



TRINITY

————— *West* —————

HUDDERSFIELD

*Mixed Use Development*

OFFICE - HOTEL - RETAIL/LEISURE



INDICATIVE SCHEME LAYOUT

NORTH

01

**Trinity West aims to address the need for high quality commercial and residential space within Huddersfield town centre. The prestigious site commands a premier gateway position overlooking the town centre in a highly visible roadside situation. The site extends to 6.1 acres and has the capacity to accommodate up to 280,000 sq ft of the highest quality mixed-use development.**

The site was previously home to The Kirklees College including an attractive historic Grade II listed Infirmary building, offering great potential for occupation adding character and interest to the scheme.

Huddersfield has Premier League credentials with over 23,000 students attending the University of Huddersfield, Kirklees college having some 20,000 students, and the nearby Greenhead sixth form college being a stone's throw away to the west of the site where a further 2,500 students attend. The adjacent railway station provides direct links to Leeds (19 minutes), Manchester (31 minutes) and Liverpool (66 minutes), whilst Trinity West is superbly located on the Huddersfield Ring Road some 2 miles from Junction 26 of the M62 motorway.

# INTRODUCTION

HUDDERSFIELD UNIVERSITY

LEISURE CENTRE

BUS STATION

TOWN CENTRE

GREENHEAD COLLEGE

TRAIN STATION

A62 (RING ROAD)



02

LOCAL AREA

NORTH



GREENHEAD PARK

GREENHEAD COLLEGE

LEISURE CENTRE

A62 (RING ROAD)

BUS STATION



TRAIN STATION

TOWN CENTRE

NORTH

# OFFICE

High specification Grade A offices are available throughout a number of buildings. The space offers efficient and flexible office accommodation from smaller suites to a maximum single building size of 29,940 sq ft (2,782 sq m).

**The specification includes;**

- Stunning reception areas
- Passenger lifts
- VRF heating and cooling system
- 2.8m floor to ceiling height
- Fully raised floors
- Metal tile acoustic ceilings
- PIR controlled LG7 compliant lighting
- BREEM 'Excellent' rating
- Excellent car parking provision
- High speed fibre leased line connectivity
- Contemporary WC accommodation
- Showers, lockers and drying room facilities

## ACCOMMODATION SCHEDULE (NET AREAS)\*

▶ Office	Up to 83,604 sq ft	7,767 sq m
▶ Retail/Leisure	Up to 6,006 sq ft	558 sq m
▶ Hotel	102 bed 28,901 sq ft	2,685 sq m
▶ Food store	23,057 sq ft	2,142 sq m
<b>TOTAL</b>	<b>141,568 sq ft</b>	<b>13,152 sq m</b>

\*All areas are indicative subject to detailed planning consent

# MASTERPLAN



# RETAIL/ LEISURE

Impressive ground floor retail/leisure space is available within the new build accommodation and also within listed historic space.

Units are available surrounding a beautiful open public realm comprising a mixture of soft and hard landscaping providing attractive surrounds to both retail/leisure units.

Space is available from 3,000 sq ft (278.7 sq m) upwards.

# HOTEL

Set within the lower floors of an imposing 9 storey building, the hotel anchors the development to its southern elevation. With contemporary elevations and ample car parking, the scheme provides an unrivalled offering.

**Externally the hotel includes;**

- Pre-cast stone insulated cladding system with feature panels
- PPC metal rainscreen cladding system
- High performance insulated façade with low U-Values
- High performance double glazed PPC curtain walling system
- Solar control glazing where required to reduce glare and solar gain
- Integrated external wall louvre system to control internal temperature & quality of air
- Option for comfort cooling and natural ventilation if required
- Illuminated building and totem signage opportunities

# SUSTAINABILITY

The flexible floor plates in the proposed BREEAM rated Excellent offices have been designed to use as many sustainable materials as possible and minimise energy consumption, offering a quality of office accommodation not previously seen in Huddersfield town centre.

- Excellent public transport links
- Electric vehicle charging points
- Roof mounted solar PV panels
- Water efficient fixtures and fittings
- Maximised natural daylighting
- Energy Performance Certificate (EPC) A-rated design
- Separate waste management & recycling strategy
- Green Guide to Specification A rated building materials.
- Responsible sourcing of materials

The commercial space at Trinity West represent the very best of what Huddersfield has to offer in terms of location, specification and design. The offices offer excellent value for money and is therefore very affordable both to local and regional occupiers.



