

DEAN CLOUGH



DEAN CLOUGH



Locating your Business at Dean Clough Halifax

visit
work
eat
drink
shop

www.deanclough.com

DEAN CLOUGH



Next Level Bar



True North Restaurant

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Viaduct Theatre



Prestige Flowers Gift Shop



Welcome to Dean Clough*

Dean Clough is a vibrant 22-acre mixed-use site, stretching half a mile from one end to the other, consisting of 16 stone multistorey Victorian mills.

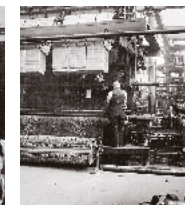
The Dean Clough community is dynamic, creative and diverse and home to some 150 businesses who employ approximately 4,000 people here. The businesses range from locally owned SMEs to multinationals employing over 1,000 people on site.

These magnificent mills were constructed between 1840-1870 by the Crossley family, who founded their Crossley Carpet empire here in 1822 and rose to be the largest carpet manufacturers in the world, before their looms fell silent in 1982.



*Dean and Clough are both old English words meaning valley and ravine

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Our journey began in 1983, when we established Dean Clough Ltd - a private family-owned business - 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.

We offer office, retail and leisure spaces in a range of sizes, with a myriad of options from one person spaces to multi - floor mills, from Grade A, high specification refurbishments to shell spaces, allowing us to respond to both established and start-up businesses alike, at competitive price points.

Whatever your business, we relish the prospect of welcoming you and discussing how we can respond to your needs.

If you are interested in joining the dynamic Dean Clough community or if you would like to find out more then please contact myself, or one of our team. Thank you for your interest and we very much look forward to hearing from you.

Jeremy Hall
Chairman & Managing Director
Dean Clough Ltd

DEAN CLOUGH



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 and yoga classes, reiki, 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.

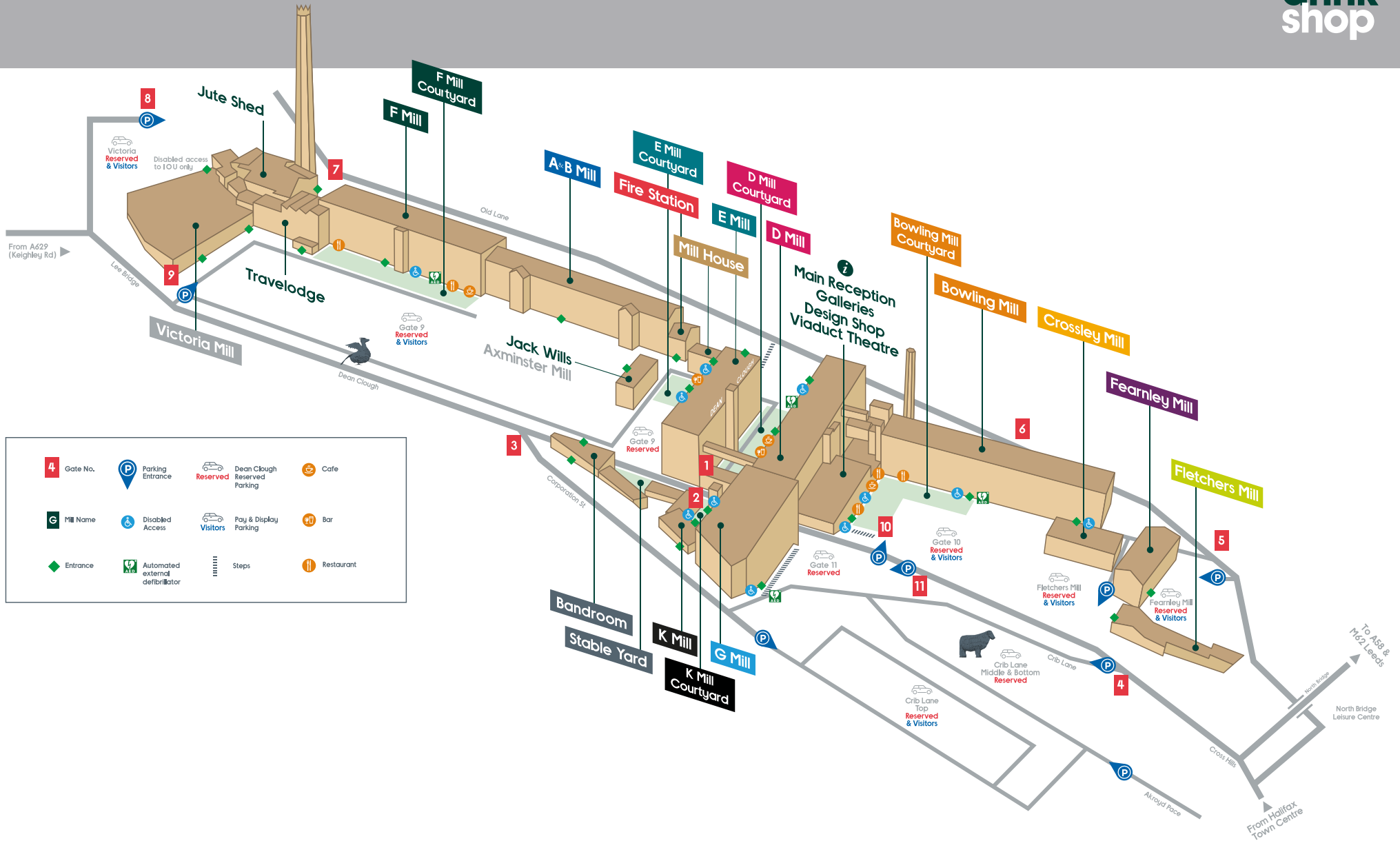
More than ever before, people are choosing Halifax as the place they want to invest, live, work, learn and spend their leisure time. Business growth, improved job opportunities, affordable land and property, excellent transport links to Leeds, Manchester and London and a thriving arts and culture scene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

