

DEAN CLOUGH



WELCOME

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A PLACE TO BELONG

A landmark shaped by heritage, repurposed for the future.

Dean Clough is a business destination like no other. Once the beating heart of Britain's textile trade, these iconic mills have been carefully restored and reimagined as a place where aspiration, creativity and community thrive.

Today, ~150 organisations call Dean Clough home – from global corporates to specialist startups – forming one of the North's most distinctive commercial communities.

Here, heritage gives businesses an identity. Flexibility gives them freedom. And an independent management team gives them responsive support. It's a place built on long-term thinking, where every decision considers the needs of people, place and purpose.

Whether you are looking to relocate, expand or establish a new presence in West Yorkshire, Dean Clough offers more than square footage. It provides a platform for growth.



Why Dean Clough

Choosing Dean Clough is a strategic decision to base your organisation somewhere with substance, identity and long-term intent. More than workspace, Dean Clough is a carefully reimaged industrial landmark where heritage fuels ambition and businesses are supported to grow with confidence. Set within a thriving community of organisations, culture and ideas, it offers flexible, character-rich environments backed by responsive, independent management and a people-first approach. Here, businesses benefit from a sense of belonging without compromise, gaining the freedom to evolve, the credibility of place, and a platform designed to support sustainable growth today and tomorrow.

What makes Dean Clough different?

01 Unmatched sense of place:
Authentic, distinctive and rich in history, Dean Clough offers a work environment with genuine character – not manufactured branding.

02 Proven business community:
~150 organisations work on-site, spanning the digital, creative, professional, and public sectors.

03 Space with flexibility:
A wide range of floor plans and refurbishment options means space can adapt to fit your business today and tomorrow.

04 Commercially competitive:
Premium space at competitive rates, with significantly lower total occupancy costs compared to city-centre locations.

05 Responsive, on-site support:
Tenants benefit from an experienced team that manages, maintains and evolves the estate with care and consistency.

06 Cultural and lifestyle advantages:
On-site galleries, wellness facilities, events and artisan food offerings create a genuine work-life destination.

QUALITY

Built for scale.
Managed with purpose.

Dean Clough is one of the UK's largest privately owned business campuses. Spanning 22 acres and over 600,000 square feet of floor space, the estate combines historic architecture with contemporary business infrastructure. Every square foot has been carefully considered, from access and parking to security, signage and support. Whether you are a growing SME or a national organisation, you'll find the space and support to grow your business in a setting that adds credibility and character.



600,000 square feet of commercial floor space

22 renovated Grade II listed buildings

~150 businesses on-site

~4,000 people working across the estate

9 cafes, restaurants, and bars on site

Multiple galleries featuring permanent collections and rotating exhibitions

24-hour access and Park Mark accredited parking

Fully connected to multiple major lease-line and fibre providers

Flexible, tailored lease agreements

On-site estate management, reception and security

MODERNITY



Designed for today

Heritage architecture reimagined for performance.

Every building at Dean Clough is restored with care and fitted out for contemporary use. From air handling systems to digital access control, our spaces are designed to meet the needs of modern organisations while retaining the beauty and substance of original mill construction.

Whether you need open-plan workspace, private suites or specialist infrastructure, we will work with you to create a solution that fits.

Technical specification*

Carbon efficient reuse of historic buildings

Best practice approach to their adaptation

EPC ratings of B/C

Energy efficient cooling/heating/ventilation systems

Energy-efficient lighting

Fibre connectivity with resilience

Double glazed openable windows delivering light and airy workspaces

Historic vaulted ceilings/cast iron/stone/brickwork

Digital access control

Wi-fi

Meeting and event spaces

Equality Act compliant

Fit-out support through trusted design and engineering teams

*Exact specifications depend on the specific site location.

PEOPLE

A people-first approach to property management.

Dean Clough has been independently owned and operated for over 40 years. We're on-site, responsive, and invested in every part of the experience.

Our team is dedicated to building long-term relationships, upholding high standards, and preserving the estate as a place where people want to be. It's an approach that gives businesses the freedom to focus on what matters, with the confidence that support is always close by.



Included services

Central reception, 7 days a week

365 days a year 24-hr a day security

CCTV/Paxton access control network

High-quality public realm including external meeting pods

IT and Health & Safety assistance

Customer Wi-Fi

Site and building risk assessments

Site monitored fire alarm system

Accredited Park Mark parking provision

Ongoing investment in infrastructure and communal realm

Site based team overseeing all maintenance from snow clearance to pest control

LOCATION



A strategic location with character and connection

Dean Clough is located in Halifax, a town known for its rich industrial history, strong community and evolving cultural scene. The surrounding Calderdale region offers the space, affordability and lifestyle that modern professionals and businesses value, along with access to two of the UK's most dynamic city economies.

