

DEAN CLOUGH



*Created*  
FOR BUSINESS

FEARNLEY MILL, GROUND FLOOR

**2,970 FT<sup>2</sup> FITTED SUITE**

# WELCOME



DEAN CLOUGH

CMILL @ DEAN CLOUGH

THE WORKS

Rowling Mill

# 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, over 150 organisations call Dean Clough home – from global corporates to specialist startups.

Whether you are looking to relocate, expand or establish a new presence in the UK and/or West Yorkshire, Dean Clough offers more than square footage. It provides a home for growth, built on community, heritage, flexibility and sustainability.

**We're excited to explore how Dean Clough can become home for you and your business' future.**



**Jeremy Hall**  
*Chairman & Managing Director*





# FEARNLEY MILL, GROUND FLOOR

*21st century functionality fused with historical elegance, delivering character, efficiency, and long-term sustainability.*

**Fearnley Mill - Ground Floor: 2,970 sq. ft. EPC - B.**

**A high specification workspace offering efficiency, elegance and flexibility, adjoining a high-quality landscaped frontage and car park.**

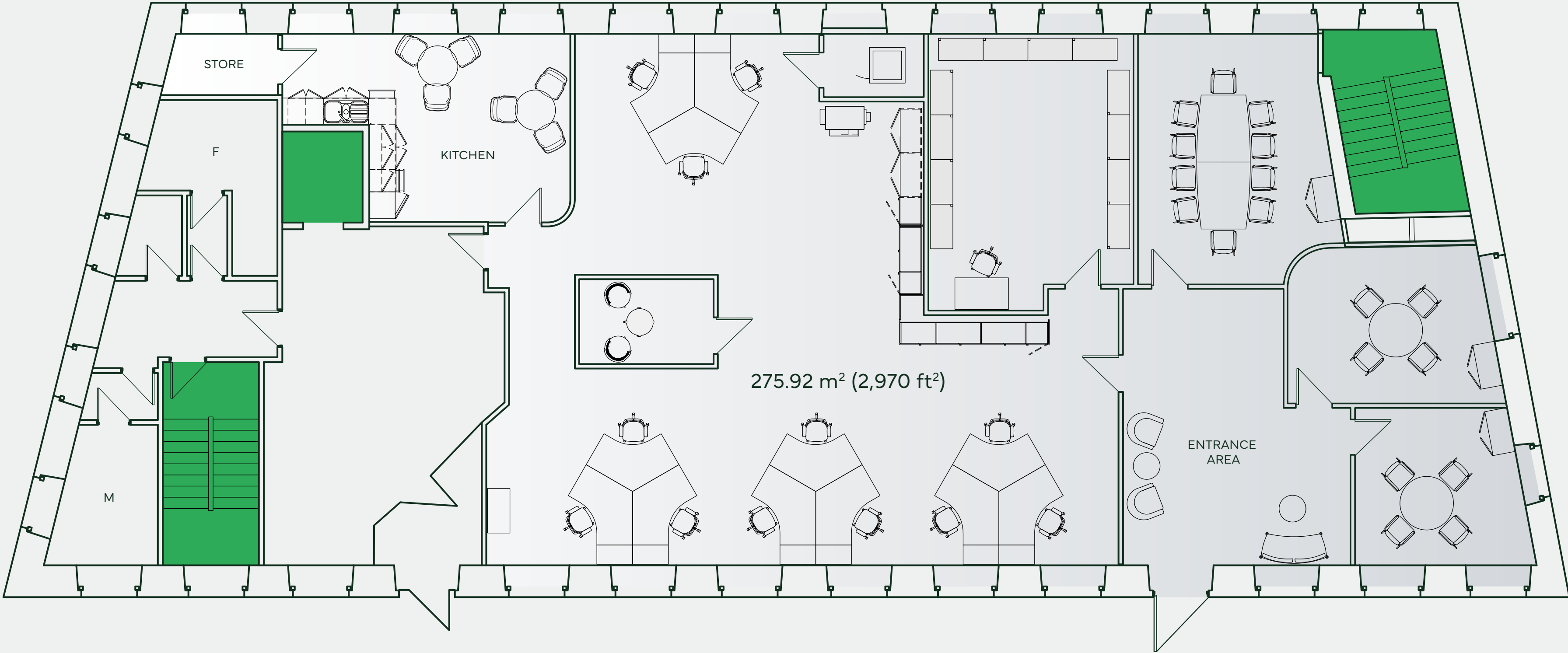
## *Features:*

**Fearnley Mill, an elegant Yorkshire stone mill, originally home to a textile business of slubbers, dyers, and melange printers! Now repurposed for the 21st century. The character of this historic building has been sympathetically incorporated in its conversion.**

**Park Safe Award accredited car park**

# MORE THAN A SPACE... WITH ROOM FOR WHAT'S NEXT

*Both Fearnley Mill and Dean Clough offer  
the opportunity for future expansion.*



EXISTING FEARNLEY MILL FLOORPLATE

# SUMMARY:

VRF  
HEATING &  
COOLING  
SYSTEM

Energy-efficient  
LIGHTING WITH  
PRESENCE  
CONTROL

INTEGRATED  
DIGITAL PAXTON  
ACCESS CONTROL  
with secure entry  
points

Independent  
ENTRANCE/  
RECEPTION

OPENREACH  
& VIRGIN FIBRE  
CONNECTIONS  
to Fearnley Mill

EXPOSED STONE  
& cast-iron structure

Exclusive  
KITCHEN  
AREA

ACCESSIBLE  
WCS

24/7  
SECURITY  
& CCTV

FIT-OUT SUPPORT  
through trusted design  
