

DEAN CLOUGH



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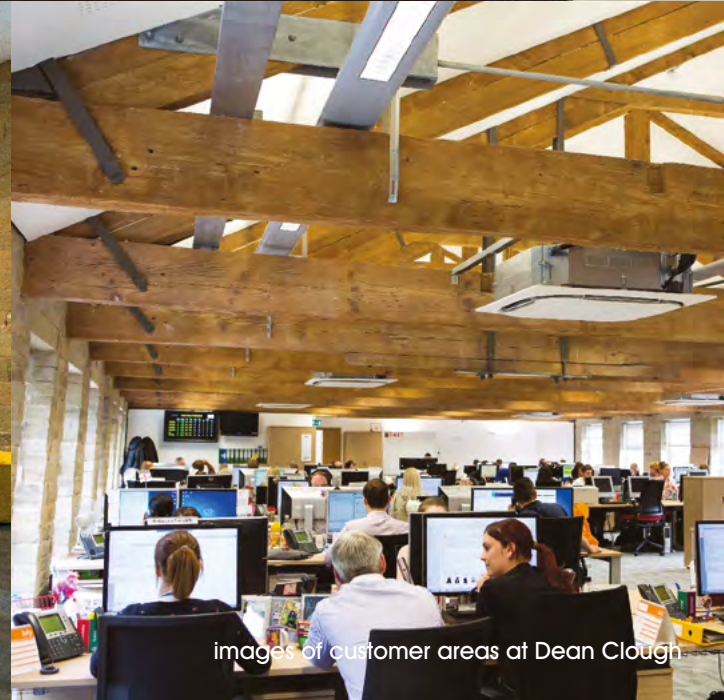


# Bowling Mill @ DEAN CLOUGH HALIFAX

3,366 - 54,768 ft<sup>2</sup> To Let  
(312.7 - 5088.1 m<sup>2</sup>)

visit  
work  
eat  
drink  
shop

[www.deanclough.com](http://www.deanclough.com)



# 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



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.