With direct transport links to Leeds, Manchester, and London, and over 8 million people within the wider catchment, this is a commercially credible base that supports both regional engagement and national reach.

The region

Positioned in the Pennines with access to green space and scenic views

A strong heritage of enterprise, innovation and civic ambition

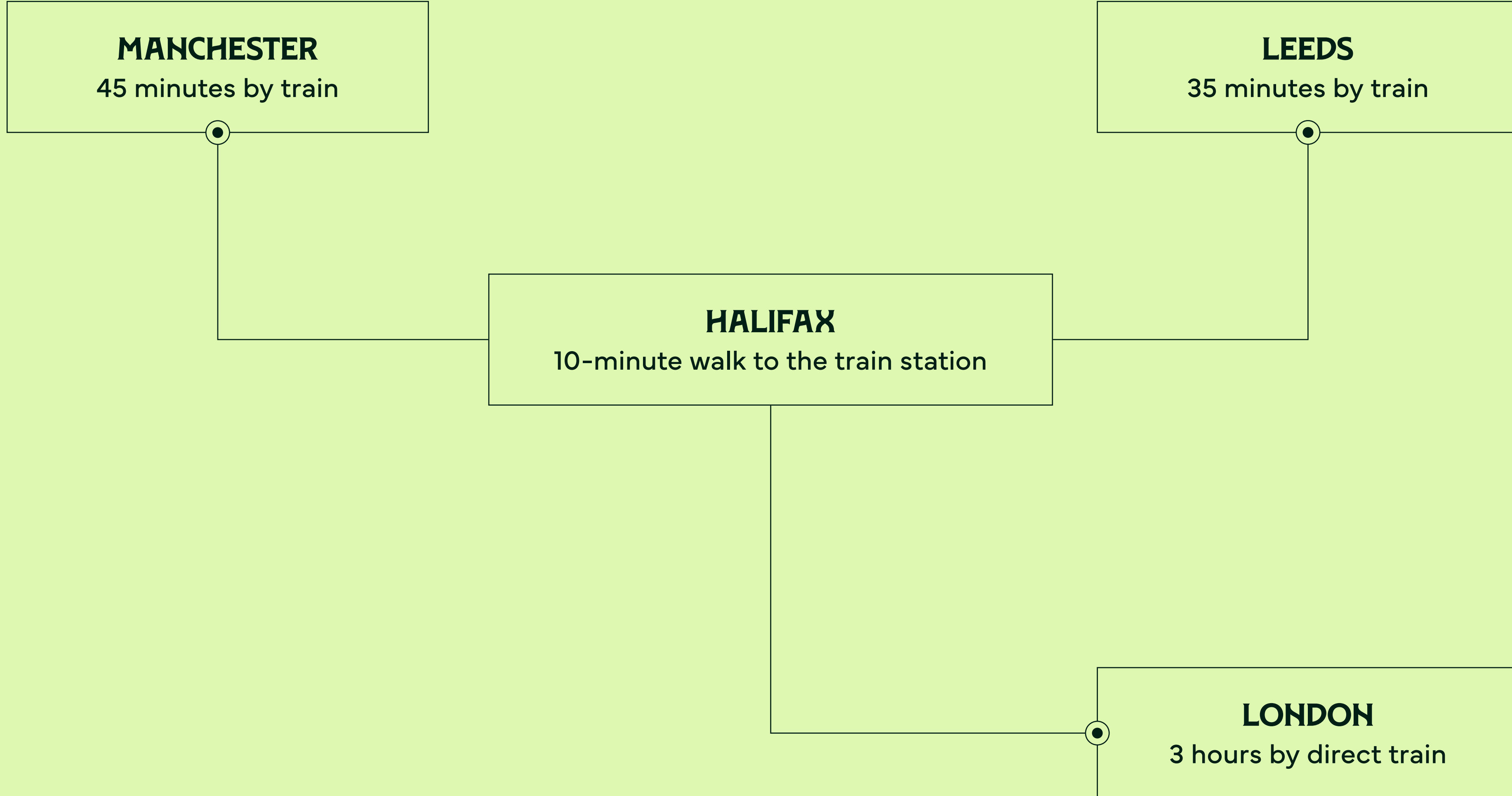
A growing arts and culture scene, including festivals, galleries and events