& engineering teams

FULL  
COMPLIANCE  
with Equality Act  
standards

*Ground Floor Office Space*  
FEARNLEY MILL



\*CURRENT TENANTS LAYOUT AND FURNITURE

*Ground Floor Office Space*  
FEARNLEY MILL



\*CURRENT TENANTS LAYOUT AND FURNITURE

*Ground Floor Office Space*  
FEARNLEY MILL



\*CURRENT TENANTS LAYOUT AND FURNITURE

### UNIQUE SENSE OF PLACE

Authentic, distinctive and rich in history, Dean Clough offers a work environment brimming with character.

### PROVEN BUSINESS COMMUNITY FOR 40+ YEARS

Over 150 organisations on-site, spanning a myriad of sectors, including digital, creative, professional, and public.

### SPACE WITH A FUTURE

Dean Clough is a 22-acre site, comprising 16 significant buildings, ensuring the flexibility to adapt to the needs of your business today and tomorrow.

# WHY DEAN CLOUGH

### COMMERCIALLY COMPETITIVE

Premium space offering supreme value for money, with significantly lower total occupancy costs compared with city-centre locations.

### LIFESTYLE ADVANTAGES

On-site galleries, wellness facilities, events and artisan food offerings create a genuine work-life destination.

### RESPONSIVE, ON-SITE SUPPORT

Customers benefit from on-site owner/managers, under whose custodianship the estate is managed with care and consideration.

# BUILT FOR TODAY

*Designed for tomorrow*

Every restoration at Dean Clough is designed with a sustainable future at its core and undertaken with care.

The mills provide a flexible template. Whether for open-plan workspace, private suites or specialist infrastructure, they can be configured to suit.

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 the original mill construction.





## LIFESTYLE AT DEAN CLOUGH

*Work-life balance, built-in*

A vibrant destination where people come to dine, drink, shop, celebrate and recharge. Home to six galleries, a theatre, two resident theatre companies, a dedicated arts mill, over 300 original artworks and studios for 25 artists and multiple arts organisations, it's a thriving cultural hub.