Site Plan

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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

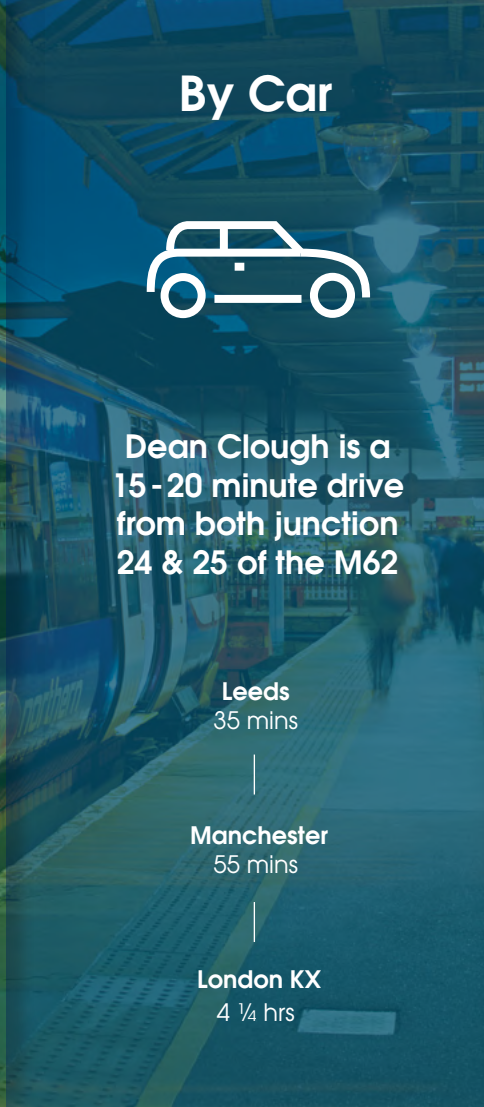


There are direct trains from Halifax to Leeds, Manchester and London

Leeds
35 mins

Manchester
45 mins

London KX
3 hrs



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.