## CONNECTIVITY

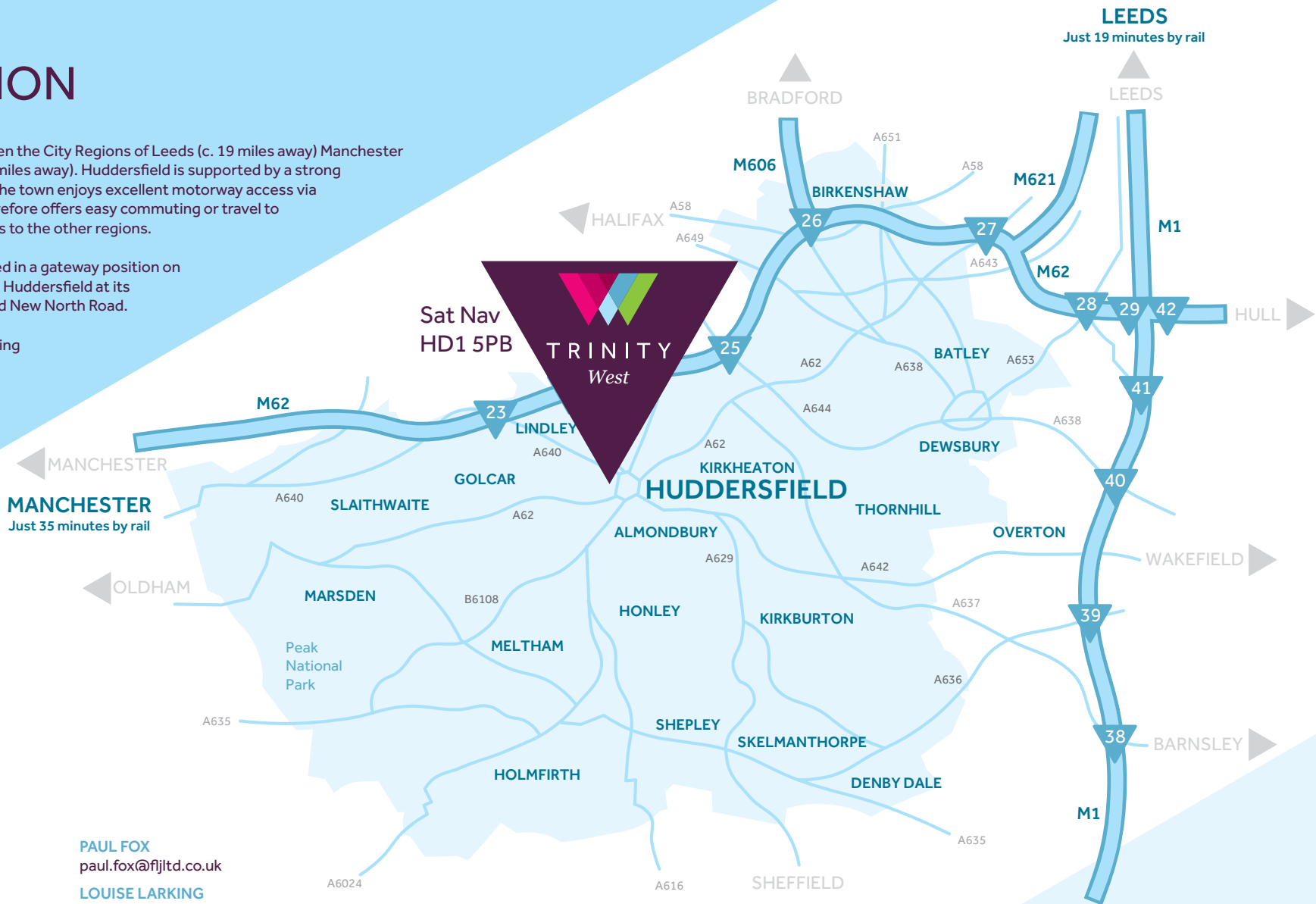
Huddersfield is the UK's first '**Gigabit Town**' offering an opportunity to transform the way businesses operate. Trinity West is fully connected to the Gigabit network providing ultrafast internet connectivity up to **100 times faster** than the national average.

# THE LOCATION

Huddersfield is ideally located between the City Regions of Leeds (c. 19 miles away) Manchester (c.25 miles away) and Sheffield (c.35 miles away). Huddersfield is supported by a strong road, rail and air transport network. The town enjoys excellent motorway access via junctions 24 & 25 of the M62 and therefore offers easy commuting or travel to surrounding centers with rapid access to the other regions.

The subject site is prominently located in a gateway position on the West side of the A62 Ring Road in Huddersfield at its major junction with the A640, A62 and New North Road.

The site is within easy reach and walking distance of the train station at the opposite side of the ring road and the amenities and shops in the Town Centre.



## ALL ENQUIRIES

**MIKE HAIGH**  
mike.haigh@dhp.org.uk

**SIMON DOVE**  
simon.dove@dhp.org.uk

**PAUL FOX**  
paul.fox@fljtd.co.uk

**LOUISE LARKING**  
Louise.Larking@fljtd.co.uk

**DOVE HAIGH  
PHILLIPS**

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**0113 245 0550**  
dhp.org.uk

**FOX  
LLOYD  
JONES**



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**0113 243 1133**  
www.fljtd.co.uk

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