Visitors can enjoy a great variety of restaurants, a gaming-themed bar, real ale pub, and cafés, all locally owned. With shops, salons, a gym, nursery, dojo, interiors showroom, estate agent, solicitors, hotel, conference and event spaces, post office and even a taxi rank, it's a place that offers everything in one location.

“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.”

*Stephen Long, Operations Director  
Covéa Insurance*

## MANAGED WITH CARE

*A people-first approach to property management*

Dean Clough has been independently owned and operated for over 40 years. That means we're not managing from a distance – we're on-site, responsive, and invested in every part of the experience.

We and our team are 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 service,  
seven days a week

Dedicated on-site  
management and  
customer liaison

24-hour security, monitored  
access and CCTV

On-call IT and health  
and safety consultancy

Comprehensive site and  
building risk assessments

Snow clearance,  
maintenance and  
pest control

High-quality external  
seating and meeting  
pods with Wi-Fi

Site-wide fire alarm system  
monitored and maintained

Accredited Park Mark  
parking provision with  
ultra-fast EV chargers

Ongoing investment  
in shared areas and  
infrastructure



## NATIONAL AWARD RECOGNITION

### *Development of the Year*

Dean Clough's impact has been independently recognised with a Development of the Year win at the inaugural Yorkshire Placemaking Awards and shortlisted in two major national awards – Property Week's Placemaking Award and The Pineapples' Place of the Year. These accolades highlight Dean Clough's transformation from historic carpet factory to a vibrant hub for business, culture and community, placing it among the UK's leading developments and reaffirming its role in shaping places with purpose and lasting impact.

# SUSTAINABILITY THROUGH SUBSTANCE

*Reuse and repurpose*

In repurposing these buildings, our commitment is to the celebration of their inherent qualities whilst adopting a best practice approach to their reuse.

Fearnley Mill is part of that vision: a building that's been given a new purpose through thoughtful design, modern systems and a sustainable approach.

Renovating historic mills dramatically reduces embodied carbon and construction waste compared to new-build equivalents. But this isn't just about environmental metrics. It's about longevity. These buildings were made to last. And we continue to invest in keeping them that way.





COVEA INSURANCE PLC

THE NHS

RAMSDENS LLP

FROG EDUCATION LTD

FUEL CARD SERVICES LTD

SSP LTD

ROMERO INSURANCE BROKERS LTD

SEVERN GLOCON UK VALVES LTD

PINC COLLEGE YORKSHIRE

XENIA BROKING LTD

CALDERDALE COLLEGE

# IN GOOD COMPANY

ACTIVATE GROUP LTD

THE DEPARTMENT FOR WORK AND PENSIONS (DWP)

TRAVELODGE HOTELS LTD

A W (EUROPE) LTD

INTERFACE EUROPE LTD

SVENSKA HANDELSBANKEN AB

GREENARC LTD

CREDIT RESOURCE SOLUTIONS LTD

PRESTIGE GIFTING LTD

CHADWICK LAWRENCE LLP

ISDM SOLUTIONS LTD

**“THE MODERN OFFICE SPACE IS DESIGNED  
TO ENHANCE OUR SERVICES THROUGH INNOVATION  
AND EFFICIENCY, PROVIDING GREATER FLEXIBILITY  
FOR OUR TEAM AND A MORE CONVENIENT  
LOCATION FOR OUR CLIENTS.”**

