



Unit GF9B Old Mill Complex, Brown Street, Dundee, DD1 5EG  
**WORKSHOP ACCOMMODATION**

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Tenure         | To Let                                                                                                                               |
| Available Size | 767 sq ft / 71.26 sq m                                                                                                               |
| Rent           | £6,500 per annum No VAT applicable                                                                                                   |
| Rates Payable  | £1,195.20 per annum<br><small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small> |
| Rateable Value | £2,400                                                                                                                               |
| EPC Rating     | Upon enquiry                                                                                                                         |

### Key Points

- Available from 1 December 2025
- Qualifying occupiers may benefit from 100% rates relief.

# Unit GF9B Old Mill Complex, Brown Street, Dundee, DD1 5EG

## Description

The subjects comprise a converted Mill complex which provide a range of flexible industrial & office units.

Unit GF9B provides a ground floor workshop with solid concrete floor, three phase power supply, vehicular access door, and a minimum eaves height of 2.5 metres. Toilet facilities are also provided.

## 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 and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects are located near the heart of Dundee City centre, a short distance from the Overgate Shopping Centre, Abertay University and Dundee University. Un-metered short stay on street car parking is available outside the premises, whilst full day parking is available close by in both the Overgate and Bell Street multi-storey car parks. Surrounding occupiers comprise a mixture of businesses and residential accommodation.

## Accommodation

We calculate the floor area to be 71.26 sq.m. (767 sq.ft.) or thereby.

## Terms

The premises will be available by way of a new full repairing and insuring lease at an initial rent of £6,500 per annum.

## Viewing

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

## Entry Timescale

Entry from 1 December 2025 following successful conclusion of legals.

## VAT

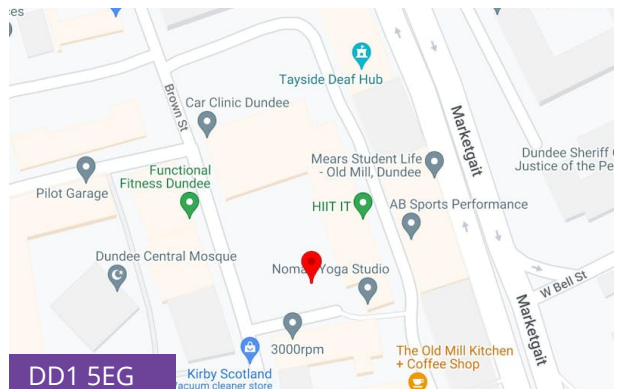
VAT is not applicable to this premises.

## Business Rates

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

Workshop - £2,400

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



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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