

DM HALL

To Let

Office/Business
Units

Banton Mill,
Business Hub
Banton
Kilsyth
G65 0QG



185 SQFT -
206 SQFT

Property Details

- Fully refurbished office/business suites
- Flexible all-inclusive terms available
- Suites from 185 sqft - 206 sqft
- Easy access to the M80 motorway
- Attractive rural setting

LOCATION:

The subjects are located on the northern side of the county highway, lying to the west of Banton's main village centre, situated on the northern side of the A803 road route.

Banton Mill is located on the western periphery of the village itself within an attractive semi-rural location, largely surrounded by agricultural land.

Banton comprises an established village given over to a variety of local authority and private housing developments together with a traditional range of retail premises.

The village lies immediately to the north of the A803 road route, approximately 2.5 miles from Kilsyth and Cumbernauld which lie to the west and south. The village offers relatively easy access to the central Scotland motorway network with junction 4 of the M80 lying some 2.5 miles to the west.

The location of the subjects are shown on the appended plan.



Property Details

DESCRIPTION:

The subjects comprise a range of flexible office/business units which have been refurbished to good quality standard.

The subjects have the benefit of the following features:-

- Fully refurbished space
- Unrestricted access to refurbished kitchen and toilet facilities.
- On site parking

ACCOMMODATION:

The following suites are currently available:-

BATTLEFIELD VIEW

Suite 2 - 17.21 sq m (185 sqft)

WEAVERS HALL

Suite 7 — 19.31 sq m (208 sq ft)

LEASE TERMS:

The subjects are offered on an all-inclusive basis including rental, heating, electricity, water, Wi-Fi, parking, security and Business Rates as follows:-

BATTLEFIELD VIEW

Suite 2 - £3,900 per annum exclusive - £325 per month

WEAVERS HALL

Suite 7 — £3,800 per annum exclusive - £316 per month

VIEWING:

Strictly by arrangement with the sole letting agents.



Property Details

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form.

DATE OF ENTRY:

By agreement.

VIEWING:

Strictly by arrangement with the agents.



Make an enquiry

Michael McIntyre
Michael.mcintyre@dmhall.co.uk

Juliet Robertson
Juliet.robertson@dmhall.co.uk

DM Hall LLP

Unit 6A, Callendar Business Park, The Courtyard
Falkirk FK1 1XE
01324 628321



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.