



**To Let**

**High Quality Office**

**10,100 – 20,200 sq ft  
(938.3 – 1,876.6 sq m)**

Quoting Rent

£13.50 per sq ft

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The premises provide the following approximate net internal floor areas:

4th Floor East – 10,100 sq ft  
(938.3 sq m)

5th Floor East – 10,100 sq ft  
(938.3 sq m)

**Total – 20,200 sq ft  
(1,876.6 sq m)**

## 4th & 5th Floors, F Mill, Dean Clough, Halifax HX3 5AX

High quality furnished office suites in a characterful Grade II listed Victorian Mill building

Dean Clough is the dominant office location within Halifax Town Centre and offers excellent transport links, ample parking provision and unrivalled on-site amenities.

### Highlights

- Located within a characterful Grade II listed Victorian Mill
- Restaurants, cafes, theatre, and convenience store on-site
- Modern open plan floorplates with exposed period features
- 5 minute walk to Halifax Bus Station
- Within 1 mile of Halifax Train Station
- Excellent road links and ample parking provision
- VRF comfort cooling/heating
- Energy efficient lighting

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### 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. The property is within 1 mile of Halifax train Station, less than 5 minutes' walk from Halifax Bus Station and provides excellent road links.

The scheme provides the best office space in the Halifax market in terms of specification, onsite car parking and on-site amenities. On-site amenity provision includes various restaurants/cafes – The Engine Room, True North, Thai Corner and the Weaver Room, in addition to a convenience store and Theatre.

### Description

F Mill at Dean Clough offers a unique and characterful environment featuring brick arches, stone and brick walls, and cast-iron columns. The accommodation provides the following specification:

- VRF Comfort Cooling/Heating
- Energy Efficient Lighting
- Suspended Ceilings
- Raised Access Floors
- Male, Female & Accessible WCs
- 24/7 Security & CCTV
- Secure Cycle Storage
- DDA Compliant

### Accommodation

We understand that the property has been measured in accordance with the RICS Code of Measuring Practice to provide with the following Net Internal Areas:

- Ground Floor – 10,100 sq ft
- First Floor – 10,100 sq. ft
- **Total (NIA) – 20,200 sq ft**

### Car Parking

A number of car parking spaces can be made available on-site at a rate of £1,100 per space per annum.

Nearby car parking is also available within a 5 -10 minute walk.

### Terms

The accommodation is available as a whole, or on a floor by floor basis, by way of a sublease until 30 May 2028 at a quoting rent of £13.50 per sq ft per annum exclusive.

### Business Rates

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

### EPC rating: C (54)

### For further information please contact:

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