Affordable residential market and high quality of life

Friendly, community-minded population

Easy access to talent, suppliers and decision-makers

Centrally located for travel across Yorkshire and the North of England





COVÉA INSURANCE



Case Study — Covéa Insurance

A catalyst for growth and community integration

Covéa Insurance established its base of operations at Dean Clough in 2015, entering a 250-year lease for the magnificent 63,000sq.ft. A & B Mills and establishing itself as one of Halifax's most prominent employers. The move provided Covéa with more than high-grade workspace.

It provides a high quality, facility rich environment for its staff, delivering greater efficiency, reinforcing local partnerships and a clear connection to the business community.



Case Study — Covéa Insurance

The outcomes:

Successful expansion

Enhanced employee satisfaction and retention

Strong corporate identity through integration with place

Reinforced local recruitment and access to graduate talent

Active involvement with local schools, colleges and charities

Cost savings compared to metropolitan alternatives

“What sets Dean Clough apart is the strong sense of community. You’re not just renting office space; you’re becoming part of something bigger. From local businesses to regional authorities, the connections here are invaluable.”

STEVEN LONG

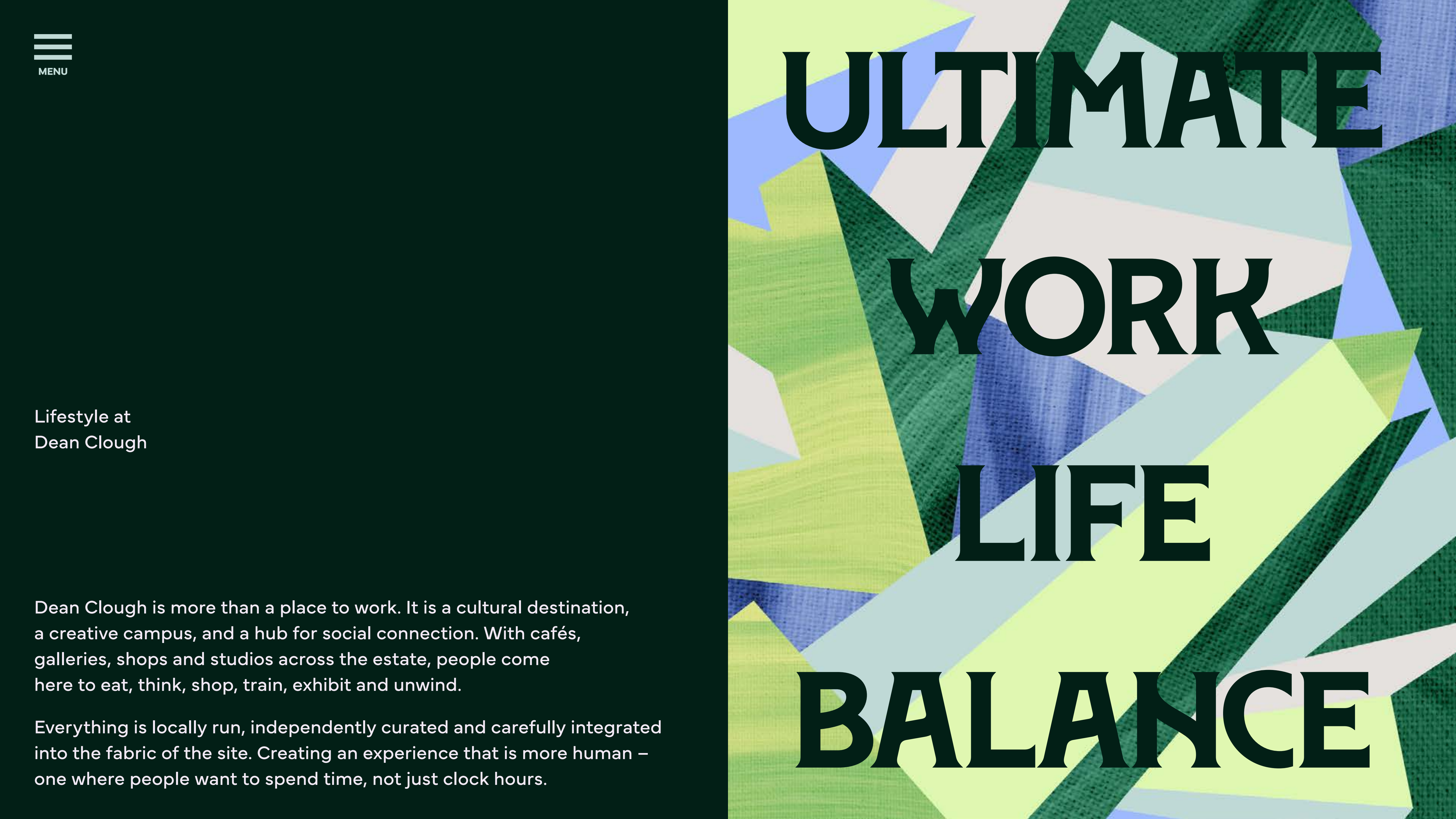
Covea Insurance, Operations Director

CULTURE

Lifestyle at
Dean Clough

Dean Clough is more than a place to work. It is a cultural destination, a creative campus, and a hub for social connection. With cafés, galleries, shops and studios across the estate, people come here to eat, think, shop, train, exhibit and unwind.

Everything is locally run, independently curated and carefully integrated into the fabric of the site. Creating an experience that is more human – one where people want to spend time, not just clock hours.



ULTIMATE WORK LIFE BALANCE

Food, retail, wellbeing and culture

Multiple galleries featuring permanent collections and rotating exhibitions

Three restaurants and four cafés

Real ale pub and gaming bar

Hair, beauty, wellness studios, physiotherapy and counseling

Dressmakers and tailors

Gym, dojo and fitness providers

A nursery, florist and interior design showroom

Retail units, a hotel and conference spaces

A theatre and two resident theatre companies

Monthly artisan markets, music and cultural events throughout the year

COMMUNITY



A shared environment where culture and business connect

Dean Clough is renowned for its architecture and its unique atmosphere. This is a place where cultural programming, business innovation and community spirit co-exist. From artisan markets and public exhibitions to theatre residencies and civic events, the site plays an active role in West Yorkshire's social and creative life.

This level of integration is rare in commercial property. It creates opportunities for tenants to engage locally, connect with new audiences and contribute to something larger than their own operations.