# Key Facts

about Halifax and the borough of Calderdale

Calderdale GVA

# £4366<sub>m</sub>

grew by 25% between 2005 and 2015

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

**Calderdale 46.8%**  
**National 38.9%**

# £40<sub>m</sub>

Halifax town  
centre investment

# £150<sub>m</sub>

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

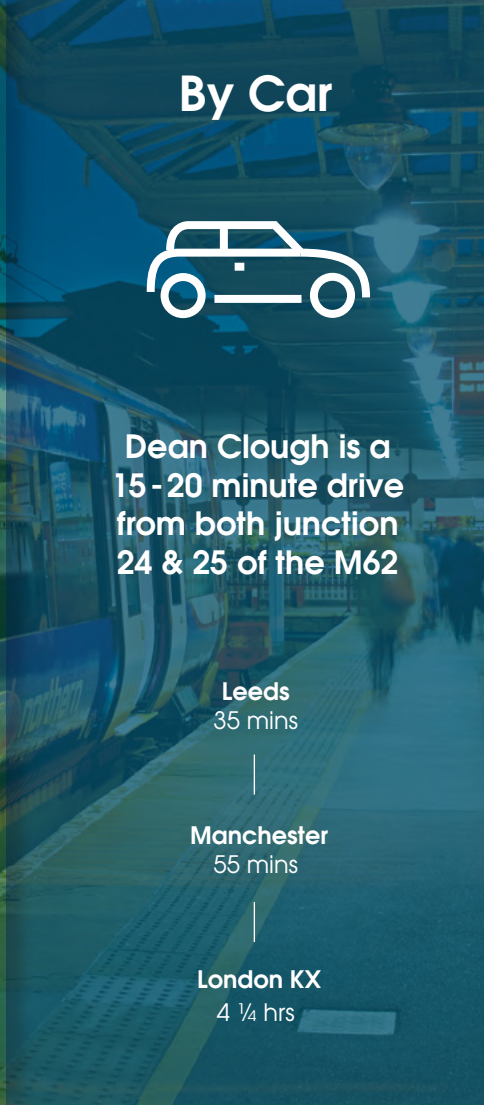


There are direct trains from Halifax to Leeds, Manchester and London

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



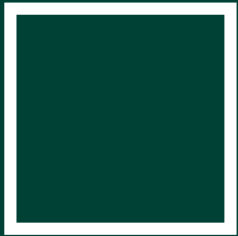


Next Level Bar



True North Restaurant

DEAN CLOUGH



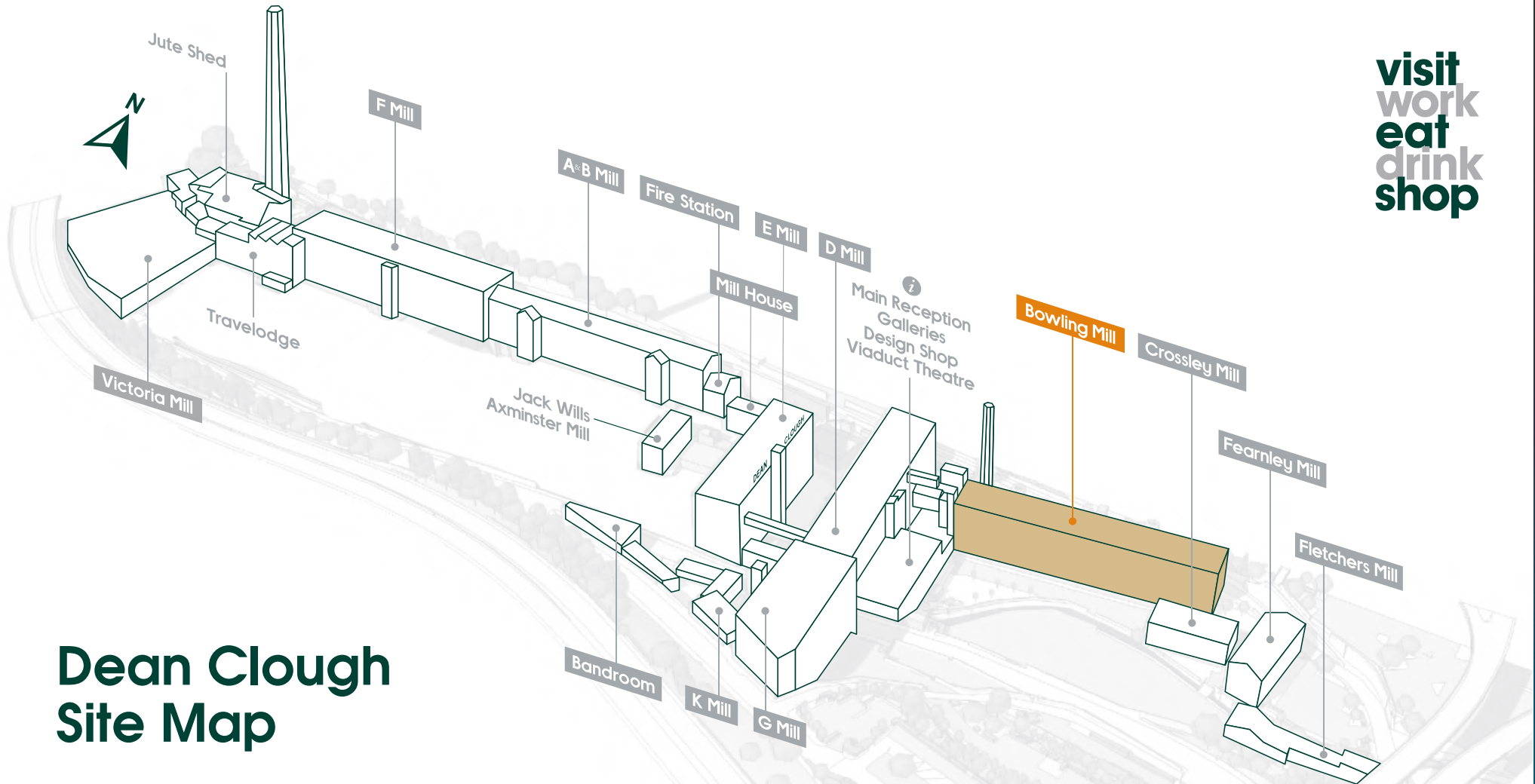
# visitworkeatdrinkshop



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
- Totspot 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
- This is My Healthcare
- A Time To Heal

