

DEAN CLOUGH



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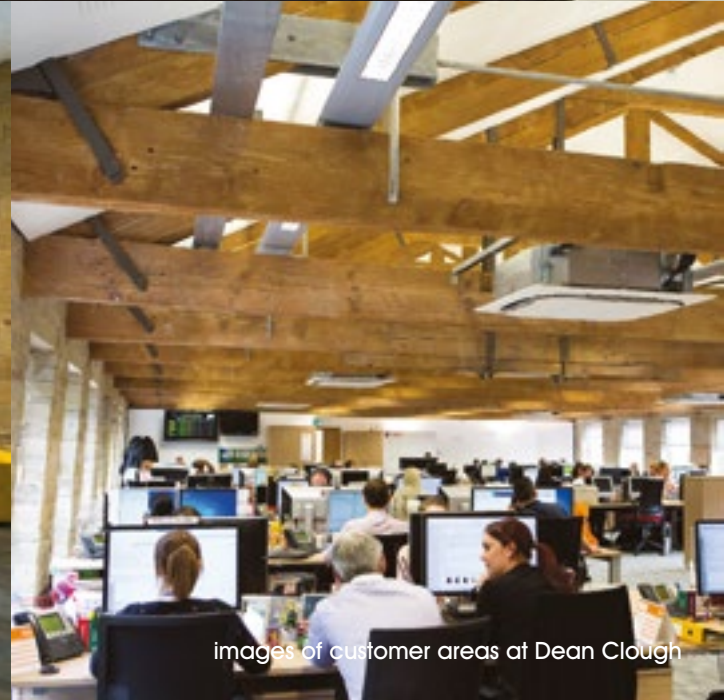
Bowling Mill @ DEAN CLOUGH HALIFAX

3,366 - 54,768 ft² To Let
(312.7 - 5088.1 m²)

visit
work
eat
drink
shop

www.deanclough.com

DEAN CLOUGH



images of customer areas at Dean Clough

Welcome to Bowling Mill @ DEAN CLOUGH

Bowling Mill is one of 16 stone Victorian mills situated within Dean Clough, a vibrant 22-acre mixed-use site, stretching half a mile from one end to the other, on the edge of Halifax town centre.

The Dean Clough community is dynamic, creative and diverse and home to some 150 businesses who employ approximately 4,000 people here.





Dean Clough is so much more than a place to work. It is a community where people come to visit, eat, drink, shop, celebrate, recharge and even marry! The variety and vibrance of the mills have to be seen to be appreciated.

There is a fabulous array of local independent food and drink establishments, catering for a range of tastes, with 4 restaurants, a gaming themed bar and diner, a real ale pub, a coffee roastery and 2 cafes.

The site boasts an abundance of arts and culture, with 6 galleries, a theatre, 2 resident theatre companies, a permanent art collection with over 300 original works on display, a dedicated arts mill and studios which are home to 25 artists and numerous arts organisations.



In addition to a Jack Wills outlet store, the Prestige Flowers Gift Shop, the Design Shop and a newsagent/convenience store, there are beauty salons, hairdressers, a traditional barber, tai chi and yoga classes, 2 gyms and a karate dojo for those who prefer a workout!

At the heart of the site is The Arches, a spectacularly stylish industrial venue, perfect for incredibly individual weddings and exclusive events. With a highly-experienced events team, The Arches is a much sought after venue for charity balls, proms, private parties and corporate events. The space is very versatile with formal dinners seating up to 300 people, with the added benefit of a Travelodge hotel on site for overnight stays.

There is also a nursery - rated outstanding by Ofsted - a taxi rank, a Royal Mail post office, an estate agent and conference and meeting rooms.

These are the ingredients which create a community, providing the social spaces to foster a tangible sense of belonging and place.





Key Facts

about Dean Clough

1,300 car park spaces on site
a further 400 spaces within 5 - 10min walk



150 businesses within Dean Clough
employing **4,000** people

15 min
walk to Halifax train station



22
acres

consisting of 16 renovated Grade II listed mills and landscaped open spaces



9 
eating & drinking establishments

5 min
walk to Halifax bus station



25
artists
arts & culture based across Dean Clough

6
galleries





Location

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

More than ever before, people are choosing Halifax as the place they want to invest, live, work, learn and spend their leisure time. Business growth, improved job opportunities, affordable land and property, excellent transport links to Leeds, Manchester and London and a thriving arts and culture scene are just some of the reasons why.



