

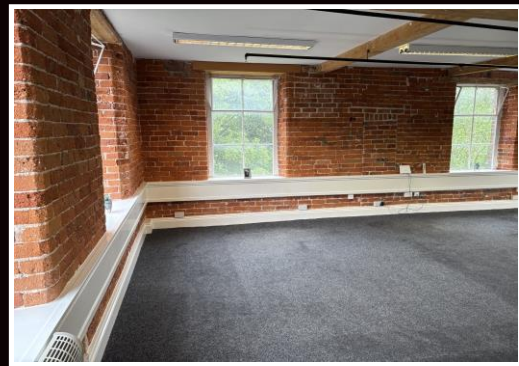
Timothy a brown



DANE MILL BUSINESS CENTRE

MAIN BUILDING	FIRST FLOOR
GROUND FLOOR	REAR
JOHN HARRISON JOHN COOKES JEWELLRY	DANE MILL FITNESS
GROUND FLOOR	SECOND FLOOR
REAR	INTERIOR RENOVATIONS MANAGEMENT LIMITED
STREET LEGAL TILES BRANDS DISCOUNT	NETE FOOD TECHNOLOGY
FIRST FLOOR	SEVEN STORES
TRANSALPINE REBRANDING LIMITED PRODUCTION DESIGN LIMITED BONKS USA LIMITED	SCALE
MILLSIDE BUILDING	THIRD FLOOR
CHERRY CARAVANS HARROLD TRADING LIMITED HARROLD MOTOR CYCLES BROWN MOTORING-COMPLEX VEHICLE CARE CHIR PLUMBING & HEATING LIMITED	RODMAN LODGE HOUSING LIMITED PES BROWN SOLUTIONS LIMITED COCA LOGIC LIMITED UK ENTERTAINMENT LIMITED ORNING DOORS LIMITED
MILLSBROOK BUILDING	
CONTEMPORARY CONSTRUCTION & DEVELOPMENTS LIMITED INEXTRA LIMITED	

roman lodge estates



Dane Mill Second Floor Office Suite 7a,
Broadhurst Lane, Congleton, Cheshire CW12 1LA

Annual Rental Of £10,000
(exclusive) + fees

- ANNUAL RENT OF £10,000 P.A.
- SECOND FLOOR OFFICE UNIT 70 SQ M / 753.47 SQ FT
- INCLUDES PARKING, CARETAKER SERVICES, 24/7 ACCESS & EXTERNAL REPAIRS

TO LET (Unfurnished)

DANE MILL – SECOND FLOOR OFFICE UNIT TO LET

70 SQ M • £10,000 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 – 10m x 7m (70 SQ M / 753.47 SQ FT)

Terms

- **Rental term:** Flexible
- **Rental:** £10,000 p.a.



- **Service charge:** £500 p.a.
- **Insurance rent:** £500 p.a.

Rental includes

- Parking
- Caretaker services
- 24/7 access
- External repairs

Rental excludes

- Utilities
- Cleaning
- Business rates (if applicable)

LEASE TERMS : Term of lease negotiable.

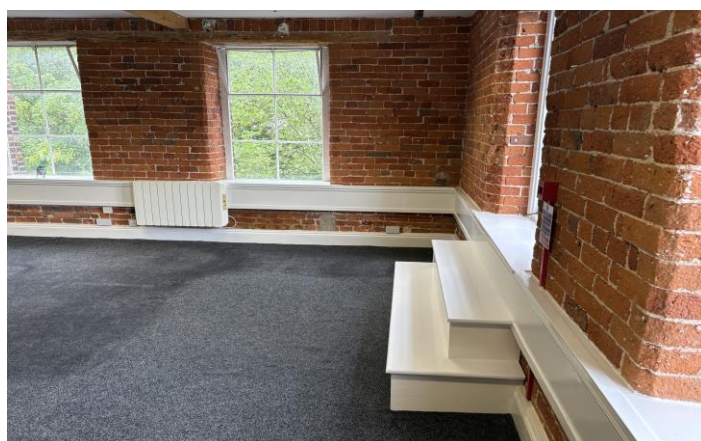
RATEABLE VALUE : Current rateable value is £5,900.

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



PROOF OF IDENTITY: To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

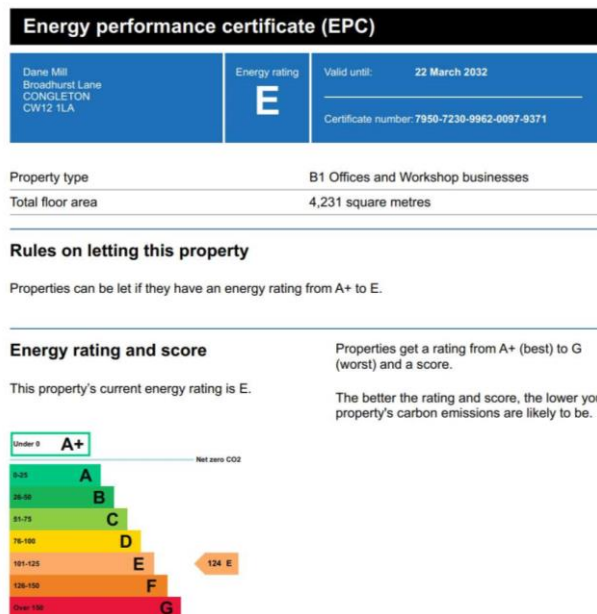
CREDIT CHECK: On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

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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.
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7. The date of this publication is **May 2026**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.



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