GREAT MICHAEL HOUSE AND LINKS HOUSE

TO LET: Links Place, Leith, Edinburgh from 116-900 sq m (1,286-10,000 sq ft)

Welcome to Leith's most dynamic working environment

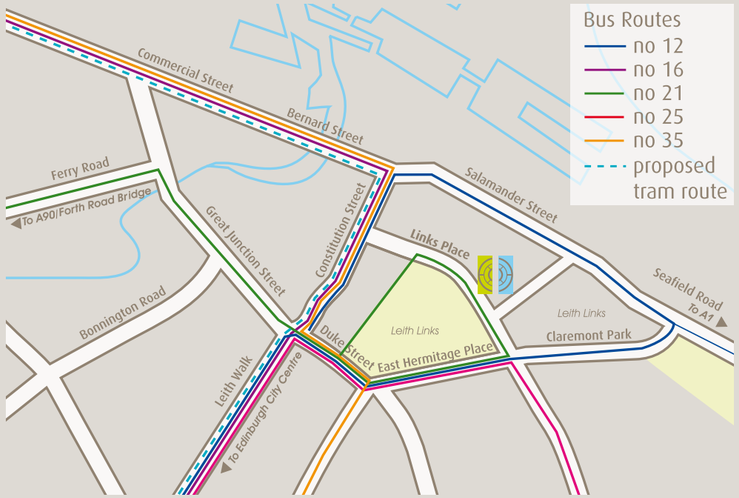
Introduction

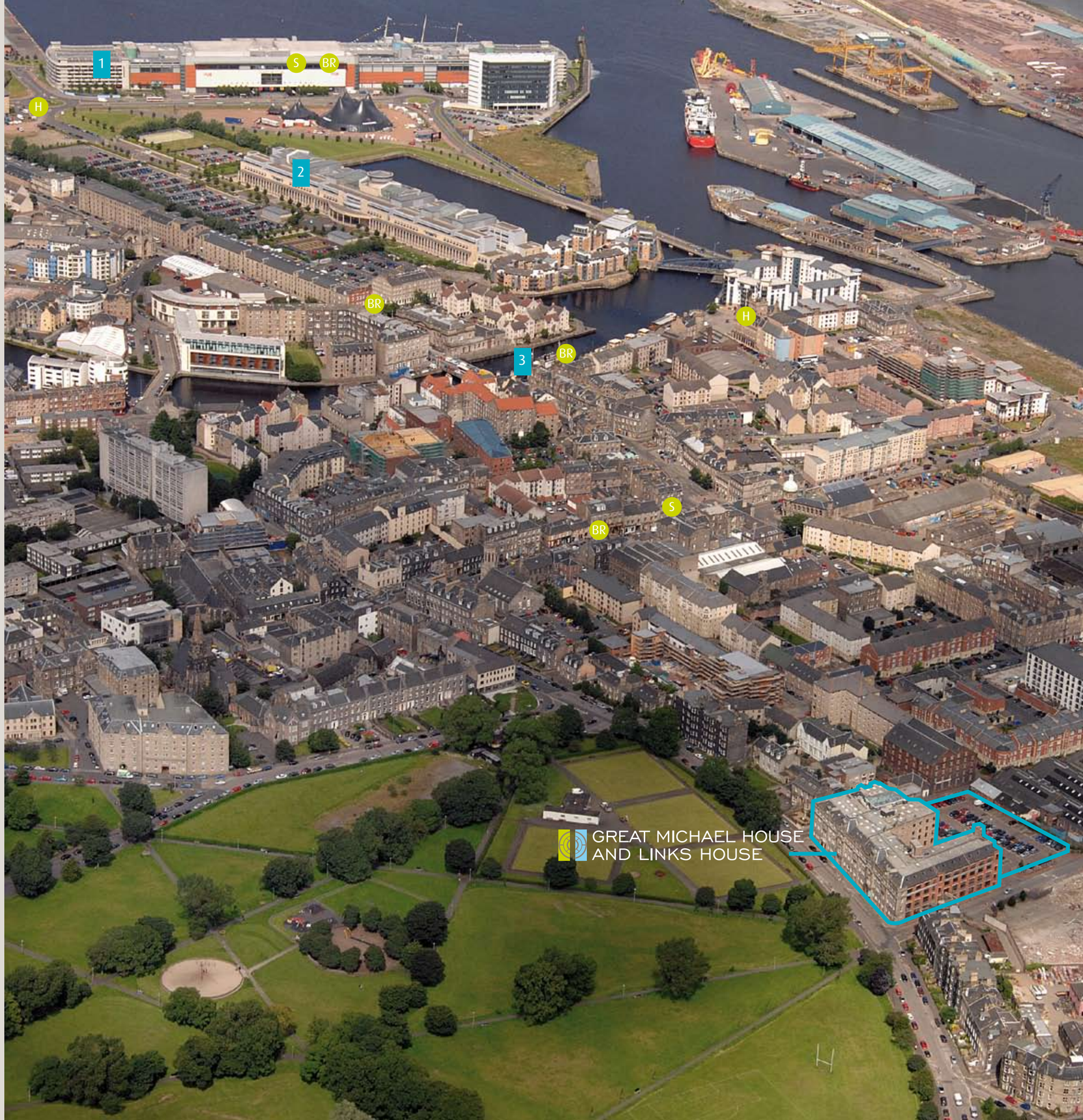
Located within easy reach of the City Centre, Great Michael House and Links House are situated within the vibrant district of Leith, Edinburgh's historic port, named after the 'Great Michael', the largest warship of the Tudor era built in Leith.

