

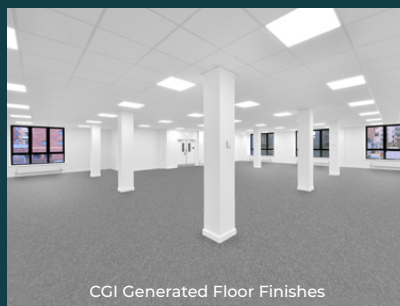
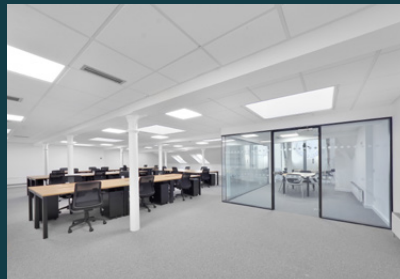


LINKS PLACE

LEITH EDINBURGH



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



CGI Generated Floor Finishes



PLAY VIDEO

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.



AREAS OF INTEREST

- 1 OCEAN TERMINAL
- 2 SHORE AREA (5 MINS WALK)

BARS & RESTAURANTS

- 1 PORT O' LEITH
- 2 NOBLES BAR & RESTAURANT
- 3 MARTIN WISHART
- 4 FISHERS ON THE SHORE
- 5 TEUCHTERS LANDING
- 6 THE KITCHIN
- 7 ROSELEAF BAR CAFE
- 8 THE BOWLERS REST
- 9 CUTTING CHAI
- 10 BRASS MONKEY
- 11 MALONE'S

COFFEE SHOPS

- 1 HINGABOOTERY
- 2 THE OLD SPENCE CAFE
- 3 CAFE TAPAS
- 4 SHORE AVOCADO SANDWICH SHOP
- 5 ROCKSALT CAFE

ACTIVITIES

- 1 LIND & LIME GIN DISTILLERY
- 2 THE PORT OF LEITH DISTILLERY
- 3 MOONWAKE BREWERY & TAPROOM
- 4 LEITH FARMERS MARKET
- 5 THE SCOTCH MALT WHISKY SOCIETY - THE VAULTS
- 6 QUEEN CHARLOTTE ROOMS
- 7 EDINBURGH OPEN WORKSHOP
- 8 TENNIS COURTS
- 9 PILATES HUB

HOTELS

- 1 MALMAISON
- 2 HOLIDAY INN EXPRESS
- 3 FINGAL
- 4 PILLARS HOUSE
- 5 ADELPHI

HOUSING DEVELOPMENTS

- 1 WATERFRONT PLAZA
- 2 WESTERN HARBOUR
- 3 HEATY COURT
- 4 SALAMANDER STREET
- 5 THE ROPEWORKS

BUS ROUTES

- NO 16 (TORPHIN - SILVERKNOWES)
- NO 34 (HERIOT WATT UNI - OCEAN TERMINAL)
- NO 35 (HERIOT WATT UNI - OCEAN TERMINAL)

TRAM ROUTES

- TRAM LINE & HALTS

DESCRIPTION

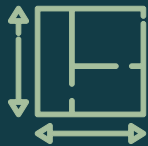
Behind 14 & 15 Links Place are two distinct buildings: Great Michael House and Links House. These open-plan offices blend modern amenities with charming historic features. Great Michael House features a full-height atrium, shared meeting rooms, and breakout areas.

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.

In partnership with our sister company, Foxglove Offices, we offer serviced office solutions (from single desks) alongside traditional suites ranging from 1,000 sq ft to full floors of up to 10,000 sq ft.



OUTLINE SPECIFICATION AND FACILITIES



Individual open plan suites



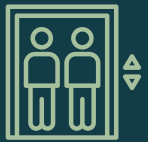
Dedicated reception area



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



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:



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