Recently the iconic Grade I Listed Piece Hall in the centre of Halifax has been subject to a £17 million refurbishment and since reopening in August 2017 has had over 7 million visitors. Other developments taking place within Halifax include: an upgraded railway station, a brand new sixth form centre and a new state-of-the-art leisure centre. £190 million funding has been allocated to town centre, transport and infrastructure schemes.



Key Facts

about Halifax and the borough of Calderdale

Calderdale GVA

£4366m

grew by 25% between 2005 and 2015

Pupils achieving
Grade 5 or above
(in English & Maths)

Calderdale 46.8%
National 38.9%

£40m

Halifax town
centre investment

£150m

investment in transport
and infrastructure
schemes

average house price in Calderdale

£151,925

Leeds average house price is £197,026
Manchester average house price is £188,922
UK average house price is £256,109

96%

Calderdale school
leavers enter further
education or
employment

92%

superfast
broadband
available
(>24 Mbps)





Connectivity

By Foot



Halifax town centre is easily accessible by foot

Halifax Bus Station
5 mins

Halifax Town Centre
10 mins

Halifax Train Station
15 mins

By Car



Dean Clough is a 15-20 minute drive from both junction 24 & 25 of the M62

Leeds
35 mins

Manchester
55 mins

London KX
4 ¼ hrs

By Train

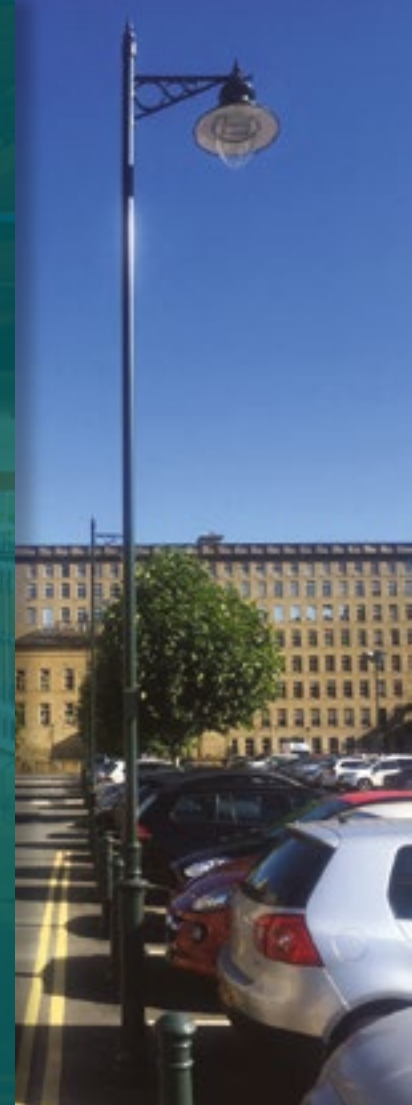
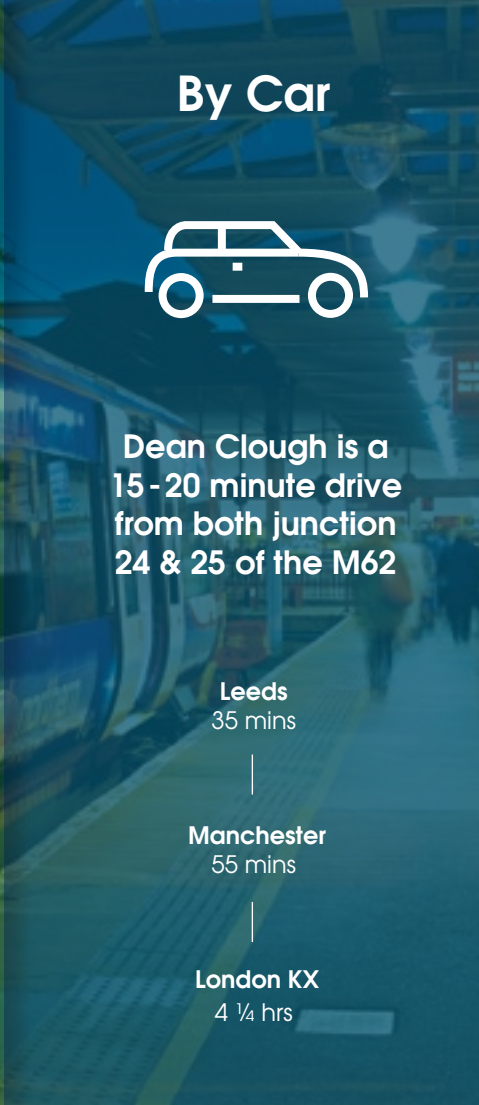


