# DM HALL



Banton Mill, Business Hub Banton Kilsyth G65 OQG



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:

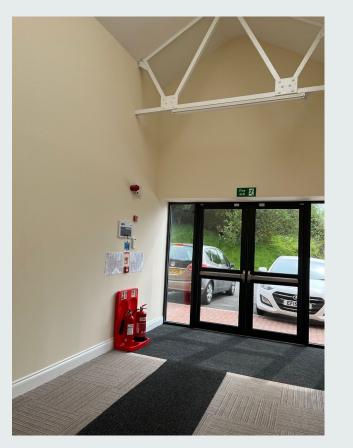
The subjects are located on the northern side of the county highway, lying to the west of Banton's main village centre, situated on the northern side of the A803 road route.

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)

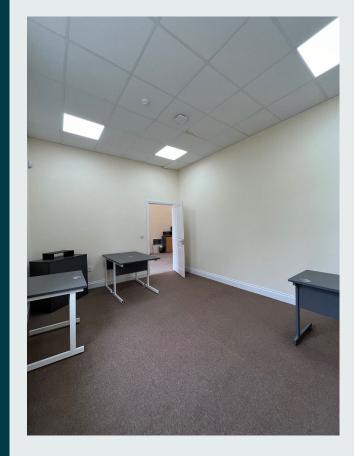
#### **LEASE TERMS:**

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.



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### Make an enquiry

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