Bowling Mill @ DEAN CLOUGH HALIFAX

3,366 - 54,768 ft² To Let
(312.7 - 5088.1 m²)
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
- **22** acres consisting of 16 renovated Grade II listed mills and landscaped open spaces
- **25** artists
- **6** galleries
- 15 min walk to Halifax train station
- **9** eating & drinking establishments
- 5 min walk to Halifax bus station
- **6** eating & drinking establishments
- 5 min walk to Halifax train station
- **25** artists
- **6** galleries
DEAN CLOUGH

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.
Calderdale GVA grew by 25% between 2005 and 2015

£4366m

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

Calderdale 46.8%
National 38.9%

£151,925 average house price in Calderdale

£40m Halifax town centre investment
£150m investment in transport and infrastructure schemes

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...

12 universities
250,000 businesses
£150 billion business
3 million workforce

market of 8 million people
Dean Clough
Site Map

**visit/general**
- Main Reception
- Arts Charity at Dean Clough (ACDC)
- Crossley's Taxis
- Crossley Gallery
- Greys & Co
- Halcyon
- HAIRLOOM
- RG Strength and Physique
- Shugyou Karate Do

**health/beauty**
- 24/7 Fitness
- The Beauty Specialists
- The Room

**eat/drink**
- Babar Khan Restaurant
- Engine Room Cafe & Kitchen
- True North Yoga
- True North Restaurant
- The Archies Dean Clough

**shop**
- Babar Khan Restaurant
- Engine Room Cafe & Kitchen
- True North Yoga
- True North Restaurant
- The Archies Dean Clough

**work**
- Babar Khan Restaurant
- Engine Room Cafe & Kitchen
- True North Yoga
- True North Restaurant
- The Archies Dean Clough

**drink**
- Babar Khan Restaurant
- Engine Room Cafe & Kitchen
- True North Yoga
- True North Restaurant
- The Archies Dean Clough

**eat**
- Babar Khan Restaurant
- Engine Room Cafe & Kitchen
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**shop**
- Babar Khan Restaurant
- Engine Room Cafe & Kitchen
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**visit**
- Babar Khan Restaurant
- Engine Room Cafe & Kitchen
- True North Yoga
- True North Restaurant
- The Archies Dean Clough

**general**
- Babar Khan Restaurant
- Engine Room Cafe & Kitchen
- True North Yoga
- True North Restaurant
- The Archies Dean Clough
## Office space available

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<th>Floor</th>
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<td>m²</td>
<td>ft²</td>
<td>West</td>
<td>East</td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>m²</td>
<td>m²</td>
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<td></td>
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<tr>
<td>Sixth</td>
<td></td>
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<td>5,088.1</td>
<td>54,768</td>
<td>510</td>
<td>849</td>
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</table>

Office space available
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

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

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

integrated digital access control

bookable meeting rooms

male, female and accessible WCs on each floor

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male, female and accessible WCs on each floor
On-site benefits

- On-site owner & management
- Secure cycle storage facilities
- Competitive prices
- 24/7 security & CCTV
- Park Mark awarded parking with both reserved and Pay & Display spaces available across the site
- High quality landscaped forecourt
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.

A Covid-19 strategy guide is provided to our customers covering social distancing, cleaning routines, delivery and visitor strategies and floor plans of the common areas illustrating the one-way systems, hand sanitiser stations and entry and exit points.

Signage is in place throughout the site to reinforce these guidelines.

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.
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 Crosley family, who founded their Crosley 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.

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.

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 Mills: 3
- Capital: £1,000,000
- Area: 1,000,000 square feet
- Production: 700,000 yards per week

A = 125
B = 150
C = 175
D = 200
E = 225
F = 250
G = 275
H = 300
I = 325
J = 350
K = 375
L = 400
M = 425
N = 450
O = 475
P = 500
Q = 525
R = 550
S = 575
T = 600
U = 625
V = 650
W = 675
X = 700
Y = 725
Z = 750

Size of Mills:
- A = 250, 100, 75
- B = 200, 75, 50
- C = 150, 50, 25
- D = 100, 25, 10
- E = 75, 10, 5
- F = 50, 10, 5
- G = 25, 5, 2
- H = 10, 2, 1
- I = 5, 1, 0

Lee Bridge Works Ltd.

No table shown in the text.
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:

Paul Fairhurst  Director National Offices - North
Tel: 0113 220 1207  Mobile: 07870 555935  pfairhurst@savills.com

David Heap  Consultant
Tel: 01422 430020  Mobile: 07802 615829  david.heap@walkersingleton.co.uk

Ryan Barker  Partner
Tel: 01422 430024  Mobile: 07753 931355  ryan.barker@walkersingleton.co.uk

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