TO LET

Small Industrial Units & Workshops

Royal Elizabeth Yard

Standingstane Road, Edinburgh EH29 9EN

LEWIS SUTTON

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- **Industrial / workshop units from 398 to c.3,000 sq ft**
- **Superb location on the edge of Edinburgh**
- **Easy access to A90 / M90 and the Queensferry Crossing**
- **Short-term flexible licences available**
- **Sites from 0.5 to 10 acres 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, offering a variety of small industrial units and workshops from 398 sq ft to c.3,000 sq ft, some with yard, together with sites from 0.5 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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Accommodation & Outgoings

The following units are currently available. All figures are approximate and per annum.

Unit	Status	sq ft	sq m	Rateable Value	Rates Payable 2026/27	Service Charge 2026/27	Insurance 2025/26
Unit 10	Under offer	2,378	221	£9,700	£4,666	£2,992	£556
Units 11, 12 & 13	Under offer	2,325	216	£9,250	£4,449	£3,786	£544
Unit 20	Available	1,300	121	£800	£385	£2,117	TBC
Units 23A & 23B	Available	2,960	275	£9,600	£4,618	£3,724	TBC
Unit 24	Available	1,151	107	£3,350	£1,611	£1,448	TBC
Unit 26	Available	1,355	126	£4,900	£2,357	£1,232	TBC
Unit 27	Available	1,948	181	£6,500	£3,126	£3,172	TBC
Unit 29	Available	1,248	116	£3,700	£1,780	£1,570	£292
Unit 50	Under offer	1,679	156	£5,700	£2,742	£2,112	TBC
Unit 52A	Available	398	37	£1,500	£722	£501	TBC
Unit 52B	Available	398	37	£1,500	£722	£501	TBC
Units 59 & 65	Available	914	85	£4,000	£1,924	£1,150	£214

All areas are approximate. Rates payable are for 2026/27 at the basic property rate (UBR) of 48.1p, shown before any relief. TBC = to be confirmed. Open storage, hardstanding and larger warehouse units are also available on the estate – separate particulars on request.

Rent

Upon application.

Leasing Terms

Units are offered on easy-in / easy-out flexible licence arrangements, with the potential to convert to longer-term leases if required. Units will be let on a standard licence for a term to be agreed. Subject to covenant status, a rent deposit may be requested.

VAT

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

Rateable Value

As shown in the schedule above. The tenant will be responsible for Local Authority business rates. Most units fall within Scotland's Small Business Bonus Scheme and may qualify for 100% relief. Tenants should make their own enquiries to the City of Edinburgh Council.

Service Charge & Insurance

Service charge and buildings insurance are payable in addition to the rent. Current figures for each unit are shown in the schedule above.

Legal Costs

Licences: the ingoing tenant will pay the landlord's licence fee of £500 plus VAT. **Leases:** each party will bear its own legal costs, 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.



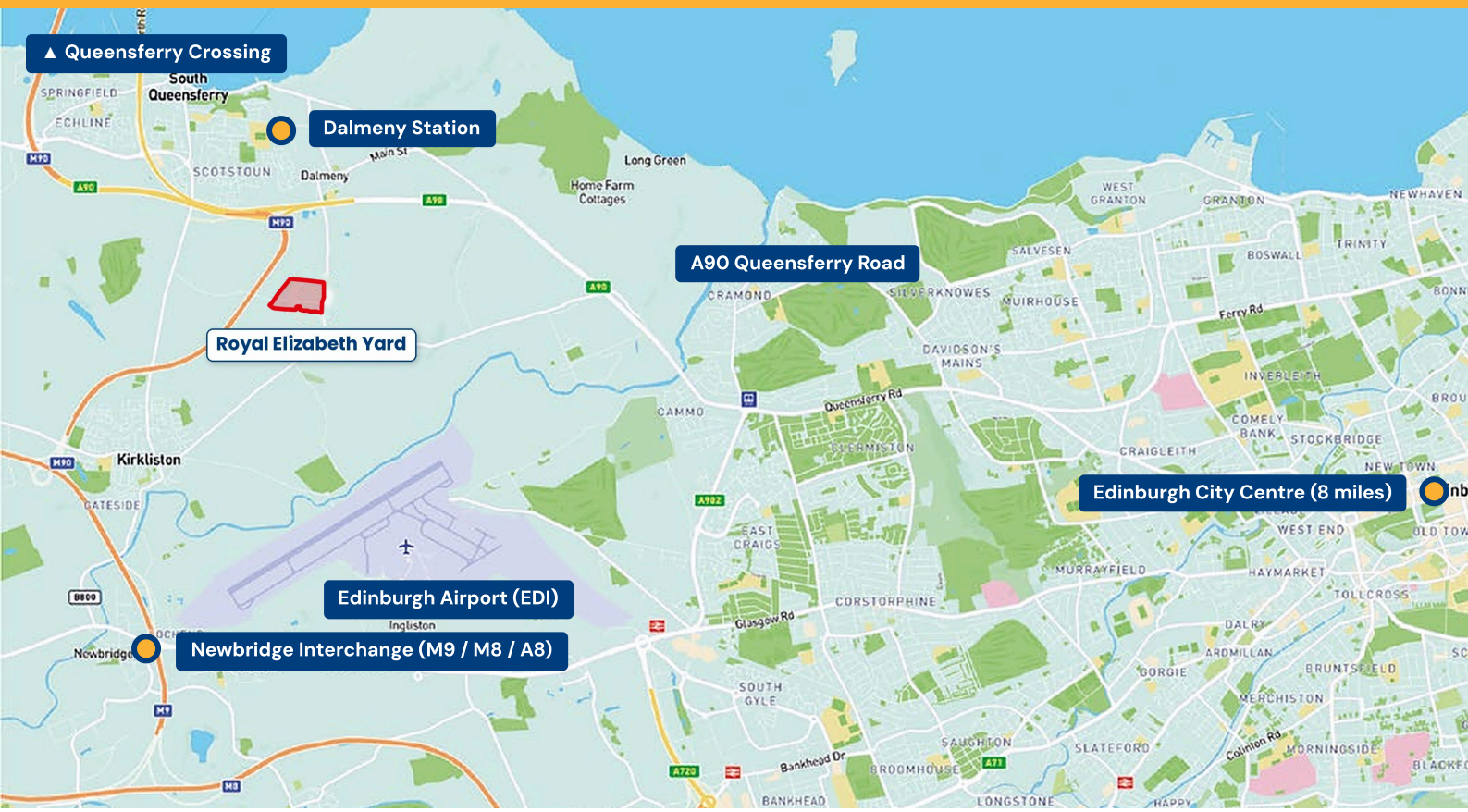


Sites & Yard Space

In addition to the units, sites from 0.5 acre to 10 acres are available within the estate – separate particulars on request.

Further Information

Please contact Lewis Sutton to discuss requirements or to arrange a viewing.



Viewing & Further Information

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RICS

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