TO LET
Open Storage & Hardstanding
Royal Elizabeth Yard
Standingstane Road, Edinburgh EH29 9EN

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- Open storage sites from 0.5 to 5 acres, most with site office / welfare unit
- Larger sites up to 10 acres also 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. Open storage sites from 0.5 to 5 acres are available, with potential for compounds of up to 10 acres.

Established occupiers include Summerhall Distillery, Edinburgh Bottlers, Elite Wine and Whisky, Continental Food and Wine, Thompson Tippers and Global Freight Solutions.

RICS

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Available Sites

A selection of sites from 0.5 acre to 5 acres is available, most with a site office or welfare unit attached, as shown on the site plan overleaf. Royal Elizabeth Yard also has potential for larger compounds of up to 10 acres.

Graded hardstanding, services and security fencing can be provided on a bespoke basis to suit each tenant's requirements.

Site	Status	Welfare Building / Unit	Building sq ft	Acres	Hectares
Site 1	Available	–	–	1.12	0.47
Site 2	Available	Unit 12	50	0.83	0.34
Sites 3 & 4	Under offer	–	–	2.00	0.80
Site 5	Terms issued (2 acres)	Available separately or with Unit 27	1,948	3.75	1.52
Site 5A	Available	–	–	1.75	0.71
Site 6	Terms issued	Unit 38	301	0.43	0.17
Site 7	Available	Available separately or with Unit 7	18,500	5.00	2.02
Other	Larger sites of up to 10 acres – information provided upon request.				

All areas are approximate. Industrial and workshop units are also available on the estate – separate particulars on request.

Rent

Upon application.

Leasing Terms

The sites are available to let on flexible terms, with leases tailored to suit individual occupiers' requirements. Please enquire for further details.

VAT

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

Rateable Value

The sites will be assessed for rating purposes once created. The tenant will be responsible for Local Authority business rates. Tenants should make their own enquiries to the City of Edinburgh Council.

Service Charge

A service charge towards estate maintenance, gritting and insurance will be levied.

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 Regulations

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

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Available sites (numbered) — Estate boundary — For identification purposes only.

Site 1 · 1.12 acres

Site 2 · 0.83 acres

Site 3 · 0.50 acres **Under offer**

Site 4 · 1.45 acres **Under offer**

Site 5 · 3.75 acres, available separately or with Unit 27 (1,948 sq ft) **Terms issued (2 acres)**

Site 6 · 0.43 acres **Terms issued**

Site 7 · 5.00 acres, available separately or with Unit 7 (18,500 sq ft)

Other · up to 10 acres

Sites 3 and 4 are under offer, and terms have been issued on 2 acres of Site 5 and on Site 6. Please contact Lewis Sutton to discuss requirements.

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Viewing & Further Information

Please contact Jonathan Sutton at Lewis Sutton.

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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.

RICS

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