

# THE TOWER

7 ADVOCATE'S CLOSE | EDINBURGH | EH1 1ND



1,469 SQ. FT

Self Contained Office

**FOR LEASE**

# DESCRIPTION

The Tower is a striking and self-contained office building located within one of Edinburgh's most historic closes. Combining period character with modern specifications, the property offers a rare opportunity for occupiers seeking distinctive space in the heart of the Old Town. Arranged over three floors with its own dedicated entrance, The Tower provides a flexible and practical working environment enhanced by a private roof terrace, excellent natural light, and a specification tailored to contemporary business needs.



## THE PROPERTY

The accommodation extends to approximately 1,469 sq. ft and is arranged over three floors. It is presented to a high standard and benefits from the following key features:

- > Private roof terrace
- > Perimeter power and IT distribution
- > Shower facilities
- > Retained furniture (boardroom table and chairs) available if required
- > Bespoke server room
- > Good branding and signage opportunities within the close
- > Excellent file storage at first floor
- > No service charge – only a minimal estate charge
- > Kitchen and tea prep area – ideal for entertaining or staff breakout

# LOCATION

Advocate's Close is one of the most historic and atmospheric lanes in Edinburgh, dating back to the 15th century. Positioned within the Old Town, the property offers a unique setting that blends heritage character with central convenience.

Bike storage is available near the building entrance; The Tower is very well connected:



