



**To Let**

**High Quality Office**

**2,460 – 23, 768 sq ft  
(228.5 sq m – 2,208.1 sq m)**

Quoting Rent

**£15.00 per sq ft**

The premises provide the following approximate net internal floor areas:

1st Floor – 2,460 sq ft  
(228.57 sq m)

2nd Floor – 5,279 sq ft  
(490.48 sq m)

3rd Floor – 5,282 sq ft  
(490.80 sq m)

4th Floor – 5,314 sq ft  
(493.77 sq m)

5th Floor – 5,433 sq ft  
(504.78 sq m)

**Total – 23,768 sq ft  
(2,208.1 sq m)**

## A Mill, Dean Clough, Halifax, HX3 5AX

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

Dean Clough is the premier office location within Halifax Town Centre and offers excellent transport links, plentiful parking provisions and unbeaten on-site amenities.

### Highlights

- Excellent road links in and out of Halifax
- 24/7 Security and CCTV
- DDA Compliant
- On Site Management
- Ground floor business lounge access
- Attractive period features
- VRF Comfort Cooling and Heating



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## Location

Dean Clough is situated on the edge of Halifax town centre, in the urban district of Calderdale. Located between Manchester and Leeds, Dean Clough is just a 15 minute drive 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 presents excellent road links in and out of Halifax.

A Mill provides a Grade two listed Victorian Mill offering a unique and characterful environment. Occupants are exposed to a tasteful interior design with brick arches, stone and brick walls, and cast-iron columns. As well as a Ground Floor business lounge, 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.

## Description

A Mill at Dean Clough offers a predominantly open plan workspace with separate meeting rooms to accommodate this. Occupiers also benefit from excellent on-site amenity provisions. The accommodation provides the following specification:

- VRF Comfort Cooling/Heating
- Suspended Ceilings
- Male, Female & Accessible WCs
- Secure Cycle Storage
- Energy Efficient Lighting
- Raised Access Floors
- Business lounge access
- DDA Compliant
- Kitchen facilities

## 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:

- 1st Floor – 2,460 sq ft (228.57 sq m)
- 2<sup>nd</sup> Floor – 5,279 sq ft (490.48 sq m)
- 3<sup>rd</sup> Floor – 5,282 sq ft (490.80 sq m)
- 4th Floor – 5,314 sq ft (493.77 sq m)
- 5th Floor – 5,433 sq ft (504.78 sq m)

## Car Parking

Car parking spaces can be made available in a secure on-site car park at a rate of £1,100 per space per annum.

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

## 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 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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