## eat/drink

- Babar Khan Restaurant
- 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

- Jack Wills
- Prestige Flowers Gift Shop
- Stanley's Store
- The Design Shop
- The Loom Lounge Roastery

# Office space available

Floor	Total		Typical No. workstations		West			Typical No. workstations		East			Typical No. workstations	
	m <sup>2</sup>	ft <sup>2</sup>	1 person per 10m <sup>2</sup>	1 person per 6m <sup>2</sup>		m <sup>2</sup>	ft <sup>2</sup>	1 person per 10m <sup>2</sup>	1 person per 6m <sup>2</sup>		m <sup>2</sup>	ft <sup>2</sup>	1 person per 10m <sup>2</sup>	1 person per 6m <sup>2</sup>
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

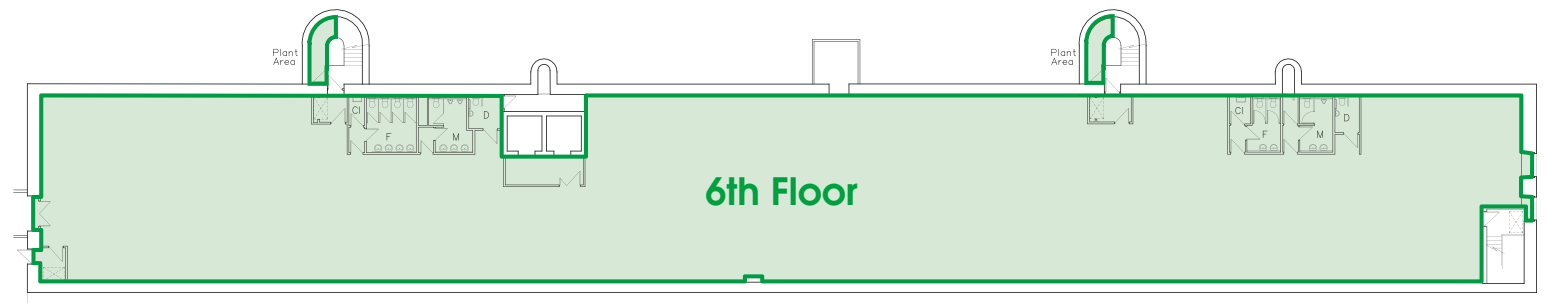
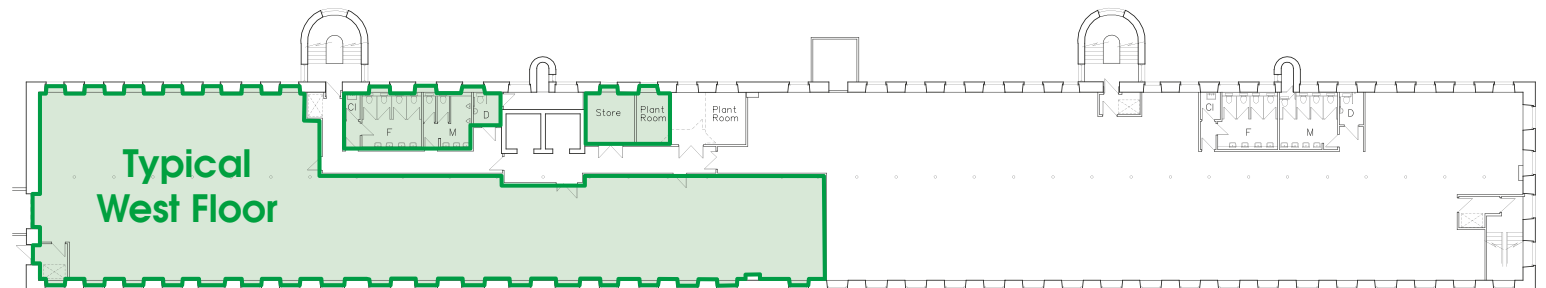
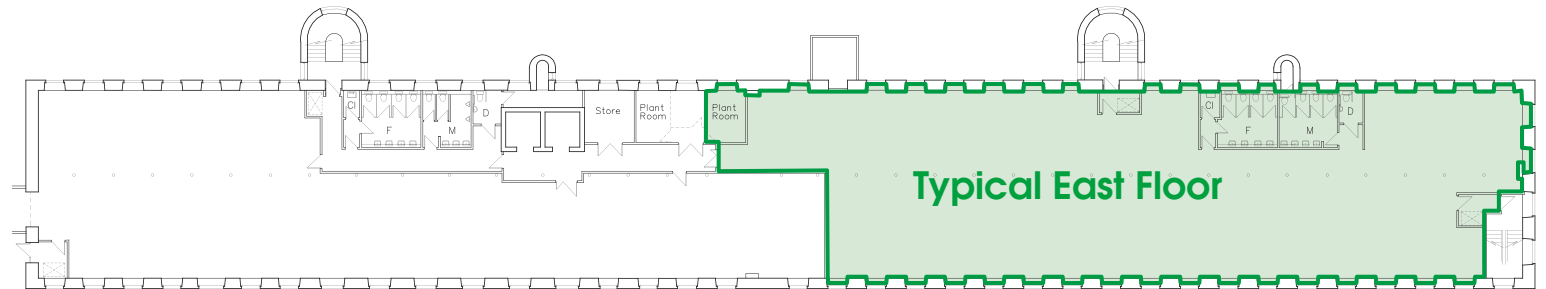
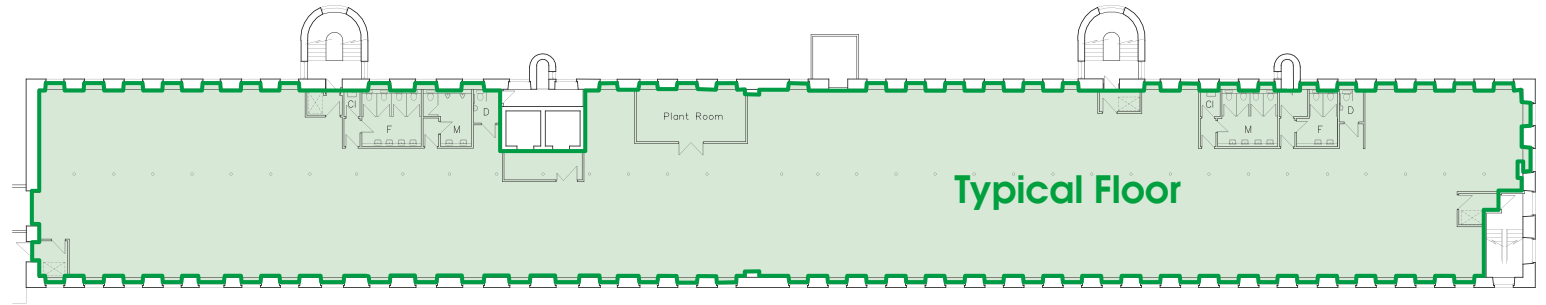
Total 1,018.2 sq m 10,960 sq ft  
West 453.6 sq m 4,883 sq ft  
East 524.5 sq m 5,646 sq ft

## 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



# 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



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

# 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

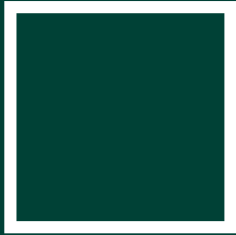


high quality landscaped forecourt



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.







