Locating your Business at Dean Clough Halifax
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.

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 long-term 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
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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 spectaculartly 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 dinner 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 5-10 min 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
- 5 min walk to Halifax bus station
- 9 eating & drinking establishments
- 25 artists, arts & culture based across Dean Clough
- 6 galleries

1,300
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150
4,000
15 min
22
9
5 min
25
6
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.
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Within 60 minutes travel time from Halifax you will find...

Key Facts

250,000 businesses

12 universities

£150 billion business

market of 8 million people

3 million workforce
Calderdale GVA grew by 25% between 2005 and 2015.

Calderdale visitor economy is worth £348.9m.

Calderdale aspires to be the microbusiness capital of the north.

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.

Superfast broadband available (>24 Mbps).

92% of small to medium size businesses.

Investment in transport and infrastructure schemes: £150m.

Halifax town centre investment: £40m.

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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 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.
Locating your business at Dean Clough

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

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
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.
working together to keep you safe

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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@deancloough.com
visit our website at: www.deancloough.com
call us on: 01422 250250

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

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Office: 01422 430000  Direct Dial: 01422 430026
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Paul Fairhurst
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Details correct at time of going to press. All accommodation subject to availability and contract.