Timothy a brown

BRITISH PROPERTY AWARDS 2024 - 2025 GOLD WINNER LETTING AGENT IN CONGLETON

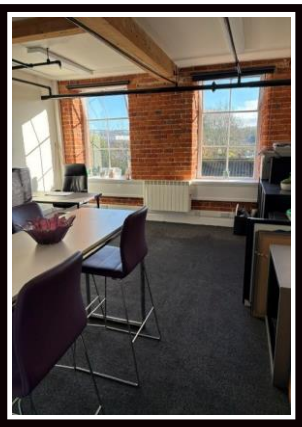
BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN CONGLETON

BEST ESTATE AGENT GUIDE AWARDS 2026 WINNER LETTINGS AWARDED FOR MARKETING | SERVICE | RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 EXCELLENT SALES AWARDED FOR MARKETING | SERVICE | RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 TOP 500 LETTINGS AWARDED FOR MARKETING | SERVICE | RESULTS









Dane Mill Second Floor Office,

Broadhurst Lane, Congleton,
Cheshire CW12 1LA

Annual Rental Of £6,900

(exclusive) + fees

- ANNUAL RENT OF £6,900 P.A.
- SECOND FLOOR OFFICE UNIT 260 SQ FT / 24.15 SQ M
- INCLUDES PARKING, CARETAKER SERVICES, 24/7 ACCESS & EXTERNAL REPAIRS

DANE MILL – SECOND FLOOR OFFICE TO LET

260 SQ FT (24.15 SQ M) • £6,900 P.A. • AVAILABLE BY ARRANGEMENT

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 adjacent 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 changing facilities.

THE AVAILABLE OFFICE – SECOND FLOOR (260 SQ FT / 24.15 SQ M)

A well-presented second-floor office extending to approximately **260 sq ft (24.15 sq m)**, providing bright and versatile workspace suitable for a variety of business occupiers.

The office currently benefits from a professional layout and presentation, offering an ideal environment for office-based businesses, consultants, designers, therapists, start-up enterprises and other commercial users seeking characterful premises within an established business community.

The office is currently occupied; however, the existing tenant is willing to relocate should a suitable replacement tenant be secured, creating an excellent opportunity for an incoming occupier.

TERMS

Lease Term: Negotiable

Rent: £6,900 per annum

Service Charge: £600 per annum

Insurance Rent: £300 per annum

VAT: Not applicable

RENTAL INCLUDES

- On-site parking
- Caretaker services
- Maintenance support
- 24/7 access
- Use of communal facilities

RENTAL EXCLUDES

- Utilities
- Cleaning
- Business rates (if applicable)

Viewing is highly recommended to appreciate both the quality of the accommodation and the unique business environment offered at Dane Mill.

LEASE TERMS : Term of lease negotiable.

RATEABLE VALUE : A new business rates assessment is currently being sought from the Valuation Office Agency. The landlord anticipates that qualifying occupiers may benefit from Small Business Rates Relief and potentially pay no business rates, subject to eligibility and VOA assessment. Prospective tenants should make their own enquiries.

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

NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIONS ACT

Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.

2. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and should not be relied upon as representations of fact. Intending purchasers or lessors should, by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to view.

3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (V.A.T). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

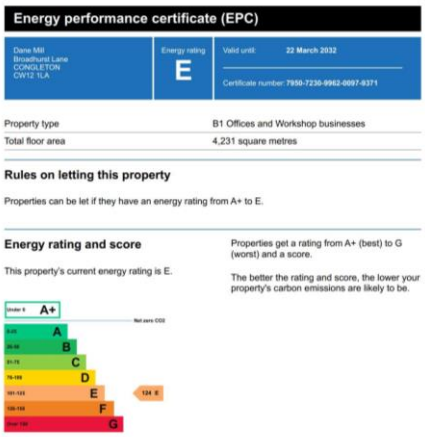
4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition of operation.

5. These particulars do not constitute part of any offer or contract.

6. The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.

7. The date of this publication is **November 2026.**

8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.



Energy performance certificate (EPC)

Dane Mill
Broadhurst Lane
CONGLETON
CW12 1LA

Energy rating: E

Valid until: 22 March 2032

Certificate number: 7950-7230-9962-0097-9371

Property type	B1 Offices and Workshop businesses
Total floor area	4,231 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

A+
A
B
C
D
E
F
G

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

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