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





visit **work**ed and drinkshop





Key Facts

about Halifax and the borough of Calderdale

Calderdale GVA

£4366_m

grew by 25% between 2005 and 2015

Calderdale visitor economy is worth

£348.9_m

the district has continued to see a rise in visitor numbers since the reopening of the Piece Hall and filming of programmes such as Gentleman Jack and Last Tango in Halifax

£40_m

Halifax town centre investment

£150_m

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

Calderdale aspires to be the microbusiness capital of the north

7900

small to medium size businesses

92%

superfast broadband available (>24 Mbps)



Westgate Bridal Studio
No 3 Westgate Arcade



visit **work** eat drink shop





Workspace in Dean Clough

We have a myriad of options ranging from one person spaces to multi - floor mills. From Grade A, high specification refurbishments to shell spaces. Our aim is to provide a breadth of offer to cater for both established and start-up businesses alike, offering monthly licences to 250-year leases and everything in between.

The site is serviced by all the major suppliers for telephone, broadband, ADSL, LLU services and cable. 'Super-fast' broadband from both Openreach and Virgin Media is available throughout. Openreach, Virgin, City Fibre and Vodafone all have fibre circuits available for those who require lease lines. 'Free-to-use' Wi-Fi is available in our conference and main reception areas.



The communal areas of the mills are spacious, the character of the buildings celebrated in their reuse, and enhanced with 300 original works of art on general display.

Throughout the site we have numerous areas of public realm, providing outside seating and landscaping and complemented by the varied food and drink outlets.

We adopt a thorough preventative maintenance approach with a team of long-term contractors able to respond to anything from a blown light bulb. All health and safety matters relating to the communal areas are accounted for from: cleaning, window cleaning, sanitisers, fire alarm, emergency light and electrical testing.

24/7 access and a site wide access control system is provided with around-the-clock security personnel and comprehensive CCTV coverage.

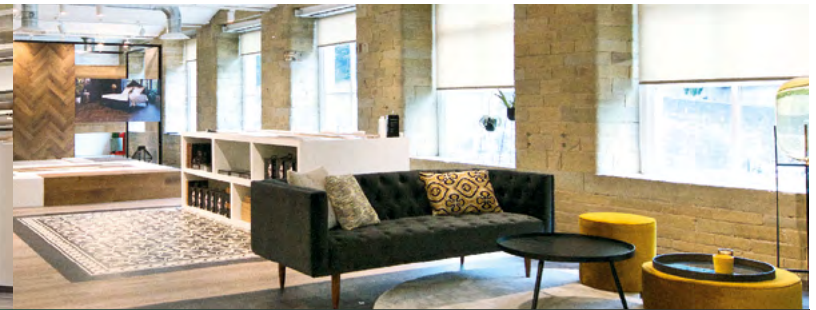
Our aim is to make the process of occupation as comfortable and easy as it is possible to be, allowing our customers to focus on their business. We operate our business from our on-site offices with an experienced team who are here to facilitate its smooth running.



