



GREAT MICHAEL & LINKS HOUSE

Links Place, Leith, Edinburgh



TO LET: Bright, high quality, newly refurbished office suites for 10-100 staff

Welcome to Leith's most dynamic
working environment



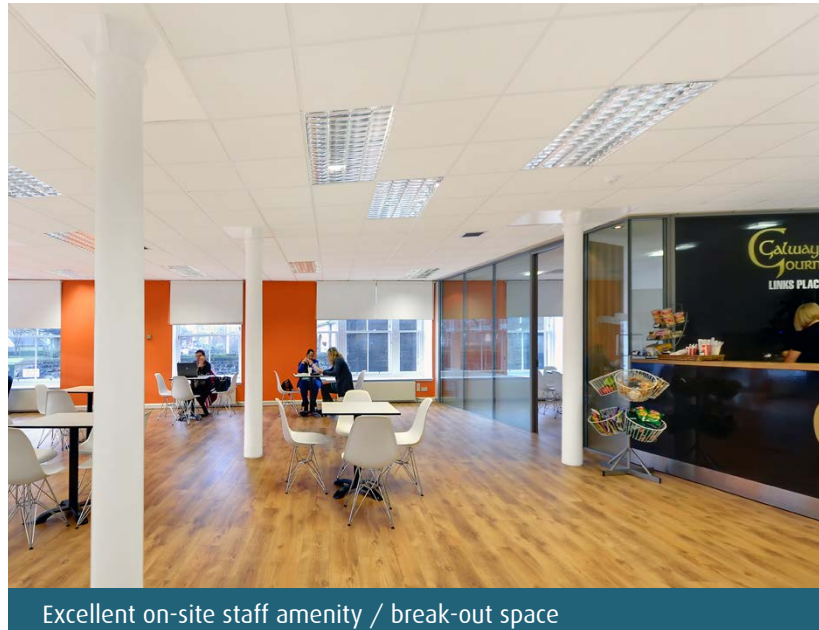
INTRODUCTION

Situated within the vibrant district of Leith within easy reach of Edinburgh city centre, Great Michael House and Links House offer high quality office accommodation in what is a truly dynamic working environment. Leith is an area that has already benefited enormously from substantial public and private sector investment and, as a result, has become an attractive, strategic and thriving business location.

The programme of regeneration in Leith has already seen the revival of this community within the City, which is now complete with housing, leisure and shopping amenities, upmarket bars and restaurants and new education and health facilities.



Attractive retained façades



Excellent on-site staff amenity / break-out space

DESCRIPTION

Great Michael House and Links House provide an appealing mix of attractive retained façades with bright open plan office space behind - the two adjoining buildings have been extensively refurbished to provide a high quality working environment. Great Michael House benefits from a full height atrium and an on-site café with a communal meeting room. Both buildings provide open plan suites in a variety of sizes which could potentially satisfy requirements between approximately 1,000 and 10,000 sq ft with ability to cater for larger requirements in either building. Great Michael House and Links House benefit from the following specification / attributes:

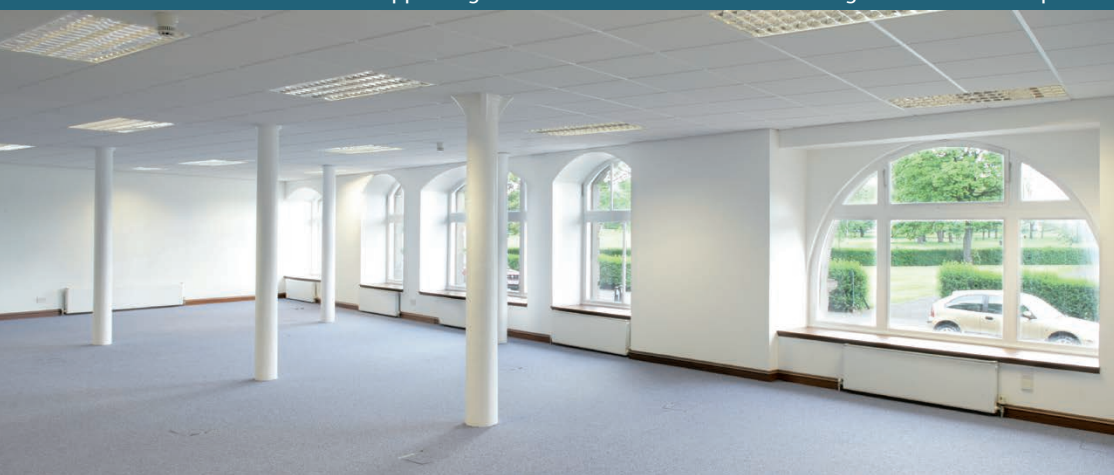
OUTLINE SPECIFICATION

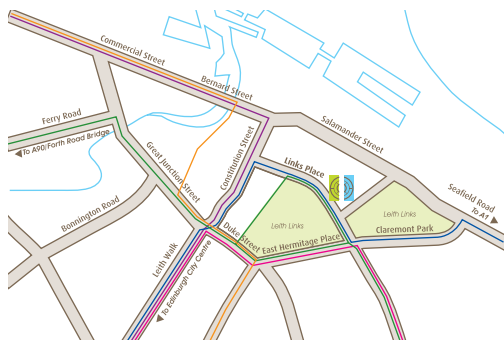
- Flexible, open plan suites in a variety of sizes
- Raised access floor throughout office accommodation
- Suspended ceiling with recently upgraded LED lighting
- Manned concierge and CCTV coverage
- 2x passenger lifts to all floors
- New LED lighting with PIR sensors throughout the common parts

AMENITY SPECIFICATION

- Onsite café and communal meeting/collaboration space
- Superfast fibre-optic broadband allowing for instant data connection – avoids wayleave connection charges and disruption
- On-site car parking and electric car charging points installed
- Secure underground cycle storage
- Shower facilities
- Great Michael House EPC rating 'C'
- Links House EPC rating 'D+'

Appealing mix of traditional character and bright modern work space





Bus Routes
 — no 12
 — no 16
 — no 21
 — no 25
 — no 35

- BR** Bars/restaurants
- S** Shops
- H** Hotels
- 1** Ocean Terminal
- 2** Scottish Government HQ Victoria Quay
- 3** Shore Area (3mins walk)



LOCATION

Leith is established as a popular office destination, with the refurbished Great Michael House and Links House providing a unique opportunity to locate within this thriving commercial location.

Leith has attracted a diverse range of business and commercial occupiers from all parts of the City and is now regarded as an IT and media hub. The significant development within the area has seen Leith's appeal extend to many other occupier sectors.

Key occupiers within Leith include Thomas Reuters, The Leith Agency, Datacash, Cisco Systems, Ipsos MORI, Carillion and Visit Scotland, in addition to being home to the Scottish Executive.

Leith is further enhanced by a vibrant mix of stylish restaurants, café bars, Malmaison Hotel, the Ocean Terminal Shopping & Leisure Complex, together with a number of new residential developments. Great Michael House and Links House are located within a few minutes walk of the popular Shore area and the surrounding location is now regarded as a dynamic residential market for young professionals.

In addition, Leith is excellently serviced by a number of regular bus routes giving access to the City Centre within 15 minutes.

RATEABLE VALUE

Individual suites will require to be assessed for rating purposes upon occupation. The tenant will be liable for all local authority rates.

