



Unit 13, Nappers Mews, Kirk Street, Dundee, DD2 3EW

Well located Warehouse / Industrial Starter Unit

Tenure	To Let
Available Size	645 sq ft / 59.92 sq m
Rent	£6,500 per annum No VAT
Rates Payable	£2,315.70 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£4,650
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
- Available for immediate occupation

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Description

The site comprises 2 terraces of units with access road, common service yard area, allocated loading and parking areas situated to the front of the units.

Unit 13 is of steel portal frame construction and benefits from both vehicle and pedestrian access doors, 3 phase power, WC facilities and connectivity to mains power, water and drainage.

A communal CCTV system provides additional security coverage across the whole estate, providing a safe and secure business premises.

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 door or single leaf personnel door. Natural light is provided through roof lights in each unit.

Terms

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

Accommodation

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

We calculate the floor area to be 59.9 sq.m. (645sq.ft.) or thereby.

VAT

VAT is not applicable to this premises.

Rateable Value

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Workshop - NAV / RV - £4,650

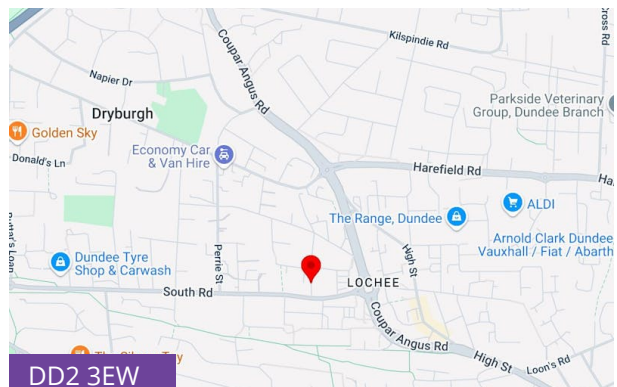
Qualifying occupiers may benefit from 100% rates relief under Small Business Bonus Scheme.

Entry

The premises are available for immediate entry.

Viewing

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



Viewing & Further Information



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