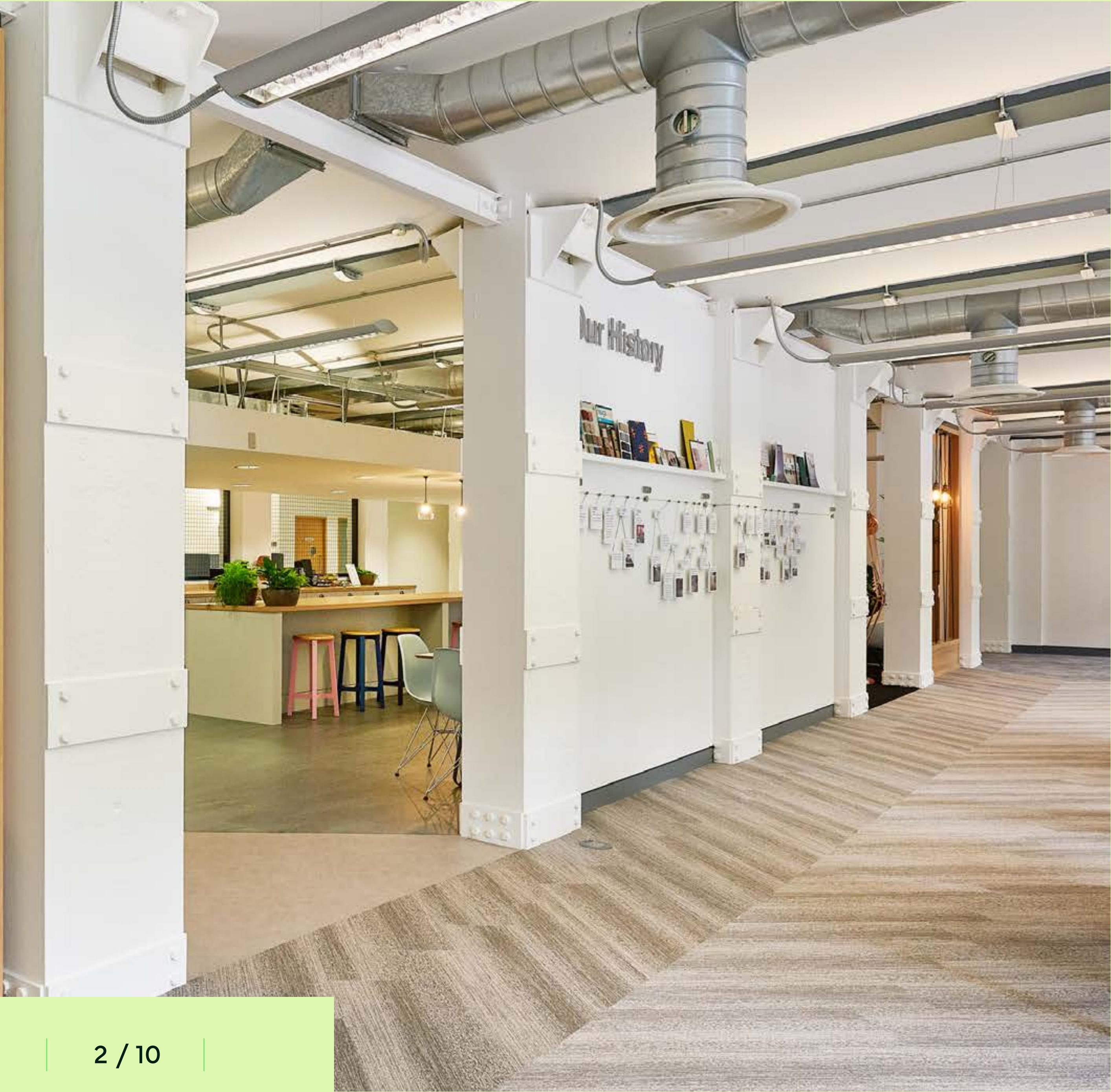


Recognition

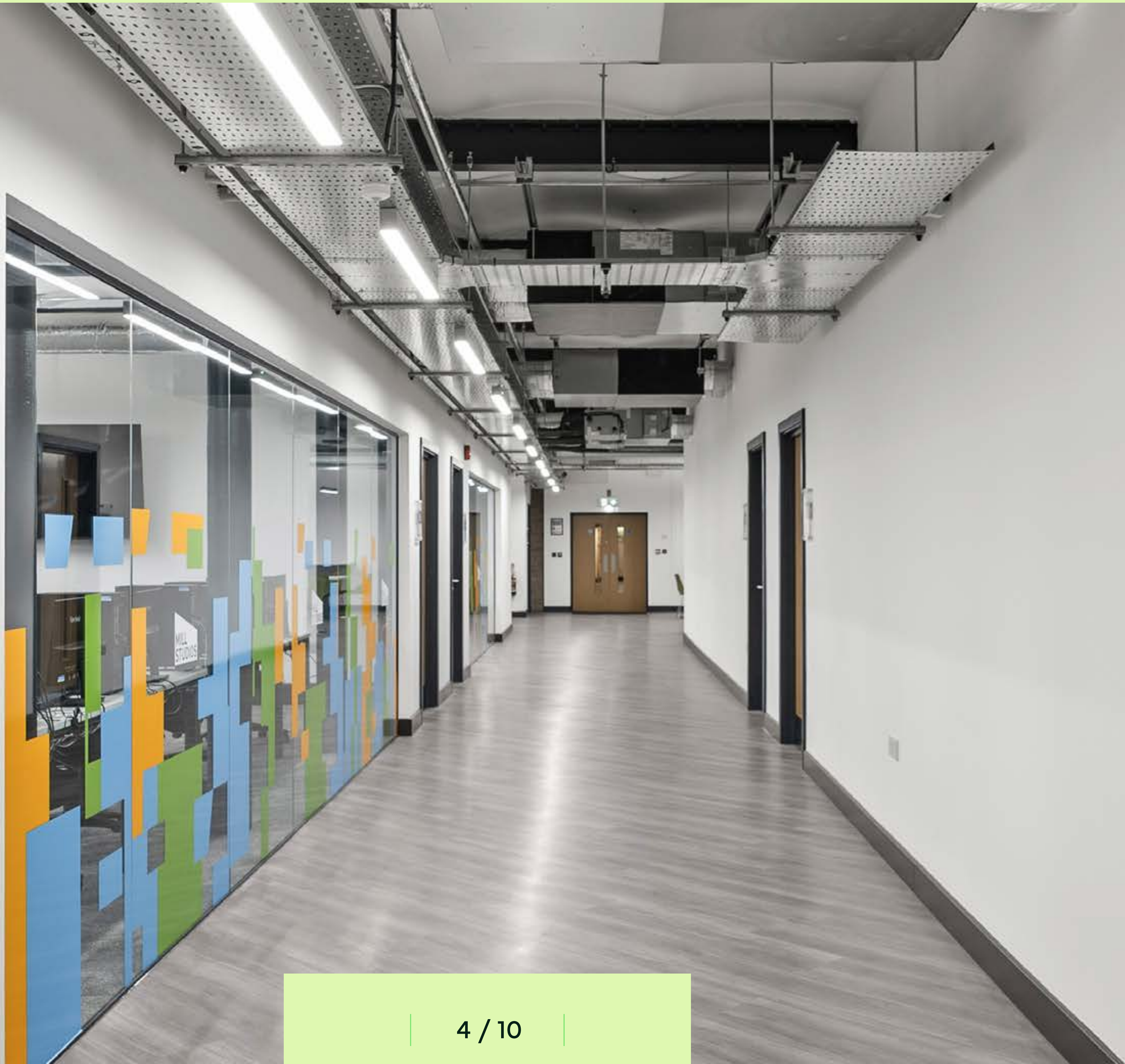
Dean Clough's reputation as an award-winning place has been independently recognised at a national level, with the estate shortlisted by The Pineapples and Property Week – two of the UK's most respected authorities on placemaking, design and development. These recognitions celebrate environments that go beyond buildings alone, acknowledging places that support business, contribute meaningfully to urban life, and create lasting social and economic value. Together, they reinforce Dean Clough's standing as a thoughtfully curated destination, shaped by quality, purpose and long-term vision.