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. Level 4 of Links House is specifically suited for office occupiers seeking a high degree of lease flexibility and affordable all inclusive rents. 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. In the usual manner, the tenant will also be liable for stamp duty land 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:



Mike Irvine
Henrietta Wilson

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Wemyss House, 8 Wemyss Place
Edinburgh EH3 6DH

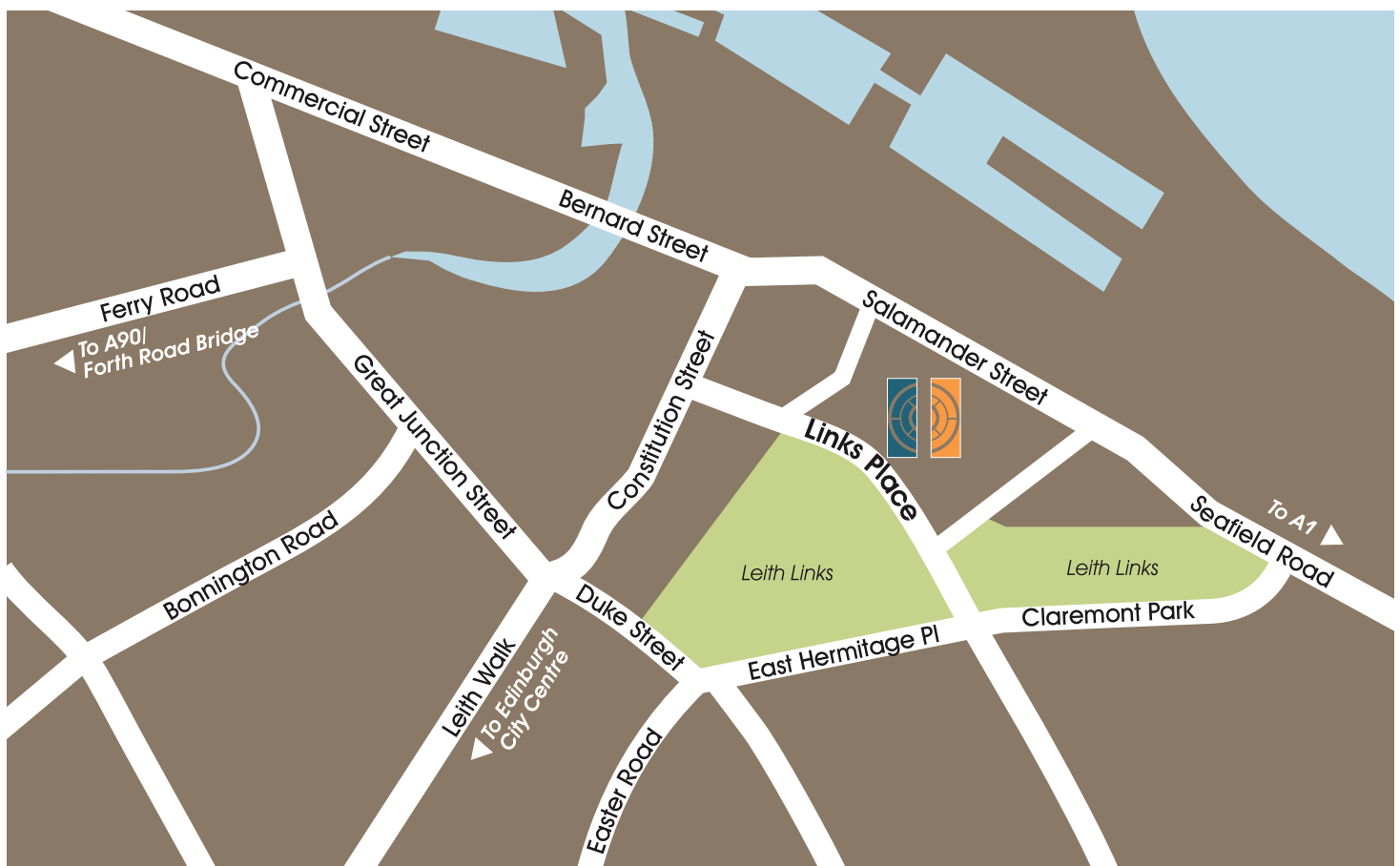
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