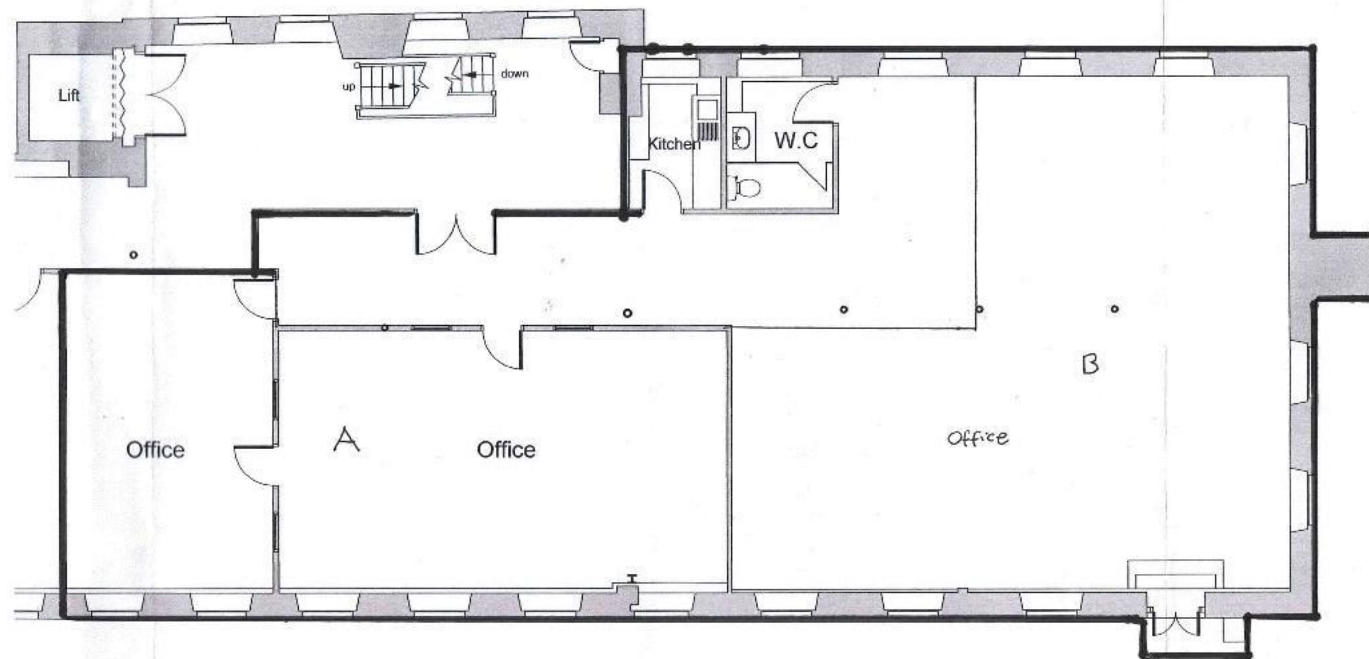


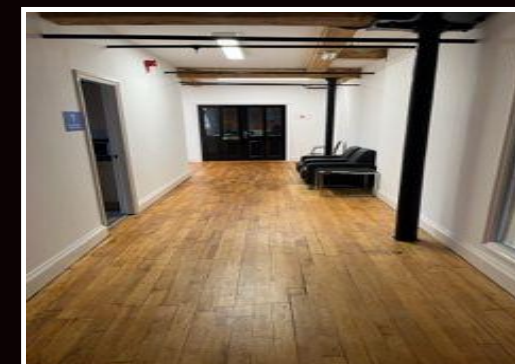
NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIONS ACT

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 **February 2024**.
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.



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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

Offices A & B Dane Mill

Broadhurst Lane, Congleton,
Cheshire CW12 1LA

Annual Rental Of £25,000

(exclusive) + fees

- ANNUAL RENT OF £25,000 PA
- OFFICES CAN BE RENTED AS WHOLE OR SEPARATELY
- TWO OFFICES, HALLWAY, KITCHEN, W.C. & STORE ROOM
- TOTAL FLOOR SPACE 2,536 SQ FT
- FREE ON SITE CAR PARKING

TO LET

SECOND FLOOR OFFICE SUITES AVAILABLE TO LET.

Opportunity to let the accommodation as a whole or separate.

The accommodation comprises a hallway, kitchen, W.C. and three office rooms with a small storage area.

If rented separately, the kitchen and W.C. would be shared between tenants. Rent includes service and insurance charges.

Office	Floor Space	Rent	Status
OFFICE A (three rooms - two offices and storage)	992 SQ FT	£8,000 p.a.	LET
OFFICE B (can be split if required into two rooms)	1,060 SQ FT	£10,000 p.a.	AVAILABLE
BOTH OFFICES		£25,000 p.a.	n/a
KITCHEN & W.C.	132 SQ FT		
HALLWAY	422 SQ FT		
TOTAL FLOOR SPACE	2,536 SQ FT		

Dane Mill is an eighteenth century silk mill converted in recent years into a business centre well-known locally for providing office and light industrial units for small to medium sized businesses.

Congleton is conveniently located in south Cheshire with easy access to the Potteries and the North West via the M6 or the A34.

Manchester Airport is 40 minutes away.

Dane Mill is situated on the A34 next to Congleton Business Park which is now occupied by major employers in the area such as Airbags International, Tesco and Marks & Spencer Food.

There are over 30 businesses based in the building including a call centre, various professional consultants, textile manufacturers and furniture retailers. Many tenants are longstanding occupiers of accommodation in the building.

Tenants are encouraged where possible to cycle to work and the building offers, cycle storage and a changing room.

LEASE TERMS : Term of lease negotiable.

RATEABLE VALUE : We're advised the rateable value is £5,800 for Office A (Second floor Office 6 & 7) and £6,300 for Office B (Second Floor Office 7a).

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.