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



100-50,000 sq ft for office, retail and leisure uses



high quality landscaped spaces



shell to high spec refurbishments

on-site owner & management



competitive prices



24/7 security & CCTV

short to long term agreements available



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





The History of Dean Clough

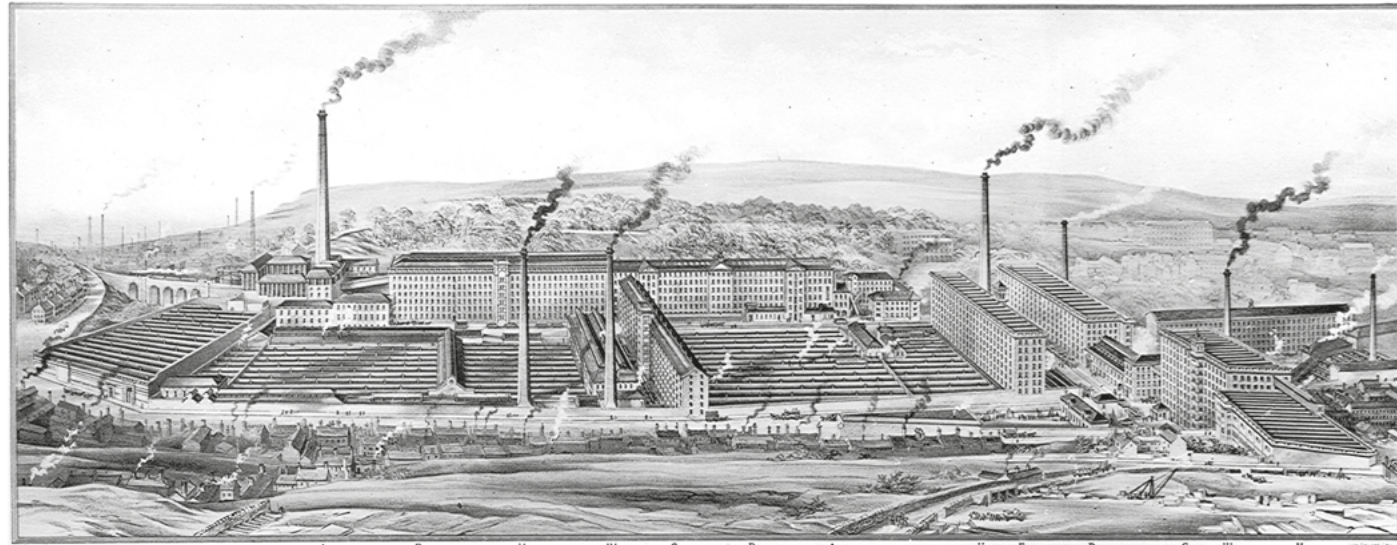
Dean Clough is a place name and both words Dean and Clough, are old English words which in essence mean valley and ravine.

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.

JOHN CROSSLEY & SONS, Limited.



→ STATISTICS →

No. of Workpeople	5,000
Indicated Horse Power	4,500
Crude Generated per Annum	34,000 tons
Gas do. do.	22,000,000 cu. ft.
Area of Floors, do. do. or	1,000,000 square yards

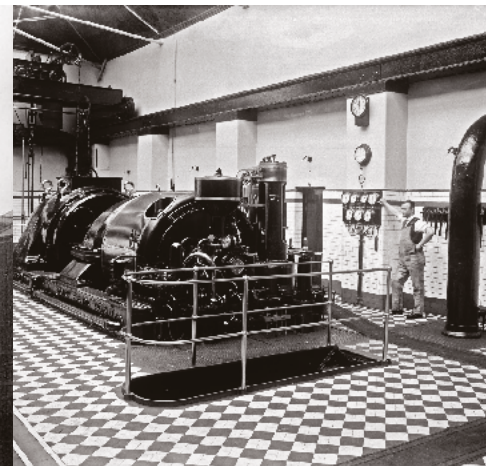
→ HENRY & CO. & CHAMBERS →

No. I. 280 ft.	No. III. 200 ft.
No. II. 280 ft.	No. IV. V. 140 ft.

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

→ SIZE OF MILLS →

A.B.	Length	Breadth	Height
C	275 ft.	42 ft.	66 ft.
D	225 ft.	40 ft.	73 ft.
E	174 ft.	43 ft.	86 ft.
F	197 ft.	56 ft.	120 ft.
G	244 ft.	76 ft.	65 ft.
H	180 ft.	73 ft.	105 ft.
I	296 ft.	154 ft.	56 ft.
Victoria Shed	126 ft.	125 ft.	30 ft.
Lee Bridge Works	114 ft.	102 ft.	30 ft.





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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:



Adam Cockroft Partner

Tel: **0113 233 7300** Mobile: **07769 745447** adam.cockroft@cushwake.com

Sam Jamieson Associate

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

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