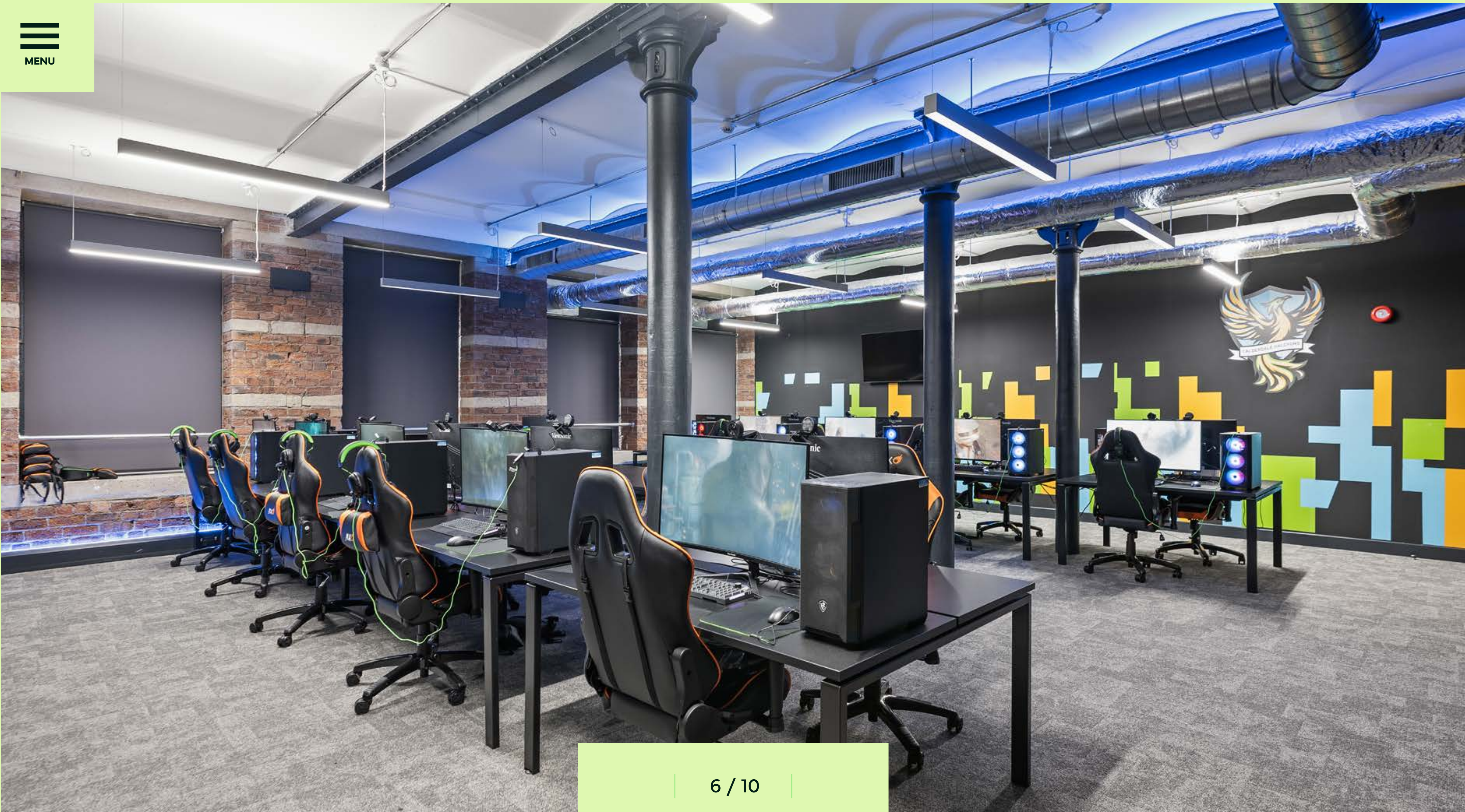






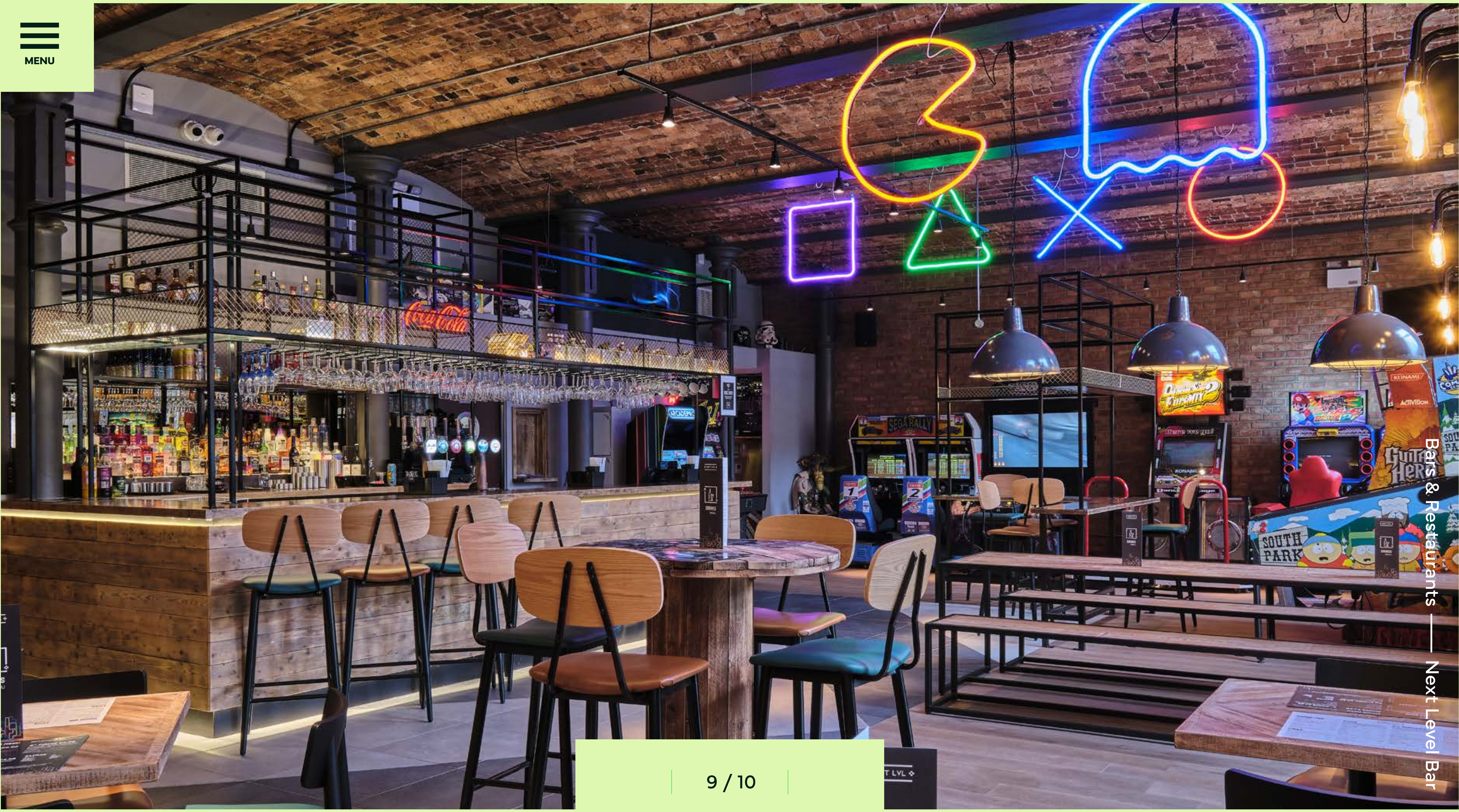