There are direct trains from Halifax to Leeds, Manchester and London

Leeds
35 mins

Manchester
45 mins

London KX
3 hrs





Key Facts

Within 60 minutes
travel time from
Halifax you will find...

250,000
businesses

market of
8 million
people



12
universities

£150 billion
business

3 million
workforce





Next Level Bar

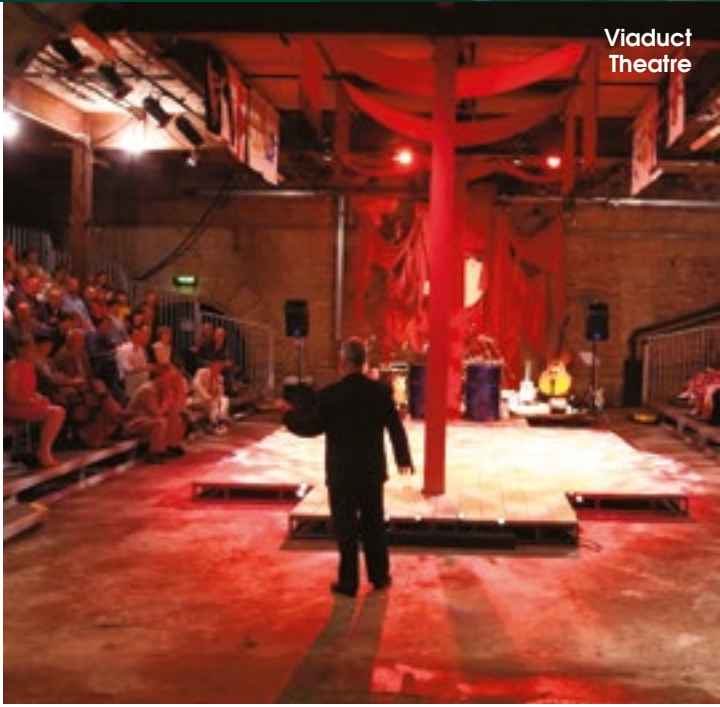


True North Restaurant

DEAN CLOUGH



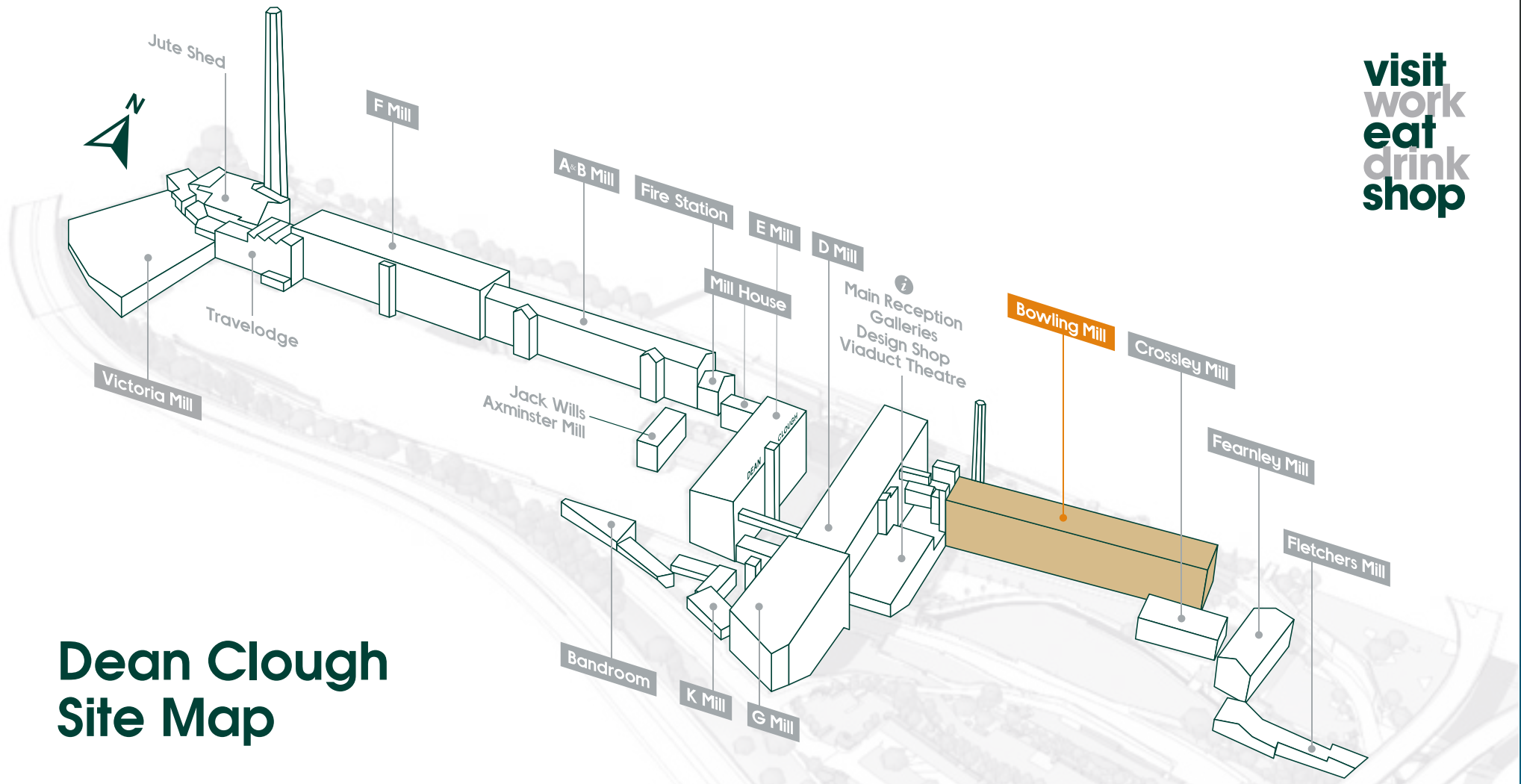
visitworkeatdrinkshop



Viaduct Theatre



Prestige Flowers Gift Shop



Dean Clough Site Map

visit/general

- Main Reception
- Arts Charity at Dean Clough (ACDC)
- Conference, meeting and event spaces
- Crossley's Taxis
- Galleries
- IOU Theatre Company
- LEGO model
- Northern Broadside
- Phoenix Radio
- Royal Mail Post Office
- Toisport Day Nursery
- Travelodge
- The Viaduct Theatre

health/beauty

- Greys & Co
- Hairloom
- Halcyon Counselling
- Invictus Wellbeing
- RG Strength and Physique
- Shugyou Karate Do
- The Beauty Specialists
- True North Yoga
- The Room
- Urban Esquire

eat/drink

- Babar Khan Restaurant
- Babajaks
- Engine Room Cafe & Kitchen
- Next Level Bar
- Stod Fold Dean Clough
- Thai Corner
- The Arches Dean Clough
- The Loom Lounge Roastery
- The Mill Bar & Kitchen
- The Weaver Rooms
- True North Restaurant

shop

- Convenience Store
- Jack Wills
