

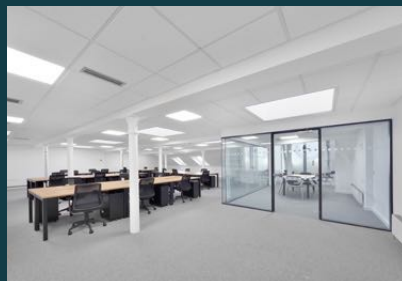


# LINKS PLACE

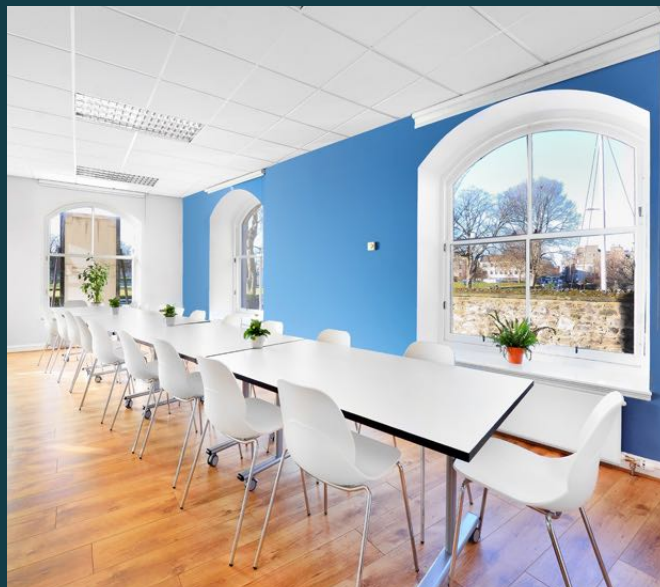
LEITH EDINBURGH



**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. Existing tenants include Allegis, Western Digital, and Salvesen Mind Room.

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 KITCHEN
- 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.

Spaces range from single desks (via our sister company, Foxglove Offices) to 10,000 sq. ft., with flexible terms to suit businesses of all sizes.

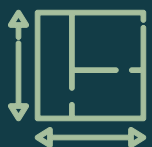


Attractive retained façades



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



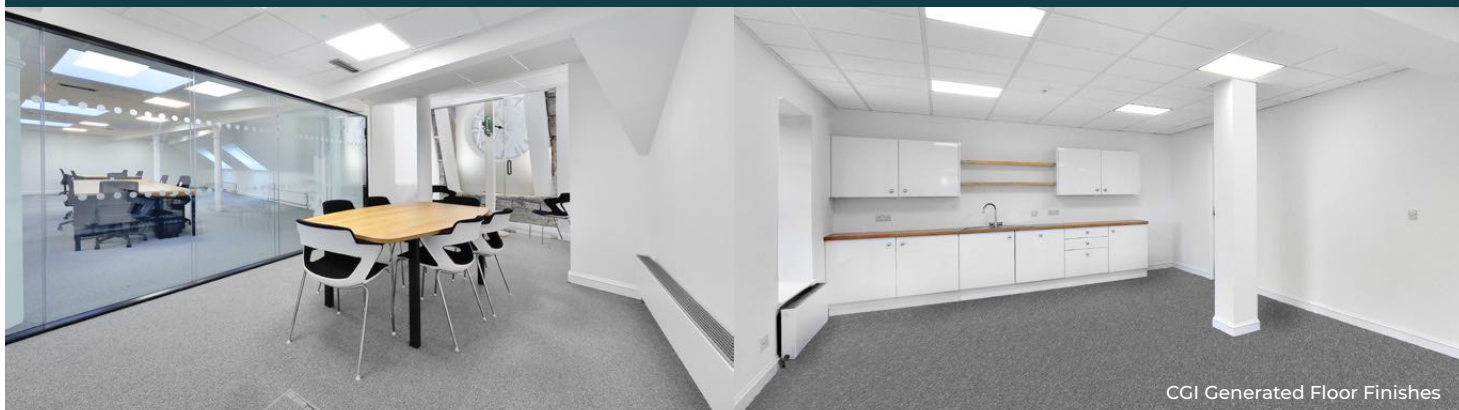
Secure bicycle storage



EV charging points

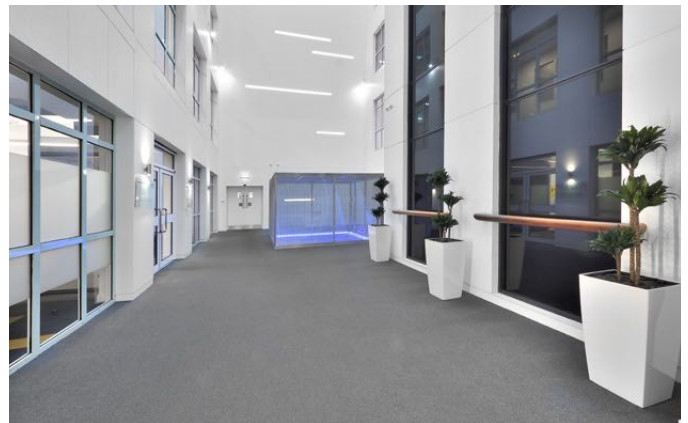


Bookable meeting rooms



CGI Generated Floor Finishes

Appealing mix of traditional character and bright modern work spaces



## EPC

Copy available upon request.

## 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. 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:



**MIKE IRVINE**

**T:** 07919 918 664

**E:** mike.irvine@savills.com

**KATE JACK**

**T:** 07815 032 902

**E:** kate.jack@savills.com



**DAVID STEVENSON**

**T:** 07917 424 363

**E:** david.stevenson@galbraithgroup.com



**WWW.LINKS-PLACE.CO.UK**

**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.