



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

**Well located Warehouse / Industrial Starter Unit**

Tenure	To Let
Available Size	1,291 sq ft / 119.94 sq m
Rent	£10,975 per annum No VAT
Rates Payable	£4,631.40 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£9,300
EPC Rating	Upon enquiry

**Key Points**

- Available from 1 September 2026
- Located within Nappers Mews Industrial Estate
- Secure unit with easy access to main arterial routes
- Automatic Vehicle Loading Door
- 3 Phase Power
- Qualifying occupiers may benefit from 100% rates relief

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

## Description

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

The unit is of steel portal frame construction with insulated cladding, concrete floor, block walls under a pitched profile clad roof. Access is taken via an electrically operated vehicle access roller shutter door or single leaf pedestrian door. The unit benefits from a mezzanine floor, office area, kitchenette in addition to 3 phase power and florescent strip lighting supplementing natural light provided through translucent roof panels.

## Location

The subjects are located in a prominent position close to the junction of Coupar Angus Road and South Road, to the site west side of Lochee, approximately 1.5 miles north west of Dundee City Centre. The area is a well-established retail and business location surrounded by densely populated residential housing, with the site fronting on to a busy and prominent arterial route which benefits from significant passing traffic. The Kingsway, Dundee's outer ring road connecting the A90 (Edinburgh to Aberdeen), is within a 5 minute drive.

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.

## Viewings

Please contact the sole marketing agents, Westport Property, on 01382 225 517 to arrange a viewing.

## Terms

The premises are available by way of a new full repairing and insuring lease at an initial rent of £10,975 per annum.

## Accommodation

The unit comprises a rectangular shaped workshop space with a mezzanine floor, office area, kitchenette and single WC enclosure located therein.

We calculate the floor area to be 119 sq.m. (1291sq.ft.) or thereby.

## VAT

VAT is not applicable to this premises.

## Business Rates

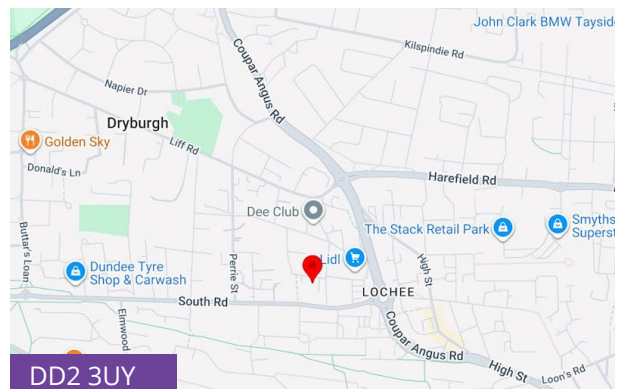
The premises are entered in the Valuation Roll as follows:-

Workshop - NAV / RV - £9,300

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

## Entry

Availble from 1 September 2026



## Viewing & Further Information



Michael Clement

01382 225517 | 07788 661 358

michael@westportproperty.co.uk

**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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