Thai Corner  
Restaurant



Babar Khan  
Restaurant

DEAN CLOUGH



# visitworkeatdrinkshop



The Weaver  
Rooms



Stod Fold  
Dean Clough



# The History of Dean Clough

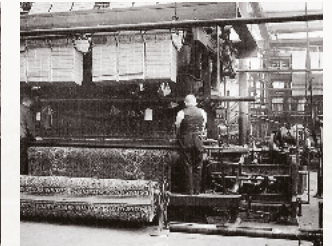
Dean Clough is a place name and both words Dean and Clough, are old English words which in essence mean valley and ravine.

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 long-term relationships with our customers and stakeholders, with many people and businesses having been here with us for 30+ years.

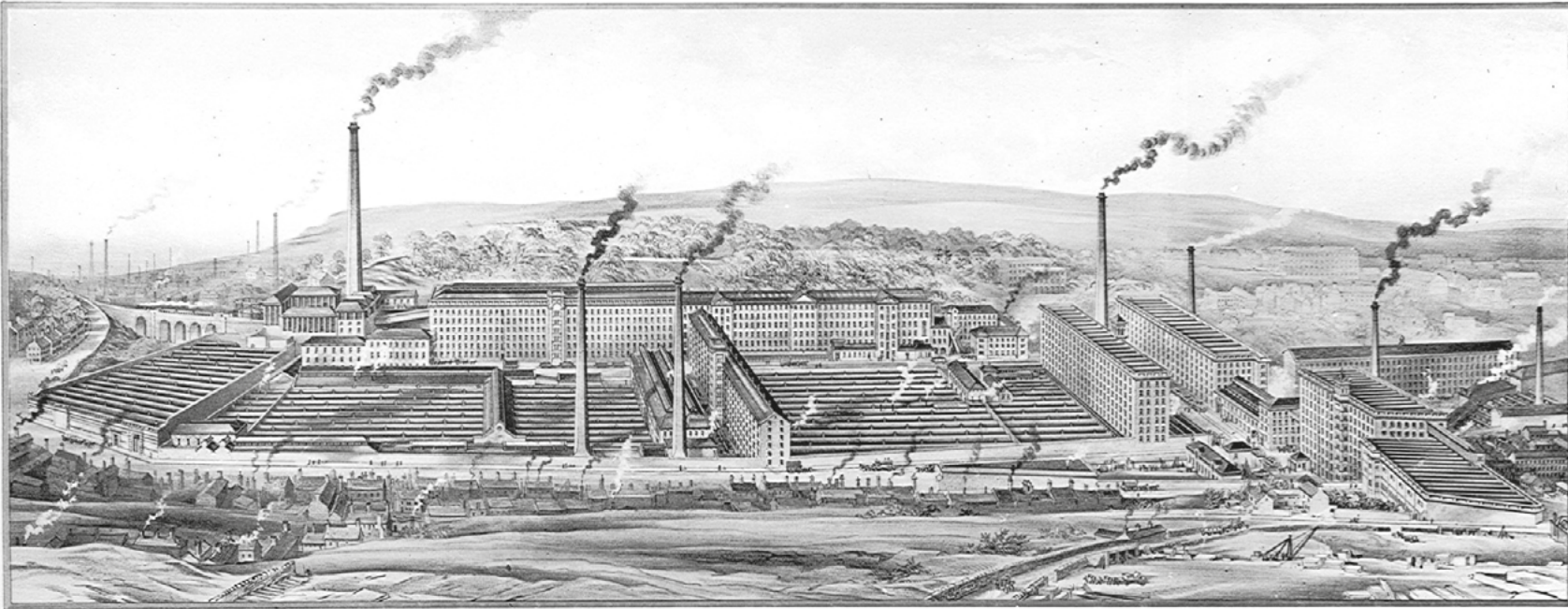
As much as Dean Clough is seen as and identified with the buildings born of its past, the pulse which

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.



