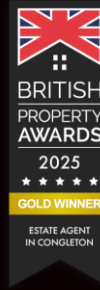


Timothy a brown



DANE MILL BUSINESS CENTRE	
MAIN BUILDING	
GROUND FLOOR	FIRST FLOOR
REAR	REAR
JOHN HARRISON JOHN COOPER ROBERT	DANE MILL FITNESS
GROUND FLOOR	SECOND FLOOR
REAR	DAVE FOOD TECHNOLOGY
STREET LEVEL TILES BRANDS: CHOCOLATE FIRST FLOOR	DAVE STORES CABLE STEPHEN WOODS FINANCIAL PLANNING
TRANSLATIONS REBRANDING LIMITED PRODUCTION DESIGN LIMITED BONES LEE LIMITED	THIRD FLOOR
MILLSIDE BUILDING	MILLSBROOK BUILDING
CHERRY CARAVANS HAROLD TRAINING LIMITED HAROLD MOTOR CYCLES BROWN MOTORING-COMPLEX VEHICLE CARE CHRIS PUGHMAN & WELSH LIMITED	CONTEMPORARY CONSTRUCTION & DEVELOPMENTS LIMITED INEXTRA LIMITED
roiman lodge estates	



- ANNUAL RENT OF £11,000 P.A.
- WORKSHOP, STORAGE & OFFICE, 1,300 SQ FT (120.77 SQ M)
- WORKSHOP 410 SQ FT (38.09 SQ M) WITH SMALL KITCHEN & PEDESTRIAN ACCESS
- OFFICE 135 SQ FT (12.54 SQ M)
- MEZZANINE STORAGE 560 SQ FT (52.03 SQ M)
- INCLUDES PARKING, CARETAKER SERVICES, 24/7 ACCESS & EXTERNAL REPAIRS

Dane Mill Workshop, Office & Storage,
Broadhurst Lane, Congleton,
Cheshire CW12 1LA

Annual Rental Of £11,000
(exclusive) + fees

TO LET

DANE MILL – WORKSHOP, OFFICE & STORAGE UNIT TO LET

1,300 SQ FT • £11,000 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 – 1,300 SQ FT

A versatile ground-floor unit offering a combination of workshop, office and storage space.

Accommodation

- **Workshop – 410 sq.ft.**
Includes a small kitchen area. Accessed via pedestrian door to courtyard.
- **Office – 135 sq.ft.**
Accessed directly from the workshop.

- **Ground Floor Storage – 195 sq.ft.**
Accessed from the workshop and via a roller shutter door.
- **Mezzanine Storage – 560 sq.ft.**
Accessed via staircase from the workshop.

Terms

- **Rental term:** Flexible
- **Rental:** £11,000 p.a.
- **Service charge:** £500 p.a.
- **Insurance rent:** £500 p.a.
- **Security charge:** £96 p.a.

Rental includes

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

Rental excludes

- Utilities
- Cleaning
- Business rates



LEASE TERMS : Term of lease negotiable.

RATEABLE VALUE : Current rateable value is £3,650. From 1st April 2026 the rateable value is £3,950.

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 **March 2026.**
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

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.

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

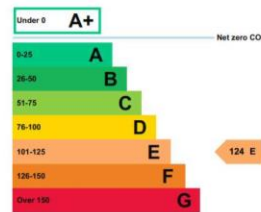
Properties can be let if they have an energy rating from A+ to E.

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.



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

www.timothyabrown.co.uk