WESTPORT PROPERTY
CHARTERED SURVEYORS

Industrial
TO LET



Unit 6 Fairbairn Street, Dundee, DD3 7JZ

INDUSTRIAL & OFFICE

Tenure	To Let
Available Size	2,563 sq ft / 238.11 sq m
Rent	£10,000 per annum ex VAT
Rates Payable	£2,988 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£6,000
EPC Rating	Upon enquiry

Key Points

- Established commercial location
- Easy access to city's outer ring road
- Warehouse loading bay
- May be suitable for alternative uses subject to planning
- Close to Dundee city centre
- Flexible & attractive terms
- Available from April 2026

Unit 6 Fairbairn Street, Dundee, DD3 7JZ

Description
A converted Mill complex, the premises provide a range of flexible industrial & office units.

Unit 6 provides a warehouse with solid concrete floor, excellent natural light supplemented by fluorescent strip fitments, a three phase power supply, an electric roller shutter door with loading bay, and a minimum eaves height of 4 metres. A small office room is adjacent the warehouse. Communal toilet facilities are also provided.

Ample on street car parking is available directly outside the premises and on the adjacent Neish Street.

Location
The premises are located approximately one mile to the north of Dundee city centre on the north side of Fairbairn Street.

The subjects sit in close proximity to the adjacent Tannadice Park, and the surrounding mix of property is predominantly industrial and residential.

Terms
The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £10,000 per annum ex VAT, rates and service charge.

Entry Timescale
April 2026

VAT
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Accommodation
We have measured the premises in accordance to the RICS Code of Measuring Practice to be as follows:-

Warehouse - 220 sq m (2,368 sq ft)
Office - 18 sq m (195 sq ft)
TOTAL - 238 SQ M (2,563 SQ FT)

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

Warehouse - £6,000
Office - £1,250

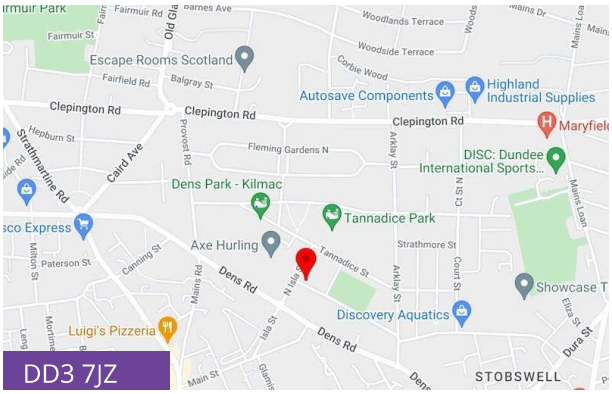
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Service Charge
A service charge for maintenance of the common areas is applicable. The current estimate for this financial year is £4,300 (inclusive of electricity and heating) ex VAT.

Viewing
Please contact the marketing agents on 01382 225 517.







Viewing & Further Information



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