2-minute walk from Waverley Station

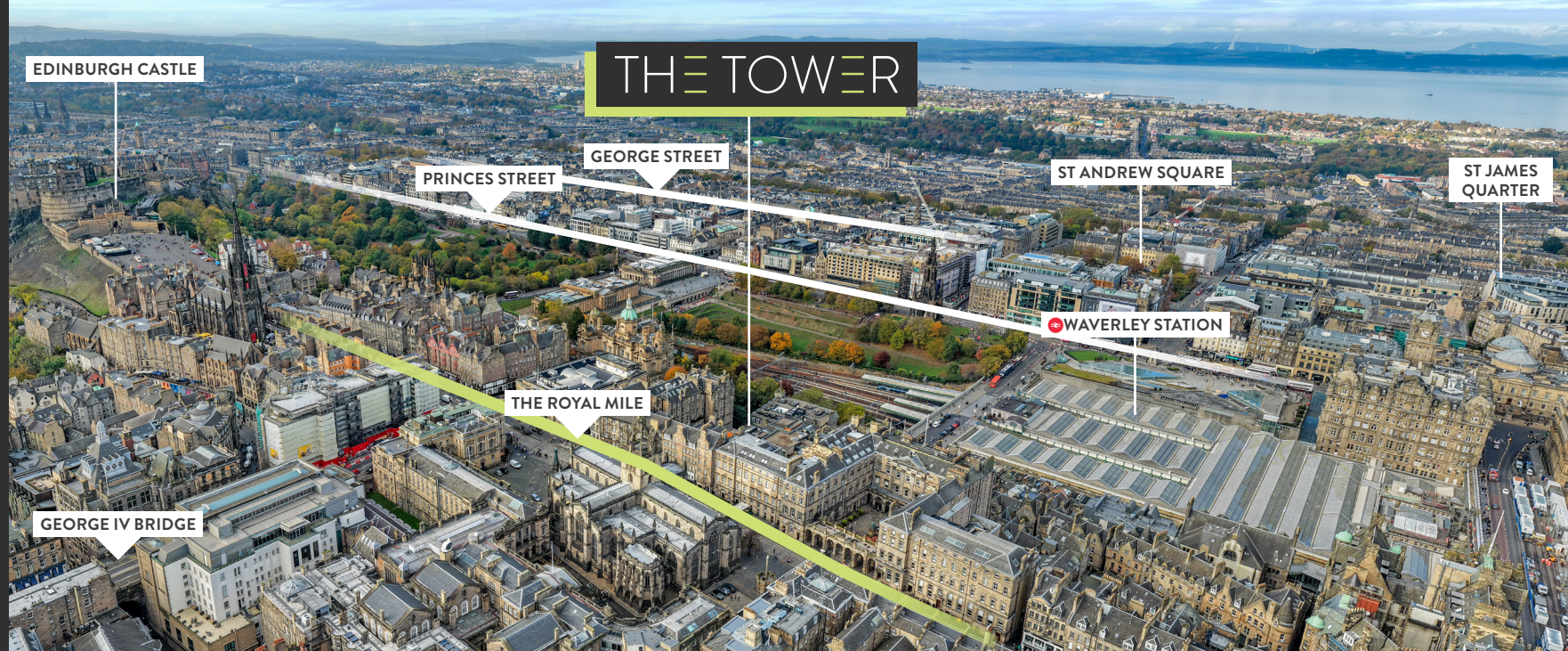


Numerous bus links within easy reach



Tram stops nearby on Princes Street and St Andrew Square

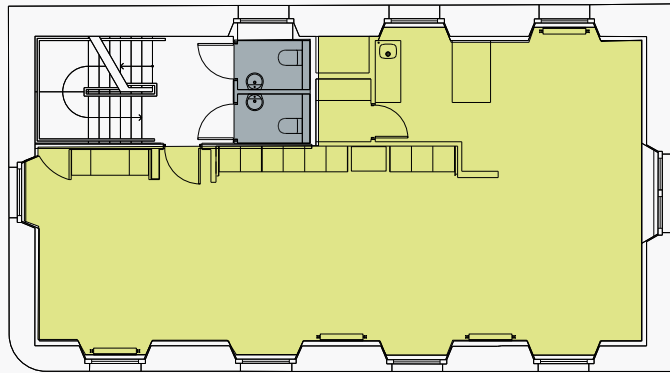
This combination of historic surroundings and modern specification makes The Tower a distinctive office opportunity in central Edinburgh.



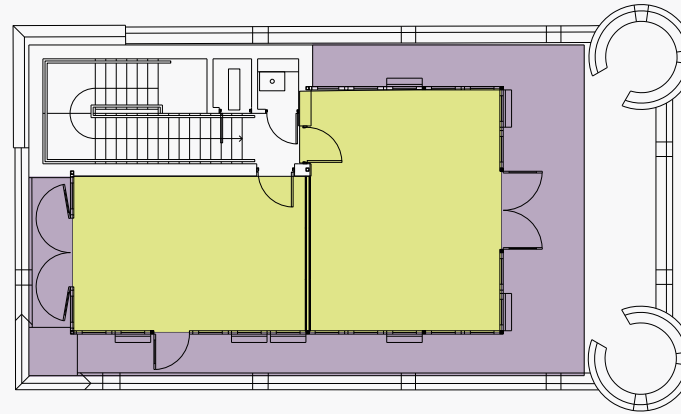
## KEY

- |  |                                  |
|--|----------------------------------|
| 1. John Lewis                          | 16. Mercure Hotel                |
| 2. Harvey Nichols                      | 17. Scottish National Gallery    |
| 3. Multrees Walk                       | 18. Hilton Edinburgh Carlton     |
| 4. St James Quarter                    | 19. Motel One                    |
| 5. Waverley Mall                       | 20. City Chambers                |
| 6. The Balmoral                        | 21. High Court                   |
| 7. Motel One                           | 22. Sheriff Court                |
| 8. Malmaison                           | 23. Bank of Scotland HQ          |
| 9. The Edinburgh Grand                 | 24. St Giles' Cathedral          |
| 10. Gleneagles Townhouse               | 25. Faculty of Advocates         |
| 11. Old Waverley Hotel                 | 26. French Institute of Scotland |
| 12. Costa Coffee                       |                                  |
| 13. ibis Styles                        |                                  |
| 14. The Dome                           |                                  |
| 15. Scottish National Portrait Gallery |                                  |

# FLOORPLANS



First Floor



Second Floor

**KEY:**

- Office/  
Boardroom
- Roof Terrace
- WC

# THE TOWER

## CONTACT

**JAMES METCALFE**

M: 07786 623 282

E: james@cuthbertwhite.com

**NICK WHITE**

M: 07786 171 266

E: nick@cuthbertwhite.com

## RENT & LEASE TERMS

The property is available to lease on a new Full Repairing and Insuring basis on terms to be agreed. Rent is available on application.

## RATES

According to the Scottish Assessors the building has a current Rateable Value of £17,800.

## VAT

The property is registered for VAT.

## EPC

Available on request.



**NOTICE:** CuthbertWhite Ltd (for the landlord), whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants/purchasers ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant/purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants/purchaser in inspecting properties which have been sold, let or withdrawn.

Particulars prepared: November 2025.  
Produced by Designworks.