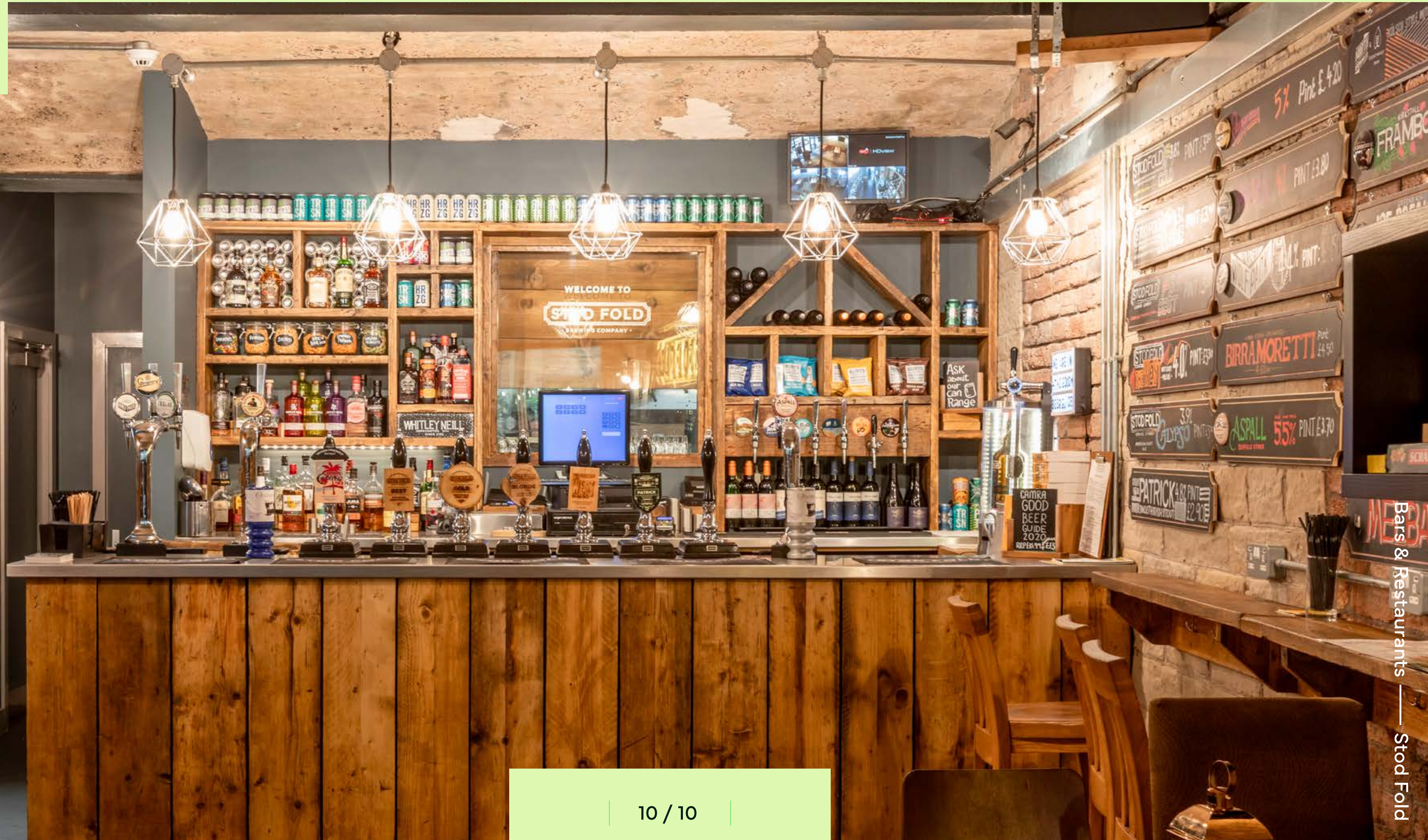


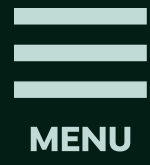












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