





Details

Unit 8 Nappers Mews

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Dundee

DD2 3UY

Lochee area

119 sq.m (1,281 sq.ft)

Agent(s)

Westport Property

3 Old Hawkhill

3 Old Hawkhill

Dundee

DD1 5EU

Phone: 01382 225517

fergus@westportproperty.co.uk
Available From: 1 September 2026

Location

Lochee Industrial area is situated around Perrie Street, which affords excellent access to the Kingsway via Liff Road and Coupar Angus Road (A923). A good variety of industrial units and land are available around the area, including Marybank Lane, which comprises of fourteen units of size 527sq ft (49sq m).

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.

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.

Other Info

- 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 location.

Terms

Lease Details - The premises will be available by way of a new full repairing and insuring lease at an initial rent of £10,975 per annum, no VAT. Rent - £10,975 per annum

Rates

Rateable Value - £9,300

Last Updated

20/05/2026

Brochures

[View Brochure](#)

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