→ \* STATISTICS. \* ←

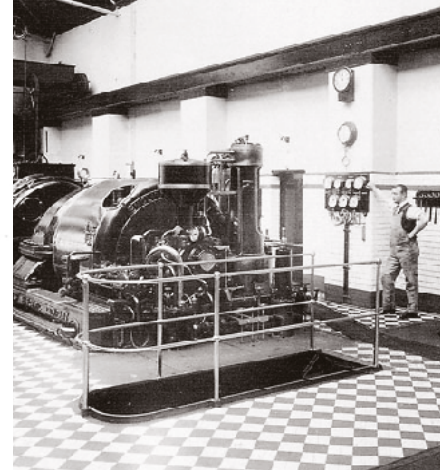
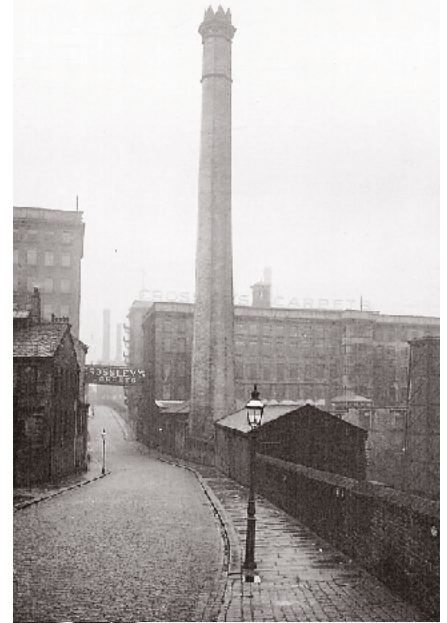
No. of Workpeople	5,000
Indicated Horse Power	4,000
Coal Consumed per Annum	94,000 tons
Gas	60 cfs
Area of Floorage, 29 acres, or	128,800 square yards.
→ * HIGHW. + BR. + CHIMNEYS. * ←	
No. I. 250 ft.	No. III. 200 ft.
No. II. 250 ft.	No. IV. V. 140 ft.

**CARPET MANUFACTURERS,**  
**DEAN CLOUGH MILLS, HALIFAX, ENGLAND.**  
**LONDON, 15, Silver Street. MANCHESTER, 57, Portland S<sup>t</sup>.**  
**NEW YORK, 109 & 111, Worth S<sup>t</sup>.**



→ \* SIZE OF MILLS. \* ←

	Length.	Breadth.	Height.
A.B.	273 ft.	42 ft.	66 ft.
C	229 ft.	46 ft.	73 ft.
D	174 ft.	63 ft.	96 ft.
E	197 ft.	56 ft.	120 ft.
F	344 ft.	76 ft.	65 ft.
G	340 ft.	78 ft.	105 ft.
H	290 ft.	158 ft.	50 ft.
Victoria Shed	186 ft.	155 ft.	30 ft.
Lee Bridge Works	114 ft.	122 ft.	35 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](mailto:sales@deanclough.com) visit our website at: [www.deanclough.com](http://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](mailto:adam.cockroft@cushwake.com)

**Sam Jamieson** Associate

Tel: **0113 233 7300** Mobile: **07385 411183** [sam.jamieson@cushwake.com](mailto:sam.jamieson@cushwake.com)



**Paul Fairhurst** Director National Offices - North

Tel: **0113 220 1207** Mobile: **07870 555935** [pfairhurst@savills.com](mailto:pfairhurst@savills.com)



**Ryan Barker** Partner

Tel: **01422 430024** Mobile: **07753 931355** [ryan.barker@walkersingleton.co.uk](mailto:ryan.barker@walkersingleton.co.uk)

**Michelle Dobson** Associate Director

Tel: **01422 430026** Mobile: **07585 903669** [michelle.dobson@walkersingleton.co.uk](mailto:michelle.dobson@walkersingleton.co.uk)

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

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