- Prestige Flowers Gift Shop
- The Design Shop
- The Loom Lounge Roastery

Office space available

| Floor | Total | | Typical No. workstations | | West | | | Typical No. workstations | | East | | | Typical No. workstations | |
|--------|----------------|-----------------|-------------------------------|------------------------------|--------|----------------|-----------------|-------------------------------|------------------------------|--------|----------------|-----------------|-------------------------------|------------------------------|
| | m ² | ft ² | 1 person per 10m ² | 1 person per 6m ² | | m ² | ft ² | 1 person per 10m ² | 1 person per 6m ² | | m ² | ft ² | 1 person per 10m ² | 1 person per 6m ² |
| First | 987.8 | 10,633 | 99 | 165 | First | 312.7 | 3,366 | 31 | 52 | First | 635.8 | 6,844 | 64 | 106 |
| Second | 1,001.4 | 10,779 | 100 | 167 | Second | 404.9 | 4,358 | 40 | 67 | Second | 540.2 | 5,815 | 54 | 90 |
| Fourth | 1,018.2 | 10,960 | 102 | 170 | Fourth | 453.6 | 4,883 | 45 | 76 | Fourth | 524.5 | 5,646 | 52 | 87 |
| Fifth | 1,025.1 | 11,034 | 103 | 171 | Fifth | 457.5 | 4,924 | 46 | 76 | Fifth | 528.2 | 5,685 | 53 | 88 |
| Sixth | 1,055.6 | 11,362 | 106 | 176 | Sixth | - | - | - | - | Sixth | - | - | - | - |
| Total | 5,088.1 | 54,768 | 510 | 849 | | - | - | - | - | | - | - | - | - |