*Jodie Wielgus, Partner  
Ramsdens Solicitors*

# DEAN CLOUGH

*Interior Inspiration Gallery*

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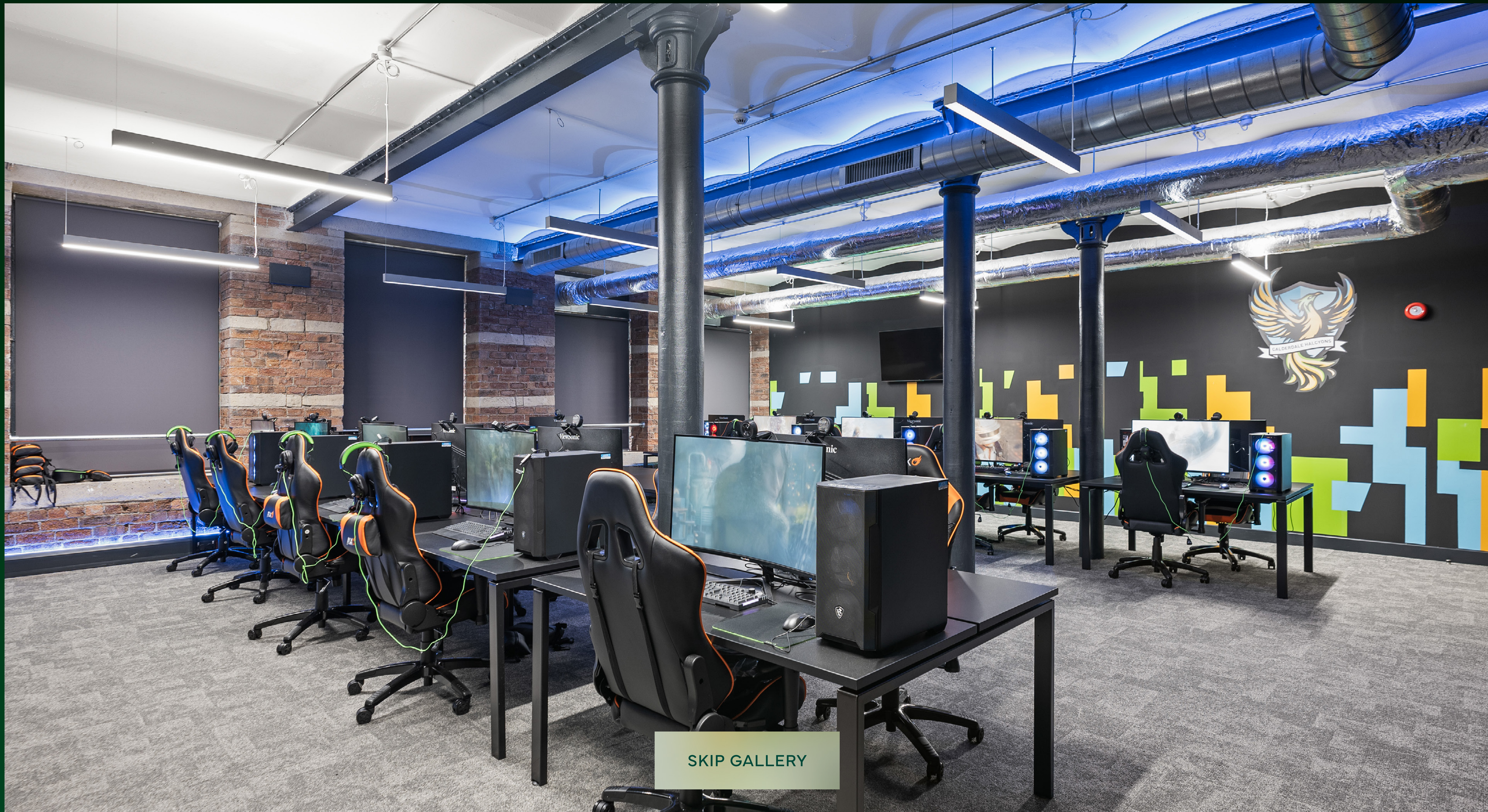


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THERE IS SOMETHING  
MORE IMPORTANT THAN  
LOGIC. **IMAGINATION.**  
Alfred Hitchcock

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# IN THE NEWS

## *Recent Press Coverage*

*Yorkshire.com*

**HISTORIC MILLS  
AT DEAN CLOUGH  
PERFECT FOR  
MODERN OFFICES**

[READ FULL ARTICLE](#)

