TO LET

Warehouse & Industrial Units

Royal Elizabeth Yard

Standingstane Road, Edinburgh EH29 9EN

LEWIS SUTTON

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- **Warehouse / industrial units from c.6,250 to 18,707 sq ft**
- **Offices, welfare and yard space available**
- **Superb location on the edge of Edinburgh**
- **Easy access to A90 / M90 and the Queensferry Crossing**
- **Short-term flexible leases available**

Location

Royal Elizabeth Yard lies to the north-west of Edinburgh, some 8 miles from the city centre.

The estate sits in a strategic position between the A90 (Queensferry Road) and the M90 (Newbridge – South Queensferry) trunk road.

It is under two miles from Edinburgh Airport (EDI), with easy access to the Queensferry Crossing and the wider motorway network.

Description

A secure former MoD estate, built in 1946 as the Royal Navy Victualling Yard, comprising nine principal warehouse / industrial units of brick construction around a steel portal frame.

Established occupiers include Summerhall Distillery, Edinburgh Bottlers, Elite Wine and Whisky, Continental Food and Wine, Thompson Tippers and IWS Warehouse.

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Accommodation

Units are of traditional brick-built construction around a steel portal frame with excellent floor loadings. Access is via steel roller shutter doors with personnel doors, and dock levellers provide easy loading and unloading with substantial circulation space. The units suit a variety of light industrial and warehousing uses. Further secure yard space is available adjacent to the individual units – details on request.

Units can be split to offer c.6,250 sq ft or c.12,250 sq ft units according to occupiers' requirements.

Unit	Status / Occupier	sq ft	sq m	Mezzanine Offices (sq ft)	Rateable Value	Rates Payable 2026/27	Service Charge & Insurance (£ pa)
Unit 1	Let to IWS Warehouse	–	–	–	–	–	–
Unit 2	Available	18,653	1,733	–	£49,400	£23,761	£34,736
Unit 3A	Let to Dojo Garage	–	–	–	–	–	–
Unit 3B	Terms issued	6,250	581	–	£18,600	£8,947	£12,347
Unit 3C	Available	6,250	581	–	£18,600	£8,947	£12,347
Unit 4	Available	18,653	1,733	–	£46,300	£22,270	£34,736
Unit 5A/5B	Available	12,475	1,159	2,400	£63,600	£34,026	£18,612
Unit 5C	Let to Summerhall Distillery	–	–	–	–	–	–
Unit 6	Let to Elite Wine and Whisky	–	–	–	–	–	–
Unit 7	Terms issued	18,707	1,738	–	£63,400	£33,919	£34,837
Unit 8	Let to Continental Food and Wine	–	–	–	–	–	–
Unit 9	Let to Summerhall Distillery	–	–	–	–	–	–

All areas are approximate. Rates payable are for 2026/27 at the basic property rate (UBR) of 48.1p, or the intermediate property rate of 53.5p for rateable values of £51,001 to £100,000; service charge (2026/27) and buildings insurance (2025/26) are shown combined, exclusive of VAT. Open storage and hardstanding are also available on the estate – separate particulars on request.

Rent

Upon application.

Leasing Terms

The units are available on flexible short-term and longer-term leases, and can be split into c.6,250 sq ft and c.12,250 sq ft units to suit individual occupiers' requirements. Please enquire for further details.

VAT

All rents, prices and service charges quoted are exclusive of VAT.

Rateable Value

As shown in the accommodation schedule. The tenant will be responsible for Local Authority business rates and should make their own enquiries to the City of Edinburgh Council.

Service Charge & Insurance

A service charge towards estate maintenance and gritting, together with buildings insurance, is recovered from tenants as shown in the schedule.

Legal Costs

Each party will bear its own legal costs in the preparation and settlement of the documents, including any VAT, LBTT and registration dues chargeable.

Anti-Money Laundering

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

Royal Elizabeth Yard

Site Plan & Estate



Estate boundary For identification purposes only.











Viewing & Further Information

Please contact Jonathan Sutton at Lewis Sutton Property Consultants, 4 Old Tolbooth Wynd, Edinburgh EH8 8EQ.
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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 outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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