Floor plans

1st Floor

Total 987.8 sq m 10,633 sq ft
West 312.7 sq m 3,366 sq ft
East 635.8 sq m 6,844 sq ft

2nd Floor

Total 1,001.4 sq m 10,779 sq ft
West 404.9 sq m 4,358 sq ft
East 540.2 sq m 5,815 sq ft

4th Floor

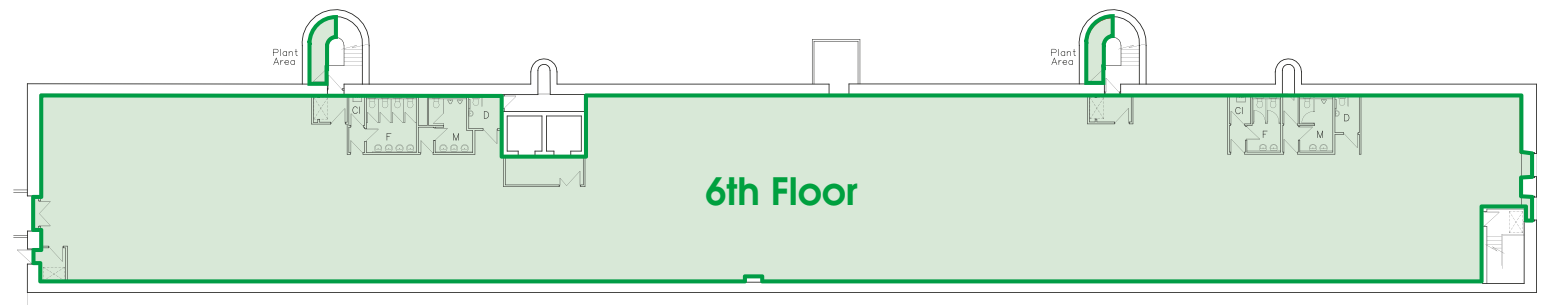
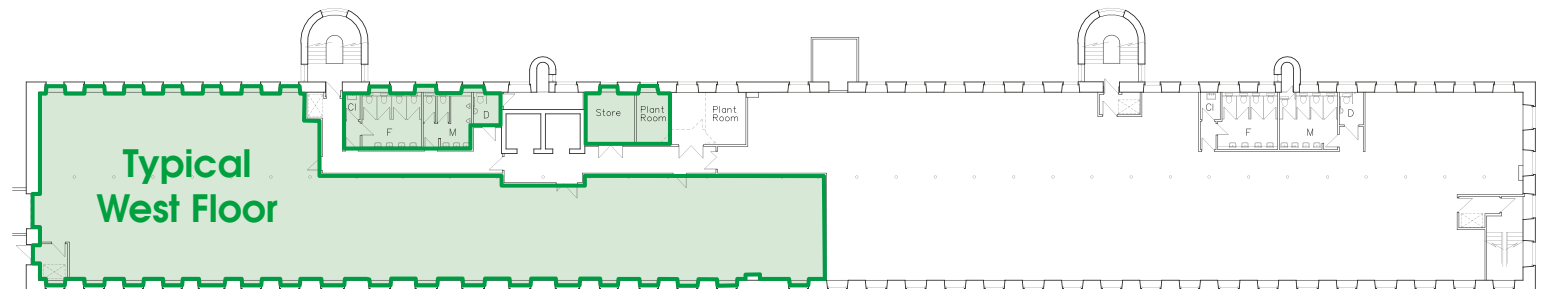
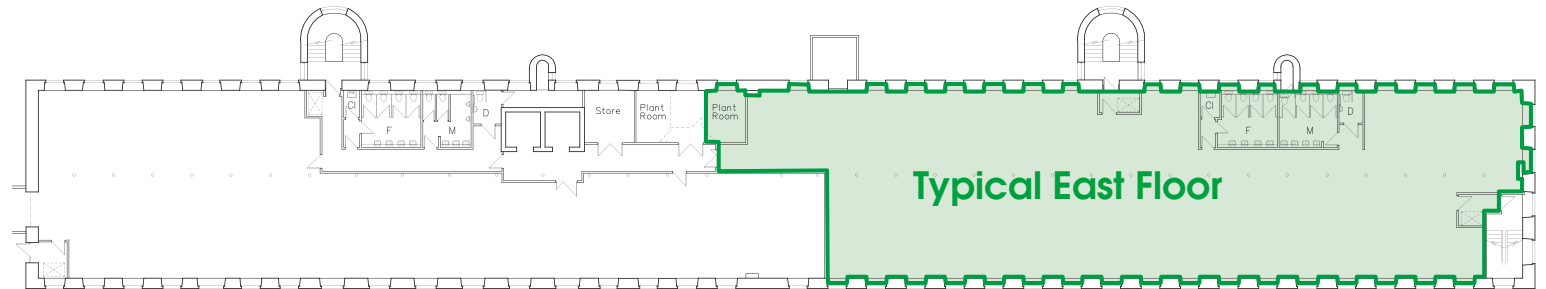
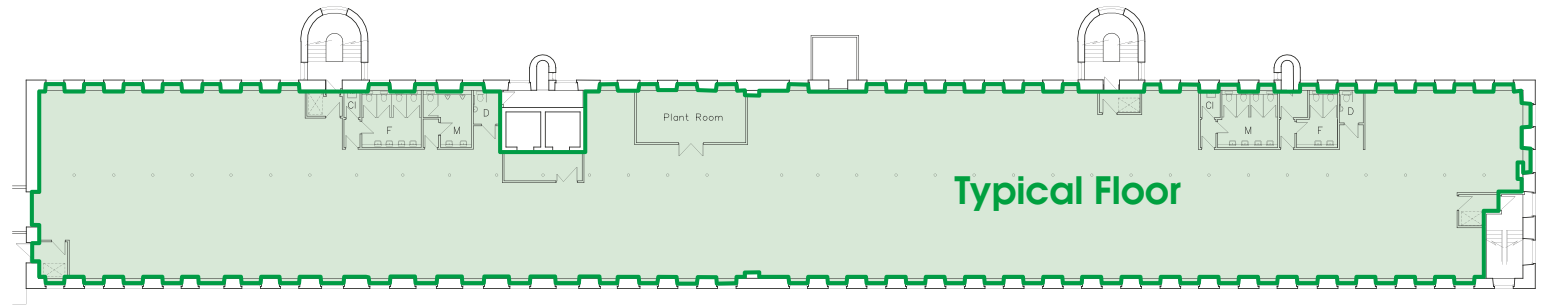
Total 1,018.2 sq m 10,960 sq ft
West 453.6 sq m 4,883 sq ft
East 524.5 sq m 5,646 sq ft

5th Floor

Total 1,025.1 sq m 11,034 sq ft
West 457.5 sq m 4,924 sq ft
East 528.2 sq m 5,685 sq ft

6th Floor

Total 1,055.6 sq m 11,362 sq ft





VRF comfort cooling/heating air handling system and openable windows



2 x 13 person passenger lifts with duplex control & a goods lift



energy efficient lighting with presence control

full accessibility in line with the Equality Act 2010



male, female and accessible WCs on each floor



all major suppliers for telephone, broadband, ADSL, SDSL, LLU services and cable



integrated digital access control



bookable meeting rooms

Specification

the building benefits from:

impressive ground floor entrance with an exposed historic cast iron structure

exposed vaulted plaster ceilings

typically 2.8m from finished floor level to beams and 3.1m to top of vaulted ceiling

12.25m floor plate width





On-site benefits

on-site owner & management



secure cycle storage facilities



24/7 security & CCTV

Park Mark awarded parking with both reserved and Pay & Display spaces available across the site



high quality landscaped forecourt



competitive prices





Design & Flexibility

Dean Clough is committed to achieving the highest level of modern design in all its restorations, winning several awards in the process. Projects are co-ordinated with a select team of architects, chartered building surveyors, designers, mechanical and electrical engineers and landscape architects as appropriate for the respective project to deliver the design and finish you desire.

