

“Dean Clough is ideal for our business requirements. It’s an historic setting combined with modern office space, which can be flexible to our changing needs.”

Adrian Brown, RSA



WORK

@ DEAN CLOUGH, HALIFAX



Affordable, flexible, listed Grade A office space, in a vibrant community

Over 140 businesses are already at home in Dean Clough

Dean Clough, in Halifax, West Yorkshire, was once the home of the world's largest carpet factory. It has been faithfully restored to become a leading commercial hub. The 20 acre landmark site is now home to over 140 companies employing more than 4,000 people. Chosen as much for a flexible approach to office space as its uniquely stunning location, Dean Clough offers an enviable working environment for companies large and small.

“ As a Halifax based council, Dean Clough provides a great solution to our office needs, being close to the town centre, but also offering our employees a host of facilities on the site.”

Ian Gray - Calderdale Council



Easily accessible from all major routes, including the M1, M62 and A1, Dean Clough possesses 1,300 car parking spaces. For those who prefer train travel, Halifax station is a stone's throw away.

Affordable, flexible, listed Grade A office space, from 100 sq ft to 60,000 sq ft

Whether you are a Blue Chip PLC or a small start-up, listed Grade A office space comes as standard at Dean Clough. With suites ranging from 100 sq ft to 60,000 sq ft, businesses of all shapes and sizes can be easily accommodated.

Plenty of natural light brings out the best in the wood, brick and stone surroundings. Recent renovations have been shortlisted by the British Council for Offices for 'Excellence' in the BCO's Awards for Refurbished/ Recycled Workplaces.



“As a start-up operation, it was essential we found office space where we could control costs and keep overheads down. Dean Clough allowed us to do that and yet work in an environment with a truly upmarket look and feel. The fact we can hire meeting rooms when needed means that clients are always free to call in.”

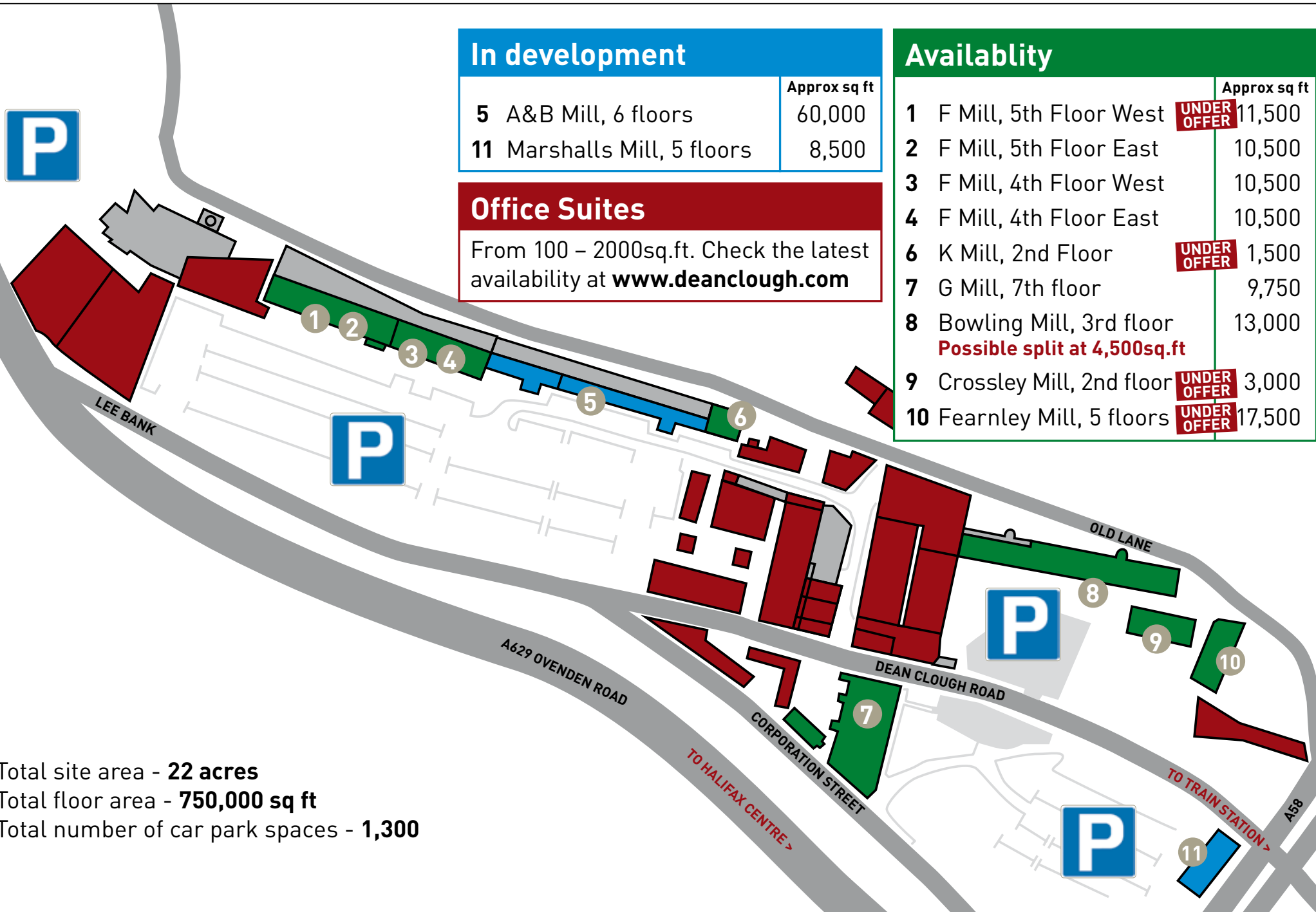
Jim Shanks, FF&E

Be part of it

A selection of the businesses that choose to make Dean Clough their home.



