

3 Warriston's Close

EDINBURGH, EH1 1PG

FOR LEASE



1,300 SQ FT | SELF CONTAINED OFFICE

DESCRIPTION

3 Warriston's Close 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 ground floor with its own dedicated entrance, Warriston's Close provides a flexible and practical working environment with significant ground floor presence.



THE PROPERTY

The suite has been refurbished to a high specification, and is walk in ready for an occupier.



Kitchen and tea prep area – ideal for entertaining or staff breakout



Perimeter power and IT distribution



High quality specification of fit out - no additional fit out required



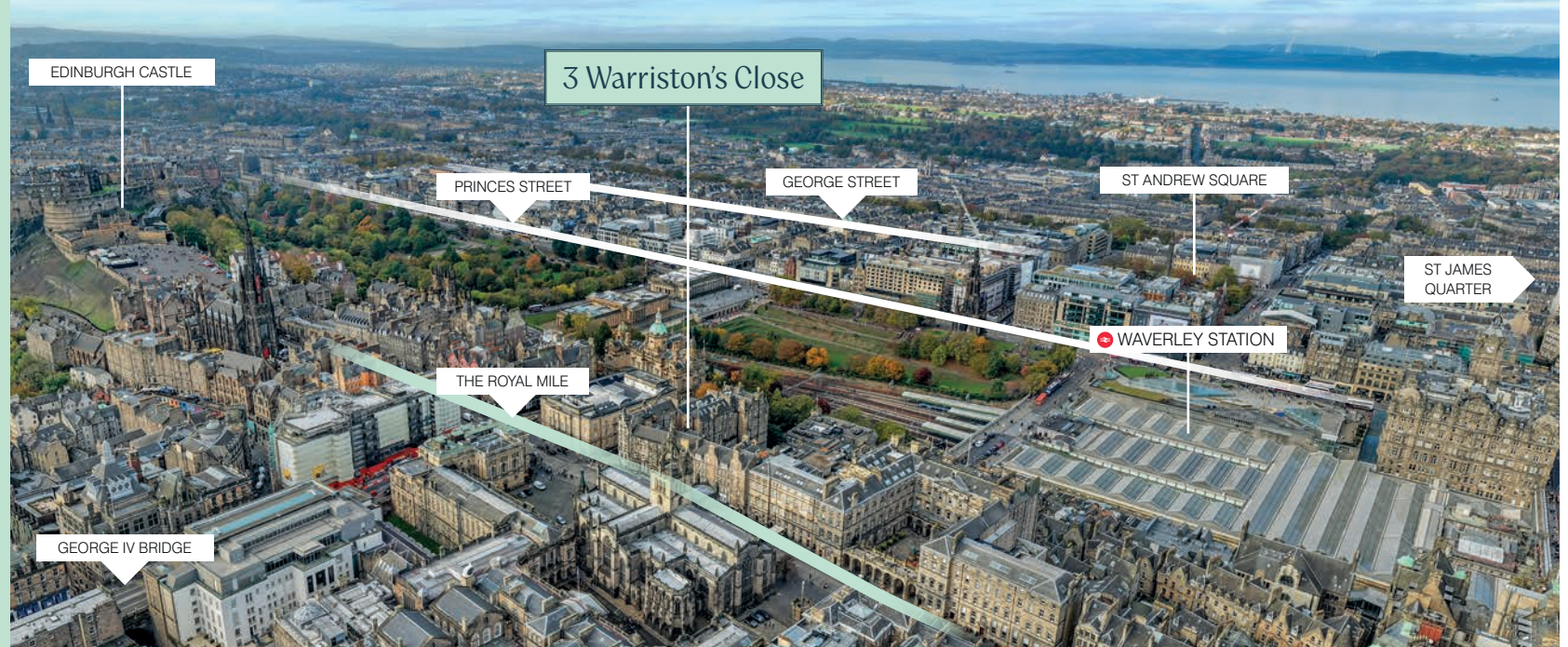
No service charge – only a minimal estate charge



Good branding and signage opportunities within the close



Retained furniture (boardroom table and chairs) available if required



LOCATION

Located in the heart of Edinburgh's historic Old Town, Warriston's Close provides a distinctive office setting within one of the city's most characterful and central locations.

Just moments from the Royal Mile and close to the bustling commercial core of Edinburgh City Centre, the office suite benefits from immediate access to a wide range of cafés, restaurants, shops and professional services. The surrounding area is steeped in history, with notable landmarks such as St Giles' Cathedral and Advocate's Close nearby, creating a unique and inspiring working environment.

The location is exceptionally well connected, with Edinburgh Waverley railway station just a short walk away, providing national rail links, while the Edinburgh Trams offer direct connections to Edinburgh Airport. Numerous bus routes also serve the surrounding streets, ensuring convenient access for staff and visitors alike.



KEY

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



2-minute walk from Waverley Station



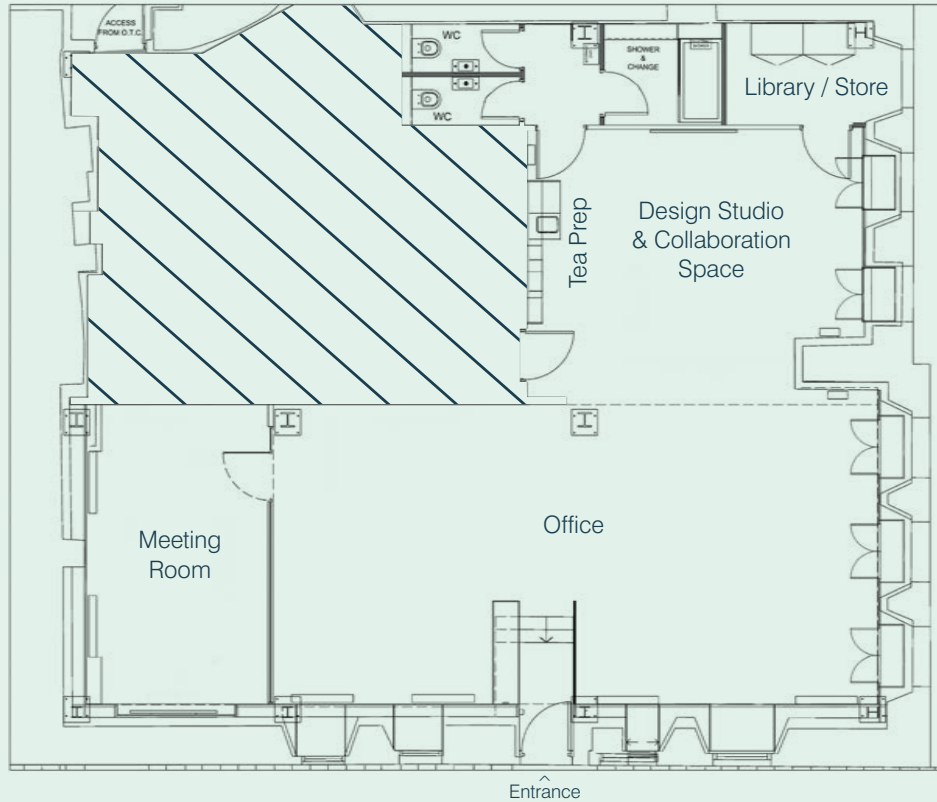
Numerous bus links within easy reach



Tram stops nearby on Princes Street and St Andrew Square



FLOORPLAN



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.

EPC

Available on request.

RATES

The Tenant will be responsible for any business rates payable.

VAT

The property is registered for VAT.



CONTACT

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Particulars prepared: March 2026.

Produced by Designworks.