the buildings command a superb location overlooking Leith Links.

This suite is located on the third floor of Great Michael House offering bright, open plan accommodation.





## Third Floor - Suite 3/3



### 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'

### 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.



Straun Whyte

Montagu Evans  
Exchange Tower  
19 Canning St  
Edinburgh EH3 8EG

[straun.whyte@montagu-evans.co.uk](mailto:straun.whyte@montagu-evans.co.uk)



Harry Trotter  
Jamie Addison-Scott

CKD Galbraith  
59 George St  
Edinburgh EH2 2JG

[harry.trotter@galbraithgroup.com](mailto:harry.trotter@galbraithgroup.com)  
[Jamie.Addison-Scott@galbraithgroup.com](mailto:Jamie.Addison-Scott@galbraithgroup.com)

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

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

