



Unit 8, Nappers Mews, 15 Kirk Street, Dundee, DD2 3UY

Well located Warehouse / Industrial Starter Unit

Tenure	To Let
Available Size	1,291 sq ft / 119.94 sq m
Rent	£9,650 per annum No VAT
Rates Payable	£4,033.80 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£8,100
EPC Rating	Upon Enquiry

Key Points

- Located within Nappers Mews Industrial Estate
- Automatic Vehicle Loading Door
- Qualifying occupiers may benefit from 100% rates relief
- Secure unit with easy access to main arterial routes
- 3 Phase Power

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Location

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within the Tayside region. Dundee is located on the east coast of Scotland with 90% of the country's population within 90 minutes drive time. The subjects are situated on a prominent corner site to the West of Lochee which is a well-established retail and business location surrounded by densely populated residential housing.

The subjects comprise a modern starter unit constructed within a prominent secure enclosed gated site with 3 allocated parking spaces.

The units are steel portal frame constructed with insulated cladding.

Access is taken to the units via automated vehicle access doors or single leaf personnel doors. Natural light is provided through roof lights in each unit.

Viewings

Westport Property will be pleased to arrange and accompany all viewing requests.

Terms

The premises are available by way of a new full repairing and insuring lease at an initial rent of £9,650 per annum.

Accommodation

The unit comprises a rectangular shaped workshop space with a single WC enclosure located therein.

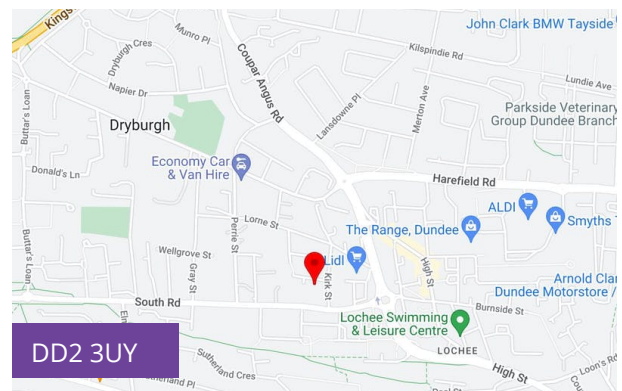
We calculate the floor area to be 120 sq.m. (1291sq.ft.) or thereby.

VAT

VAT is not applicable to this premises.

Entry Timescale

From 1 September 2022 following successful conclusion of legals.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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