*Examiner Live*

**THE BIGGEST &  
MOST IMPRESSIVE  
YORKSHIRE FUN ZONE  
YOU'VE PROBABLY  
NEVER HEARD OF...**

[READ FULL ARTICLE](#)

*Telegraph & Argus*

**A COOL URBAN  
VIBE AT THIS  
MIGHTY MILLSITE  
IN HALIFAX**

[READ FULL ARTICLE](#)

# ON-SITE FACILITIES FOR LIVING WELL

*Life Beyond the Office*

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*On-site Bar & Restaurant...*  
NEXT LEVEL BAR



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+ NXT LVL +

On-site Bars...  
STOD FOLD

BACK

NEXT

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*On-site Shopping...*  
**PRESTIGE FLOWERS GIFT SHOP**



**SKIP GALLERY**

*On-site Shopping...*  
**PRESTIGE FLOWERS GIFT SHOP**



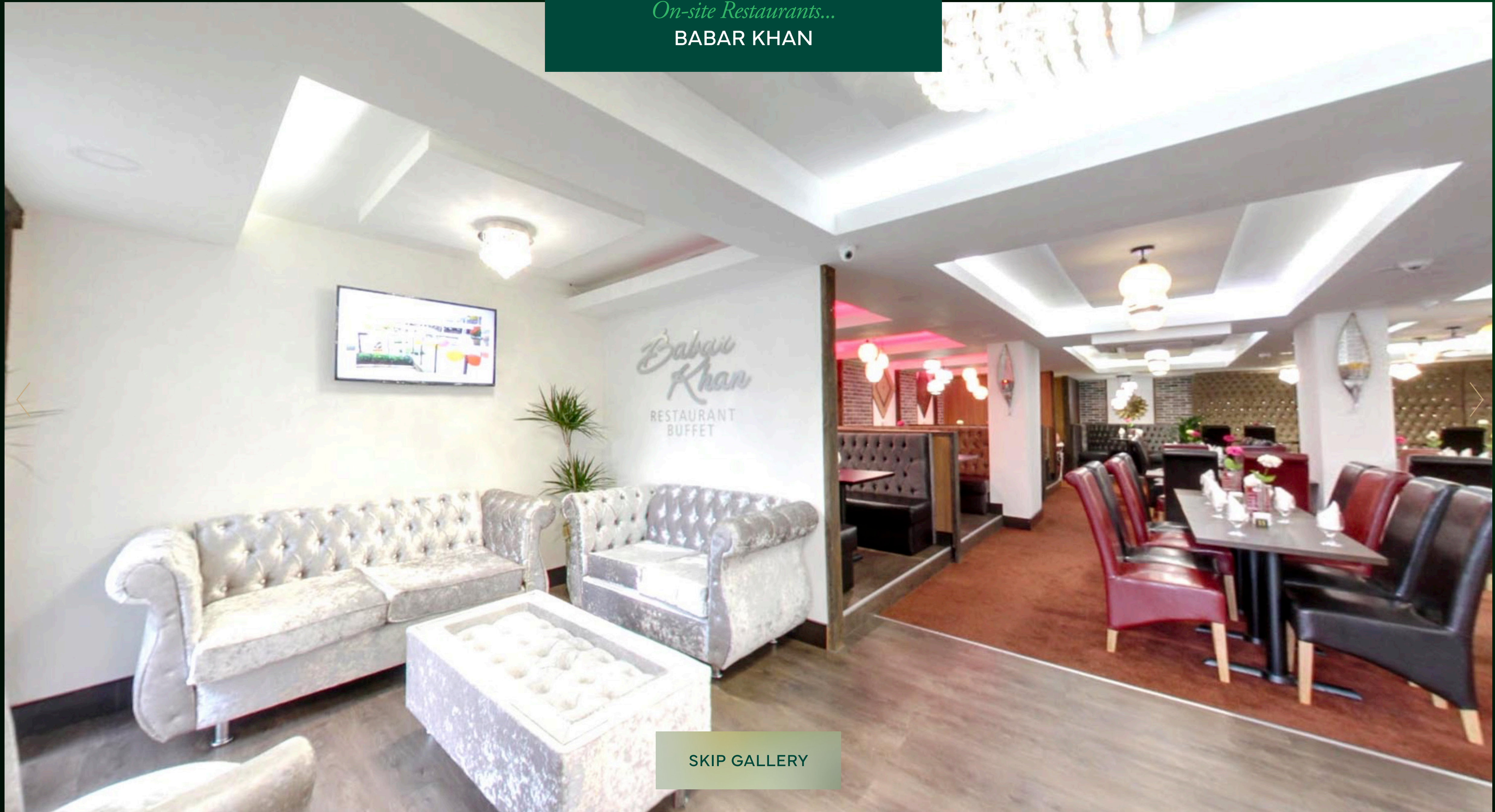
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*On-site Wellbeing...*  
EIGHT WELLNESS CLUB