Leith is an area that has already benefited enormously from massive public and private sector investment and, as a result, has become an alternative strategic location to the City Centre. The programme of regeneration will see the creation of an entire new community within the City, complete with housing, leisure and shopping amenities, upmarket bars and restaurants, and new education and health facilities.

Rapidly evolving business location

1	Ocean Terminal	BR	Bars/restaurants
2	Scottish Executive HQ Victoria Quay	S	Shops
3	Shore Area	H	Hotels





Location

Leith is already established as a popular office destination and the newly refurbished Great Michael House and Links House will provide a unique opportunity to locate within this thriving commercial location.

The ability to provide a dynamic working environment has allowed Leith to attract a diverse range of business and commercial occupiers from all parts of the City. It has traditionally been regarded as an IT and media hub, and the significant development within the area has seen its appeal extend to many other occupier groups. Key occupiers within Leith now include Centrica, Cisco Systems, MORI, Carillion and Visit Scotland, in addition to being home to the Scottish Executive Leith is further enhanced by a mix of stylish restaurants, café bars, Malmaison Hotel, the Conran designed Ocean Terminal Shopping & Leisure Complex, together with a number of new residential developments.

Leith is now seen as one of the most popular residential locations for young professionals. With further development and expansion of the transport system planned, Leith is set to retain its status as one of Edinburgh's principal business locations. The area is currently well serviced by a number of regular bus routes giving access to the City Centre within 15 minutes. Phase 1 of the proposed Edinburgh Tram Network will run from Edinburgh Airport to Leith and offer a whole new transport choice to the people of Edinburgh.

Description

Great Michael House and Links House comprise two adjoining period buildings which have been extensively refurbished to provide high quality open plan offices. The building has undergone comprehensive refurbishment to offer five floors of open plan accommodation available in a variety of suite sizes, which could potentially satisfy requirements between 119 – 926 sq m (1,286 – 9,965 sq ft).

The buildings command a superb location overlooking Leith Links and benefit from the following specification:

- Impressive full height atrium in Great Michael House
- Full refurbished contemporary common areas
- Individual open plan suites
- Secure dedicated reception area
- Fully accessed raised floor
- Suspended ceiling with VDU compliant lighting
- Passenger lift 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

Quality accommodation & excellent amenities

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 covenant and terms. 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, 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:-

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extensively refurbished,
contemporary open plan offices

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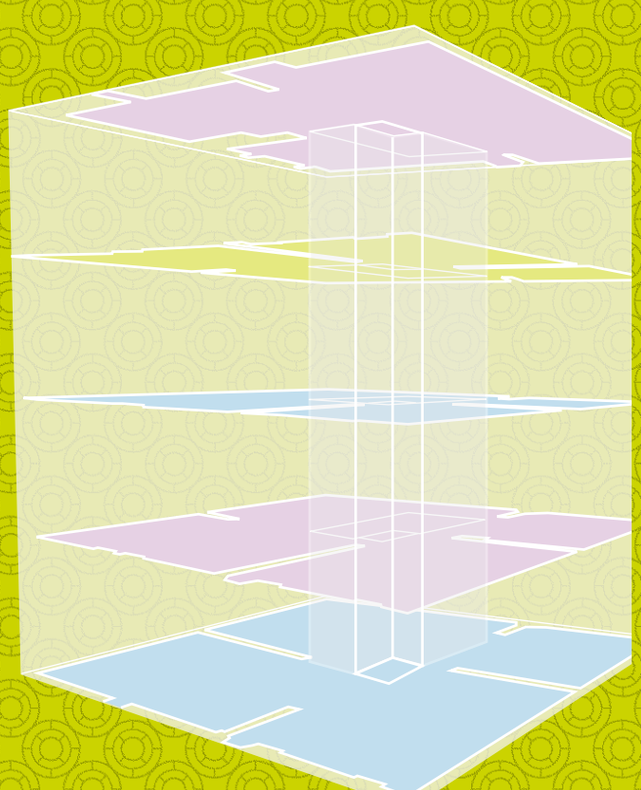

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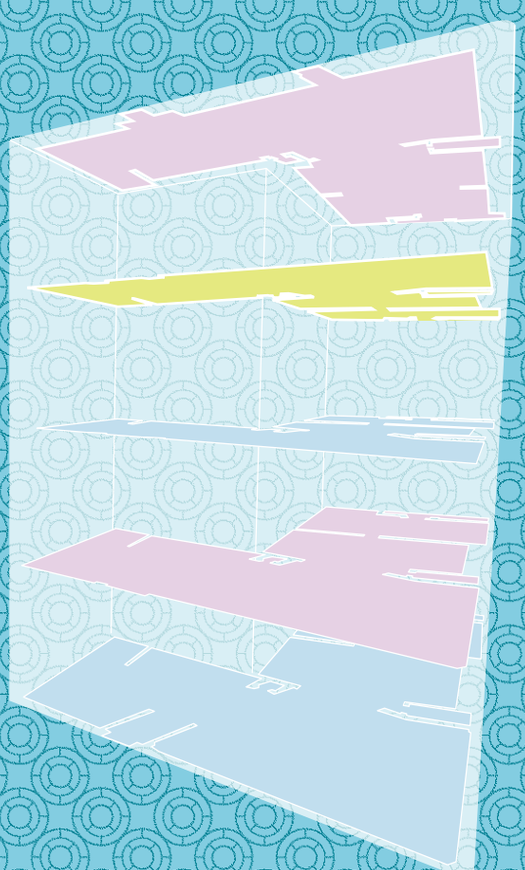

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