Available spaces at Dean Clough



In development

	Approx sq ft
5 A&B Mill, 6 floors	60,000
11 Marshalls Mill, 5 floors	8,500

Office Suites

From 100 – 2000sq.ft. Check the latest availability at www.deanclough.com

Availability

	Approx sq ft
1 F Mill, 5th Floor West UNDER OFFER	11,500
2 F Mill, 5th Floor East	10,500
3 F Mill, 4th Floor West	10,500
4 F Mill, 4th Floor East	10,500
6 K Mill, 2nd Floor UNDER OFFER	1,500
7 G Mill, 7th floor	9,750
8 Bowling Mill, 3rd floor Possible split at 4,500sq.ft	13,000
9 Crossley Mill, 2nd floor UNDER OFFER	3,000
10 Fearnley Mill, 5 floors UNDER OFFER	17,500

Total site area - **22 acres**
 Total floor area - **750,000 sq ft**
 Total number of car park spaces - **1,300**



SSP - 25 years and counting

Having been at Dean Clough for 25 years, SSP has just moved to brand new offices within the complex, which have been refurbished to their precise needs.



“ This is an exciting milestone in our development as a business and represents a significant investment for SSP. The business is ambitious and our new headquarters is a vital element of the continued global success of SSP. It is important to us that our expansion benefits the local area. We are a Halifax company, and this investment signals how confident we are in our business and this town. ”

Laurence Walker, SSP

Work, rest...

It's not all work, work, work at Dean Clough. Far from it. In and amongst the converted mills, we have an award-winning restaurant, a tapas restaurant and two cafes, bars, a hairdressers, our design shop, a taxi service, an award-winning theatre company plus both music and comedy nights, a post office and a day nursery. At lunchtime you can workout in the onsite gym or browse around the shops, which include a Jack Wills outlet.