These photographs show some of our customers' areas at Dean Clough and illustrate the flexibility and creativity of how they have utilised their spaces.



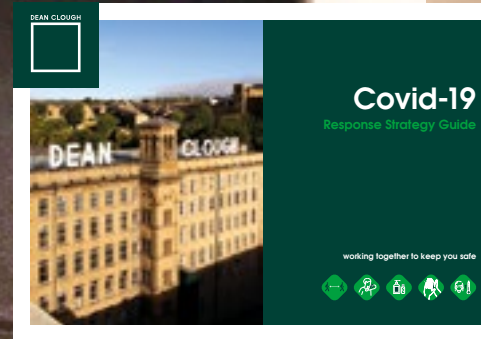


Covid-19

We have a comprehensive strategy to manage Covid-19 in the workplace. The low density of the site and the ample parking provision promotes the safety of all our customers and visitors.

This strategy has been prepared following a thorough consultation with our building occupiers and service providers and is monitored on an ongoing basis to account for any changes in government and HSE guidance.

working together to keep you safe





The History of Dean Clough

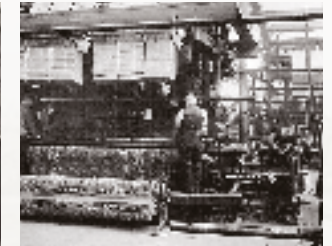
Dean Clough is a place name and both words Dean and Clough, are old English words which in essence mean valley and ravine.

These magnificent mills, which adopted the name of the place in which they were built, were constructed between 1840 and 1870 by the Crossley family, who founded their Crossley Carpet empire here in 1822.

They were once the largest carpet manufacturers in the world and were an exemplar of Victorian industry and endeavour.

At their peak they were world leaders in their market, but ultimately – 160 years after their inception – they succumbed to the changes in market forces and closed the mills in 1982.

Est. 1822 ...



... to present day

Our journey began in 1983 when Dean Clough Ltd (a private family-owned business) was established, with the aim of bringing these buildings back to life and a desire to create an engaging and vibrant community for people and businesses alike.

We, and our dedicated management team, are site-based and pride ourselves on building longterm relationships with our customers and stakeholders, with many people and businesses having been here with us for 30+ years.

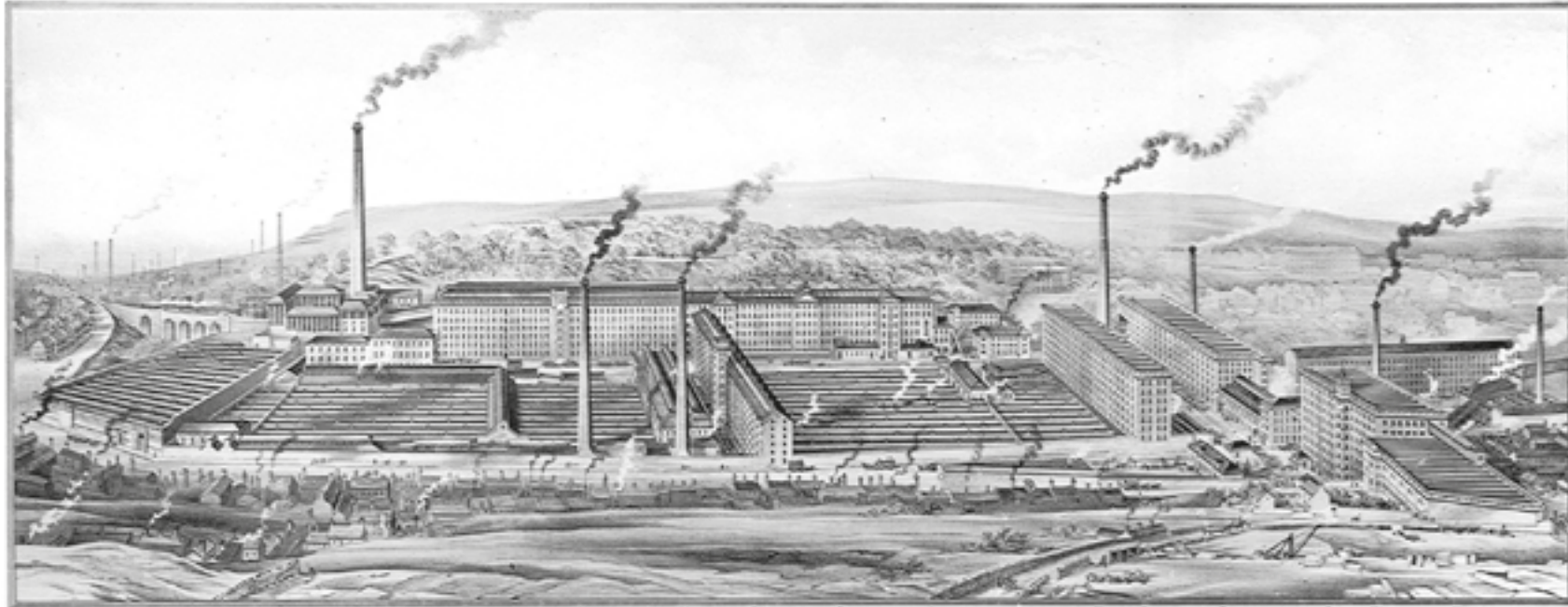
As much as Dean Clough is seen as and identified with the buildings born of its past, the pulse which

