



**Lambert
Smith
Hampton**

0131 226 0333
www.lsh.co.uk

To Let

Industrial

Warehouse with Mezzanine Level

Unit 6, Royal Elizabeth Yard, Dalmeny, South Queensferry, EH29 9EN



- 2,315.80 Sq M (24,927 Sq Ft)
- 3 loading bays
- Clear eaves height of 6.08m
- Dedicated car parking

Lambert Smith Hampton

93 George Street, Edinburgh EH2 3ES T +44 (0)131 226 0333

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Location

The property is situated within Royal Elizabeth Yard, a strategically located industrial estate lying approximately 8 miles to the north of Edinburgh city centre. The estate benefits from having excellent access to Fife and the north via the A90/Forth Bridges, whilst west and central Scotland can be easily accessed via the M8 and M9 connections that lie in close proximity.

The industrial estate is accessed from Standingstone Road and the warehouse has prominent frontage onto the main road running through the estate. Neighbouring occupiers include The Entertainment Company, Collinson Ceramics, Powder Designs and Edinburgh Bicycle Cooperative.

Description

The subjects comprise an industrial unit with mezzanine level and dedicated parking.

The property benefits from the following specification:

- Solid concrete floor
- Brick walls
- 3 loading bays with roller shutter doors
- Suspended fluorescent tube lighting
- 3 phase power supply
- Kitchen facilities
- Male and female toilets
- Clear eaves height of 6.08m
- Dedicated car parking

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal Areas have been calculated:

Floor Area	Sq M	Sq Ft
Ground	1,734.80	18,673
Mezzanine	581.00	6,254
Total	2,315.80	24,927

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction including the payment of Land and Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

Business Rates

The subjects are currently listed on the Scottish Assessors Website as follows:

£47,600

The Scottish Assessor's Association has set the poundage rate for 2016/2017 as 51.0p for properties with a rateable value greater than £35,000. For further information, please visit <http://www.saa.gov.uk/>

Terms

The unit is held on a lease expiring 8 February 2023 and is available by way of a sub lease or assignation. Further information is available from the sole agent.

EPC

The unit has an energy performance rating of D.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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Lambert Smith Hampton
0131 226 0328
07720 055 655
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Unit 6, Royal Elizabeth Yard, Dalmeny, South Queensferry, EH29 9EN

Warehouse



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Mezzanine Level



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Street Map

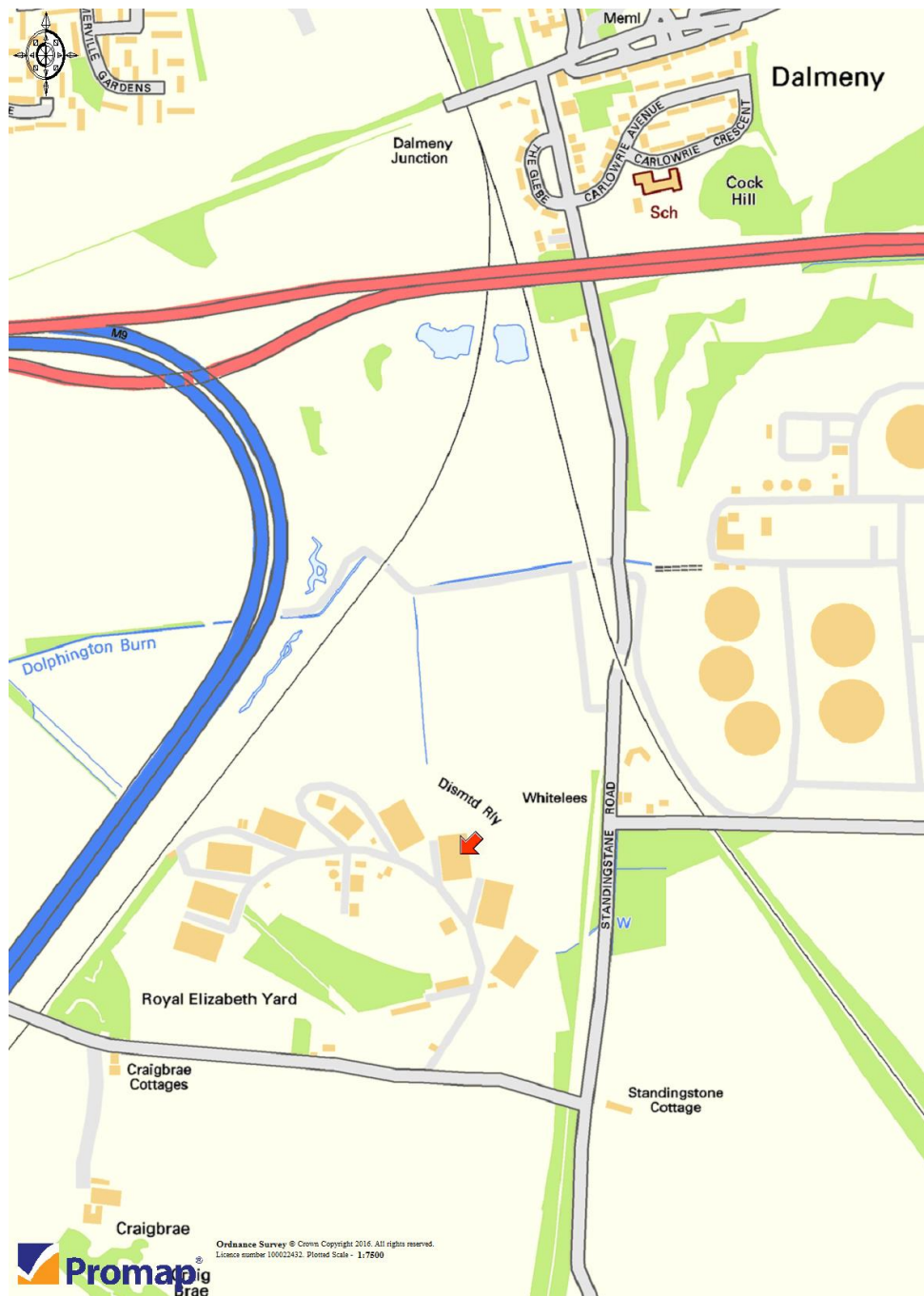


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