

Timothy a brown



DANE MILL BUSINESS CENTRE

MAIN BUILDING	FIRST FLOOR
GROUND FLOOR	REAR
JOHN HARRISON JOHN COOKES JEWELLRY	DANE MILL FITNESS
GROUND FLOOR	SECOND FLOOR
REAR	INTERNET INFRASTRUCTURE MANAGEMENT LIMITED
STREET LEGAL TYPES BRAND PROVISION	NETE FOOD TECHNOLOGY
FIRST FLOOR	SARAH STORES
TRANSLATIONS RESEARCHING LIMITED PRODUCTION DESIGN LIMITED BONNIE LEE LIMITED	CARLE
MILLSIDE BUILDING	THIRD FLOOR
CHERRY CARAVANS HARROLD TRADING LIMITED HARROLD MOTOR CYCLES BROWN MOTORING-COMPLEX VEHICLE CARE CHIR PLUMBING & HEATING LIMITED	ROSKAN LODGE HOUSING LIMITED PES BROWN SOLUTIONS LIMITED COOLA LOGIC LIMITED UK ENTERTAINMENT LIMITED ORNING DOORS LIMITED
	MILLSBROOK BUILDING
	CONTEMPORARY CONSTRUCTION & DEVELOPMENTS LIMITED INEXTRA LIMITED

roman lodge estates



Dane Mill Second Floor Office 2, Broadhurst Lane, Congleton, Cheshire CW12 1LA

Annual Rental Of £4,500
(exclusive) + fees

- ANNUAL RENT OF £4,500 P.A.
- SECOND FLOOR OFFICE UNIT 400 SQ M / 4305.6 SQ FT
- INCLUDES PARKING, CARETAKER SERVICES, 24/7 ACCESS & EXTERNAL REPAIRS

DANE MILL – SECOND FLOOR UNIT TO LET

400 SQ FT • £4,500 P.A. • AVAILABLE IMMEDIATELY

A CHARACTERFUL BUSINESS LOCATION

Dane Mill is an eighteenth-century former silk mill, sympathetically converted into a thriving business centre now home to more than 30 small and medium-sized companies. The building offers a unique blend of heritage character and practical workspace, attracting a diverse mix of long-standing tenants including professional consultants, creative industries, manufacturers and retailers.

Located on the A34 next to Congleton Business Park, the Mill provides excellent access to the M6, the A34 corridor and the wider North West. Manchester Airport is approximately 40 minutes away.

Tenants benefit from on-site parking, caretaker services, 24/7 access, cycle storage and a changing room.

THE AVAILABLE UNIT – SECOND FLOOR (400 SQ FT)

A well-presented second-floor unit, currently arranged as **three separate rooms**, offering approximately **400 sq ft** of flexible accommodation with useful storage. Previously used for **beauty treatments**, the space has also been occupied as **offices, consultancy rooms and a small workshop**, making it suitable for a wide range of business uses.

The current occupier has been based at Dane Mill for 10 years and is relocating due to a house move, creating an excellent opportunity for a new tenant.

TERMS

Rental term: Negotiable

Rental: £4,500 p.a.

Service charge: £500 p.a.

VAT: Not applicable

RENTAL INCLUDES

- Parking
- Caretaker services
- Maintenance support
- 24/7 access

RENTAL EXCLUDES

- Utilities
- Cleaning
- Business rates (if applicable)

LEASE TERMS : Term of lease negotiable.

RATEABLE VALUE : Current rateable value is £2,700.

VAT : VAT is not chargeable on any of the fees outlined.

VIEWING : Strictly by appointment through sole letting agent **TIMOTHY A BROWN**.

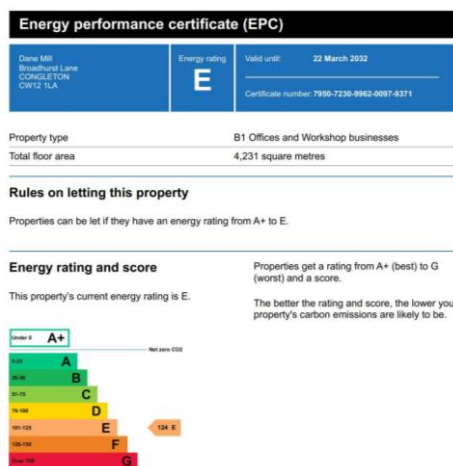
LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 1LA

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