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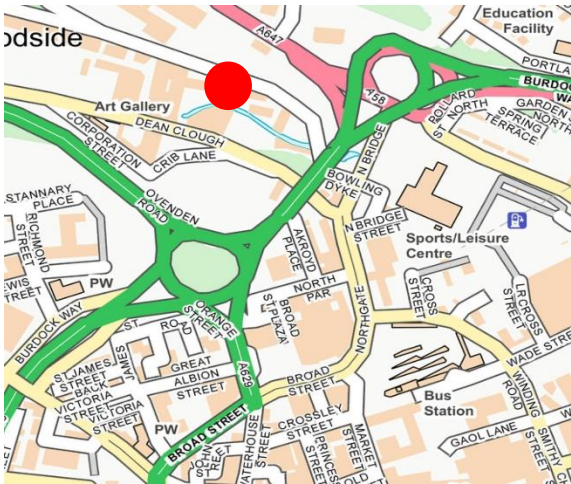
To Let

A Mill, Dean Clough, Halifax HX3 5AX

- 2,460 – 23,768 sq ft (228.57 – 2,208.40 sq m)
- Established office location with excellent on-site amenity provision
- Characterful Grade II listed Victorian Mill offering a unique and characterful environment
- Well located with excellent transport links

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9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



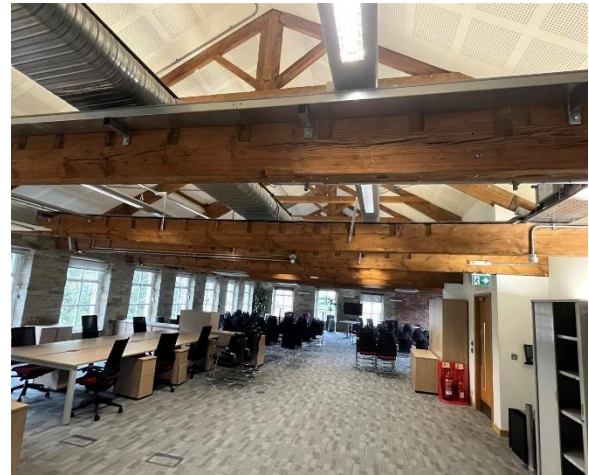
Promap ©

Location

Dean Clough is located on the edge of Halifax town centre, in the borough of Calderdale within the Leeds City Region. Situated between Manchester and Leeds, Halifax is just 15 minutes from the M62 and has direct train links to Manchester, Leeds and London.

Dean Clough is well located for occupiers travelling to the scheme being within 1 mile of Halifax train Station, less than 5 minutes' walk from Halifax Bus Station and benefitting from excellent road links, The current scheme provides the best office space in the Halifax market in terms of specification, on-site car parking and on-site amenities.

Occupiers benefit from excellent on-site amenity provision that includes various restaurants/cafes – The Engine Room, True North, Thai Corner and the Weaver Room, in addition to an onsite convenience store and Theatre.



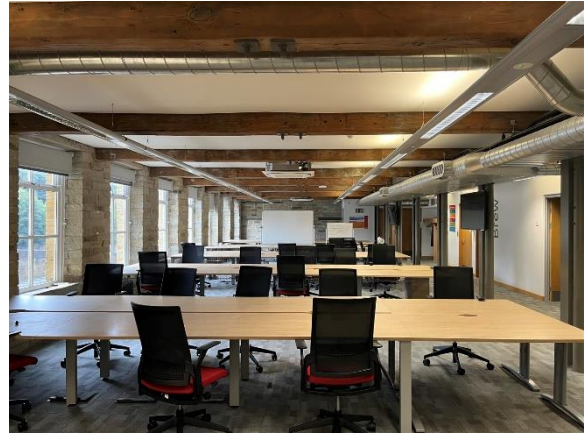
Description

Dean Clough is the dominant office scheme in Halifax Town Centre. The origins of the building lie in the production of carpet with the Crossley Family and Crossley Carpet Company in 1840. The office scheme has its roots in 1983 when Dean Clough Ltd took over the site and slowly updated the former industrial units into office accommodation whilst retaining key period features within the Park that touch upon its historical significance.

A Mill at Dean Clough comprises a Grade II listed Victorian Mill offering a unique and characterful environment benefiting from brick arches, stone and brick walls, and cast iron columns.

The available offices at A Mill benefit from the following specification:-

- ◆ VRF comfort cooling/heating air handling system & openable windows
- ◆ Energy efficient lighting with presence control
- ◆ Exposed historic cast iron structure
- ◆ Exposed vaulted plaster ceilings
- ◆ Ground floor business lounge access
- ◆ Kitchen facilities on each floor
- ◆ DDA compliant
- ◆ Male, female and accessible WC's on each floor
- ◆ Secure cycle storage facilities
- ◆ High quality landscaped forcourt
- ◆ On site management
- ◆ 24/7 security & CCTV



Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

AREA	SQ FT	SQ M
First	2,460	228.57
Second	5,279	490.48
Third	5,282	490.80
Fourth	5,314	493.77
Fifth	5,433	504.78
TOTAL	23,768	2,208.40

Car Parking

An agreed number of car parking spaces can be made available onsite at a rate of £1,100 per space per annum.

Car parking spaces are also available to purchase daily at the onsite car park located at the front of the property.

Terms

The suites are available either as a whole or on a floor by floor basis by way of a new effective Full Repairing and Insuring Lease for a term to be agreed at a quoting rent of £15.00 psf per annum exclusive.

Rates

We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

EPC

The property has been assessed to have an EPC Rating of C (54). A full copy of the certificate is available upon request.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information

Strictly by appointment with the joint letting agents:

Knight Frank

Contact: Victoria Harris
Email: victoria.harris@knightfrank.com
Tel: 0113 297 2448

Contact: Eamon Fox
Email: eamon.fox@knightfrank.com
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Colliers

Contact: Charles Preston
Email: Charles.Preston@colliers.com
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Contact: Roddy Morrison
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Tel: 0113 200 1810

Subject to Contract

Particulars: October 2023

Photographs: October 2023

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[Particulars dated [October 2023]. Photographs and videos dated [October 2023].]

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