drives its rebirth and fuels its ever-evolving journey is the 4000 people here now and those unknown to us yet, who will shape its path in the future.

Whatever your business, we relish the prospect of welcoming you and discussing how we can respond to your needs. Thank you for your interest and we very much look forward to hearing from you.

Jeremy Hall
Chairman & Managing Director
Dean Clough Limited

JOHN CROSSLEY & SONS, Limited.

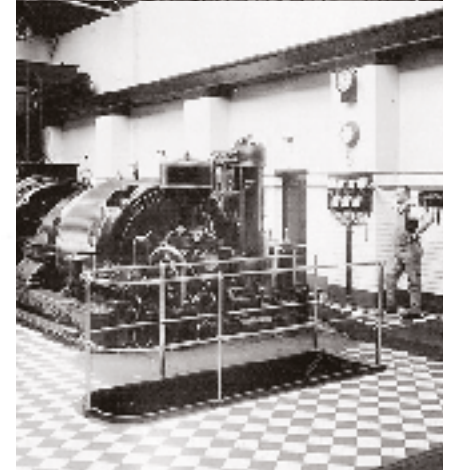


CARPET MANUFACTURERS,
DEAN CLOUGH MILLS, HALIFAX, ENGLAND.
LONDON, 15, Silver Street. MANCHESTER, 57, Portland S'
NEW YORK,  109 & 111, Worth S'

← **STATISTICS.** →
 No. of Workshops - 1,200
 Total Power - 4,000
 Daily Production per Annum - 30,000 tons
 One sq. ft. of 30,000,000 sq. ft.
 Area of Floorage 20 miles sq.
 ← **EXPORTS TO CROSSLEY.** →
 No. 1, 200 tons No. 10, 200 tons
 No. 3, 200 tons No. 20, 200 tons

← **SIZE OF MILLS.** →

| Letter | Length | Width | Area |
|------------------|--------|--------|--------|
| A.B. | 77 1/2 | 61 1/2 | 4,764 |
| C | 75 1/2 | 61 1/2 | 4,638 |
| D | 75 1/2 | 61 1/2 | 4,638 |
| E | 75 1/2 | 61 1/2 | 4,638 |
| F | 75 1/2 | 61 1/2 | 4,638 |
| G | 75 1/2 | 61 1/2 | 4,638 |
| H | 75 1/2 | 61 1/2 | 4,638 |
| Victoria Shed | 100 | 100 | 10,000 |
| Lee Bridge Works | 100 | 100 | 10,000 |



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If you are interested in finding out more, or if you'd like to arrange a visit to see our range of office, leisure and retail units, then please contact us in the following ways:

email our sales team at: sales@deanclough.com visit our website at: www.deanclough.com

call us on: **01422 250250**

or if you'd prefer to speak to our agents please contact:



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Details correct at time of going to press. All accommodation subject to availability and contract.

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