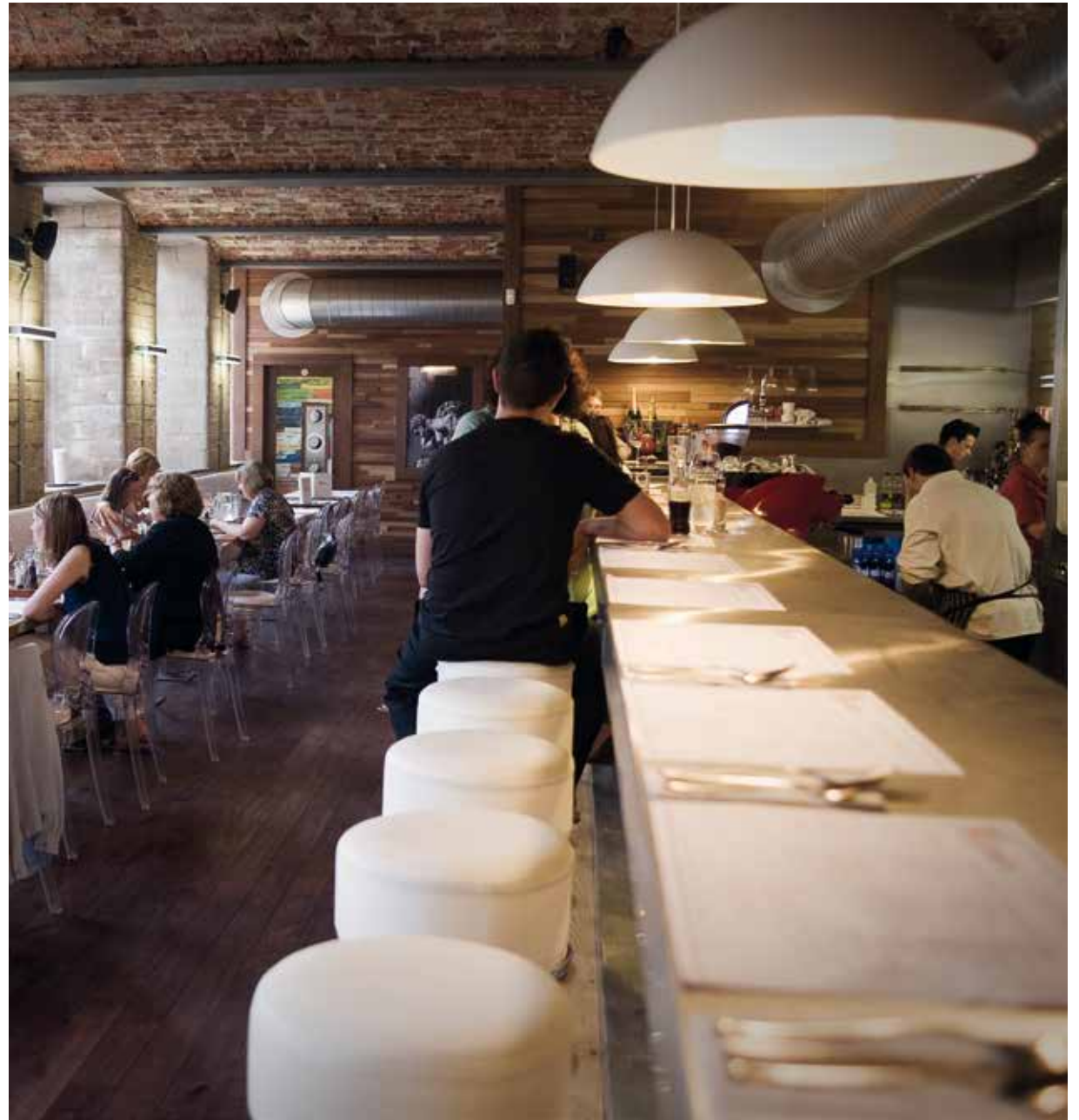




“ Our people make us who we are. Housing them in attractive and comfortable office space helps ensure that they are able to operate effectively in helping families resolve their debt issues. Dean Clough provides the environment and facilities we need to do this.”
Gordon Bell – StepChange Debt Charity

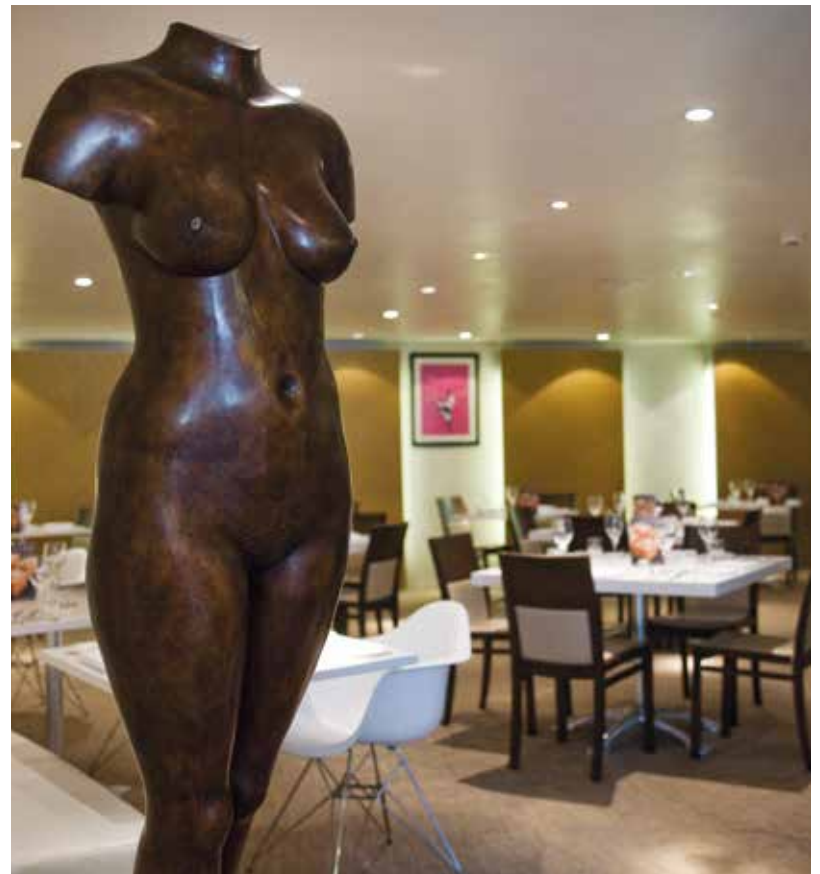


...and play





“ As a recruitment specialist, we know how important it is to house employees in an environment that offers both comfort and good facilities to minimise employee turnover. Dean Clough delivers both to our business and has proven itself to be a great place to both set-up and grow our business”
Rob Turner - Estio Technology Recruitment





DEAN CLOUGH



FOR GENERAL ENQUIRIES:

01422 250 250
info@deanclough.com
www.deanclough.com

SPECIFIC ENQUIRIES:



savills.co.uk

0113 244 0100

PAUL FAIRHURST - SAVILLS
pfairhurst@savills.com
01132 201207

WalkerSingleton
Chartered Surveyors

01422 430000
walkersingleton.co.uk

DAVID HEAP - WALKER SINGLETON
david.heap@walkersingleton.co.uk
01422 430020



- Flexible, Grade A accommodation
- From 100 sq ft. to 60,000 sq ft.
- A range of facilities for your staff to enjoy
- 1,300 car parking spaces
- Easy access to both the national rail and motorway networks
- Low staff turnover for current tenants