TO LET

UNIT 7
ROYAL ELIZABETH YARD
STANDINGSTANE ROAD
EDINBURGH EH29 9EN

LEWIS SUTTON

lewis-sutton.com

- **Superb location on the edge of Edinburgh**
- **Easy access to A90/ M90 and Queensferry Crossing**
- **Short-term flexible leases available**

Location

Royal Elizabeth Yard is located to the north-west of Edinburgh some 8 miles from Edinburgh city centre. The site sits in a strategic location between the A90 (Queensferry Road) and M90 (Newbridge – South Queensferry) trunk road as well as being under two miles from Edinburgh Airport (EDI) and access to the Queensferry Crossing.

Other occupiers on Royal Elizabeth Yard Include Summerhall Distillery, Edinburgh Bottlers, Elite Wine and Whisky, Continental Food and Wine as well as Catalyst Event Productions.

RICS

Lewis Sutton Property Consultants
1 Lynedoch Place, Edinburgh EH3 7PX

E-mail: jonathan@lewis-sutton.com
Tel: +44 (0)131 220 5285

Unit 7

Unit 7 comprises a three-bay brick-built warehouse on a 1.9 acre (0.716 ha) self-contained site currently used as a manufacturing and fabrication facility. The unit benefits from access and entry ramps, substantial high-quality office and welfare facilities with Three-Phase electricity supply.

In addition also has a highly secure rear compound with both concrete and hardstanding to house vehicles and/or stock as well as dedicated staff/customer car parking.

Further adjacent hardstanding/yard highlighted in red also available.

Rateable Value

RV – £63,400
Rates Payable - £35,123.60

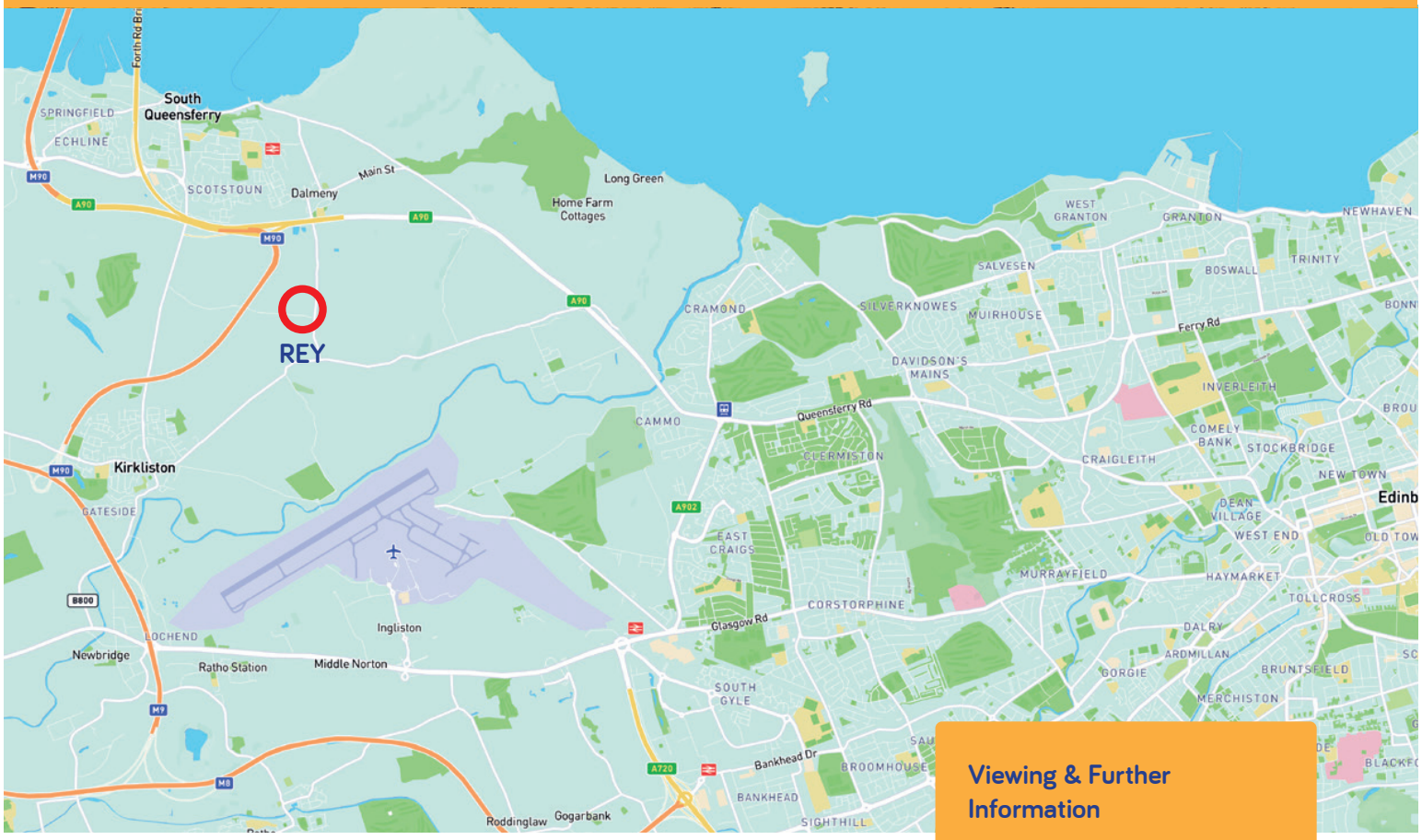
Ground Floor Warehouse	18,700 sq ft (1,737 sq m)
Offices and Welfare Facilities	2,200 sq ft (205 sq m)
Secure Yard and Compound	1.4 acres (0.5713 ha)

LEWIS SUTTON

lewis-sutton.com

lewis-sutton.com

LEWIS SUTTON



Rent and Leasing Terms

The premises are available to let on a short-term and long-term leases. For details of rent and terms please call for further details.

Rateable Value

The tenant will be responsible for paying Local Authority Business Rates.

VAT

All rents, prices and service charges referred to herein are exclusive of VAT.

Legal Fees

Both parties are to bear their own legal costs incurred in the preparation and settlement of documents pertaining to the transaction including any VAT, LBTT and registration fees chargeable thereon.

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

Viewing & Further Information

Please contact Jonathan Sutton at Lewis Sutton.

Lewis Sutton Property Consultants
1 Lynedoch Place, Edinburgh EH3 7PX

Email: jonathan@lewis-sutton.com
Tel: +44 (0)131 220 5285

www.lewis-sutton.com

Disclaimer

The information contained within these particulars has been checked and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control. When we are advising of any change we will inform all enquirers at the earliest opportunity.

LEWIS SUTTON
0131 220 5285

RICS

Lewis Sutton Property Consultants and their AML supervisory company give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment pf the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

04/04/2026