

TO LET

SMALL INDUSTRIAL UNITS AND WORKSHOPS



ROYAL ELIZABETH YARD STANDINGSTONE ROAD EDINBURGH EH29 9EN

LEWIS-SUTTON.COM



- Industrial/Workshop units from 500 - 3,000 sq ft available.
- Superb location on the edge of Edinburgh
- Easy access to A90/M90 and Queensferry Crossing
- Short-term flexible leases available
- Sites from 0.5 acre to 10 acres 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, Thompson Tippers and Global Freight Solutions.

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Available Units

Royal Elizabeth Yard is able to offer a variety of small units and workshops from 398 sq ft to c3,000 sq ft with yard.

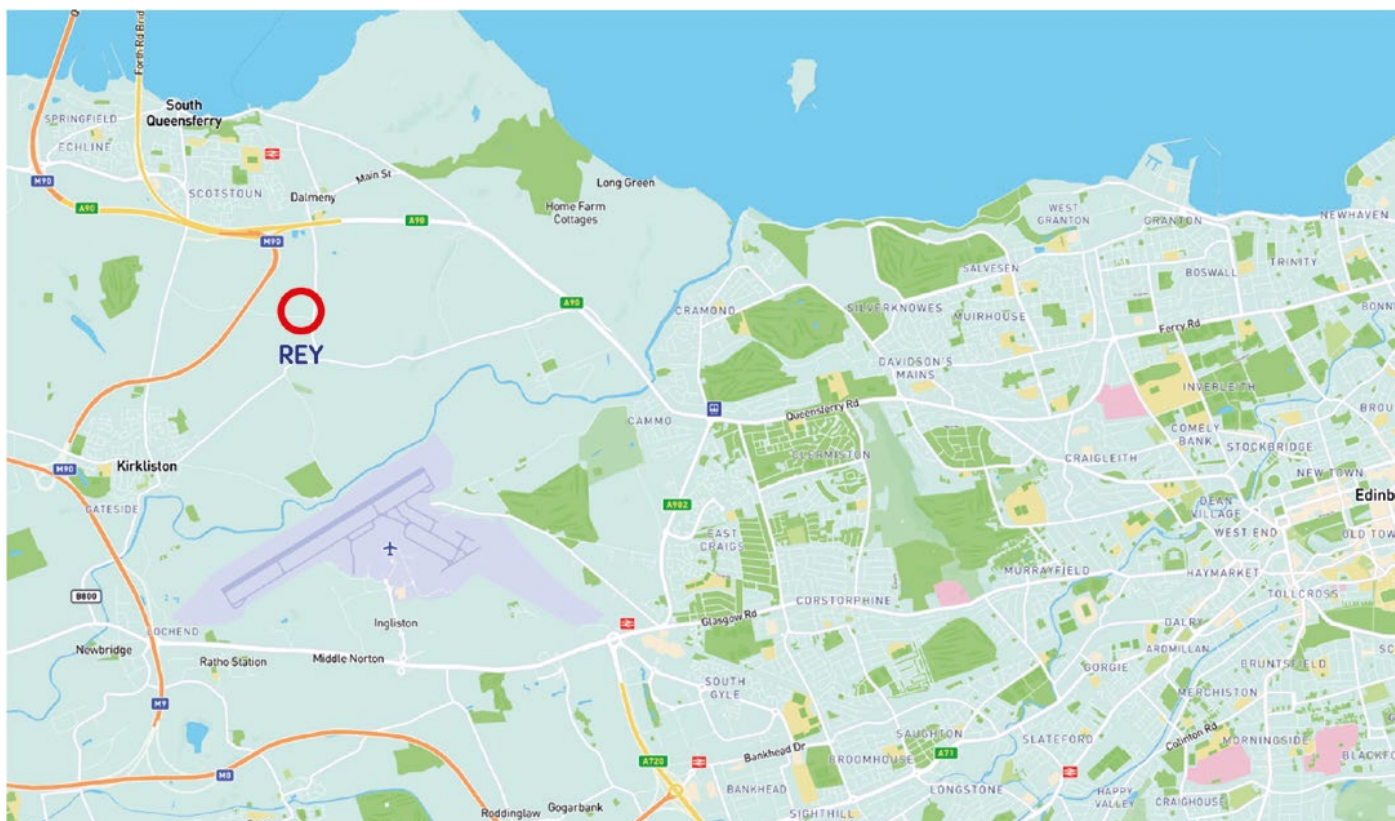
Unit Number	Status	Floor Area (sq ft)	Rates Payable 2024/25	Combined Insurance and Service Charge
Unit 10	Under offer	2,378	£4,830.60	£7,208.60
Unit 11 & 13	Available	2,325	£4,606.50	£4,607
Unit 15	Rise Scaffolding			
Unit 20	Available	1,300	£398.40	£398
Unit 23A/B	Available	2,960	£4,780.20	7,740
Unit 24	Available	1,151	£1,668.30	£1,668.30
Unit 26	Available	1,355	£2,440.20	£2,440.20
Unit 27	Under offer	1,948	£3,237.00	£3,237
Unit 29	Available	1,248	£1,842.60	£1,843
Unit 50	Available	1,679	£2,838.60	£2,839
Unit 52A	Available	398	£747.00	£747.00
Unit 52B	Available	398	£747.00	£747.00
Unit 59 & 65	Available	914	£1,992.00	£1,992



Viewing & Further Information

Lewis Sutton Property Consultants
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Rent and Leasing Terms

Royal Elizabeth Yard is able to offer small units and workshops on easy-in/easy-out flexible license arrangements with potential to convert to longer term leases if required.

Units will be let on a standard license, for a term to be agreed and subject to covenant/status a rent deposit may be requested.

Service charge and insurance will be payable in addition to the rent - please see table on page 2.

Please enquire for quoting terms.

Rateable Value

The tenant will be responsible for paying Local Authority Business Rates. The majority of the units fall under Scotland's Small Business Bonus Scheme and therefore qualify for Small Business Rates Relief meaning that no rates are payable on the units. Individual tenants are to make their own enquiries to Edinburgh City Council in connection with rates relief etc.

Legal Fees

Licence Arrangement

The ingoing tenant will pay the landlords license fee in the sum of £500 ex-VAT.

Leases

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