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*On-site Restaurants...*  
**BABAR KHAN**



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On-site Cafes...  
THE ENGINE ROOM



LONGER-LEAF  
Single/Double Espresso (15ml) 1.30 / 1.60  
Single/Double Macchiato (15ml) 1.30 / 1.60  
Latte/Mocha Cortado (150ml) 1.90  
Flat White (75ml) 1.90  
Short Black (75ml) 1.90

REG | LARGE  
Latte / Cappuccino } 2.00 | 2.20  
Mocha / Americano }  
Chai Latte }  
Hot Chocolate 2.00 | 2.20  
add cream & marshmallows - 30p  
Extra Shot of Espresso - 30p  
Syrup Shot - 30p  
(Vanilla / Caramel / Hazelnut / Gingerbread /  
sugar-free options also available)  
\* Decaf Espresso / Alternative Milks Available

TEA BAR  
Yorkshire Tea (cup) 1.30  
Tea Pots 1.80  
Breakfast / Earl Grey / Peppermint  
Green / Red Berry / Apple & Mint

EGGS - £3.50  
3 Scrambled of Poached Eggs with Toast  
Add 2 Bacon or Sausage - £1  
ALL DAY BREAKFAST SANDWICH  
2 ITEMS - £2.50 EXTRA ITEMS 50p each  
Bacon / Sausage / Egg / Veggie Sausage /  
Tomato / Mushroom / Cheese  
TOAST - £1.20  
White / Wholemeal / Brioche / Cinnamon Raisin  
Add Jam / Marmalade / Nutella / Peanut Butter /  
Cream Cheese - 30p  
PORRIDGE - £2.00  
Plain / Honey / Cinnamon / Nutella / Jam  
Deluxe - Add Raisins & Banana - 50p  
COLD SANDWICHES  
FROM FRIDGE - £2.80  
Custom / MADE TO ORDER FROM £3

HALF SMILE & ROUND PETER BURGER  
PANEED BEEF & CHEESEBURGERS  
PANEED BEEF BURGERS  
GREEK CHICKEN BURGERS  
FALAFEL & MARINATED YOGHURT BURGERS (VEGAN OPTION AVAILABLE)

QUESADILLA £4  
Fragrant Chicken, Cheese, Peppers & Onions Topped  
Spring Beans, Cheese, Peppers & Onions (V) wrap

JACKETS £3.50  
Choose 2 Toppings  
Beans / Cheese / Tuna / Coleslaw / Chilli (50p)  
ADDITIONAL TOPPING - 50p

SALAD BAR  
HELP YOURSELF! 3.50 OUT / 4.00 IN  
ADD A TOPPING - 50p  
Hollandaise / Hummus / Plain or Flavored Chicken

Wifi - TNCAP...  
PASSWORD - E158671AES

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*On-site Galleries...*  
**CROSSLEY GALLERY**



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*On-site Coffee Shops...*  
**SPILL**

**SPILL**



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*On-site Fine Dining...*  
TRUE NORTH



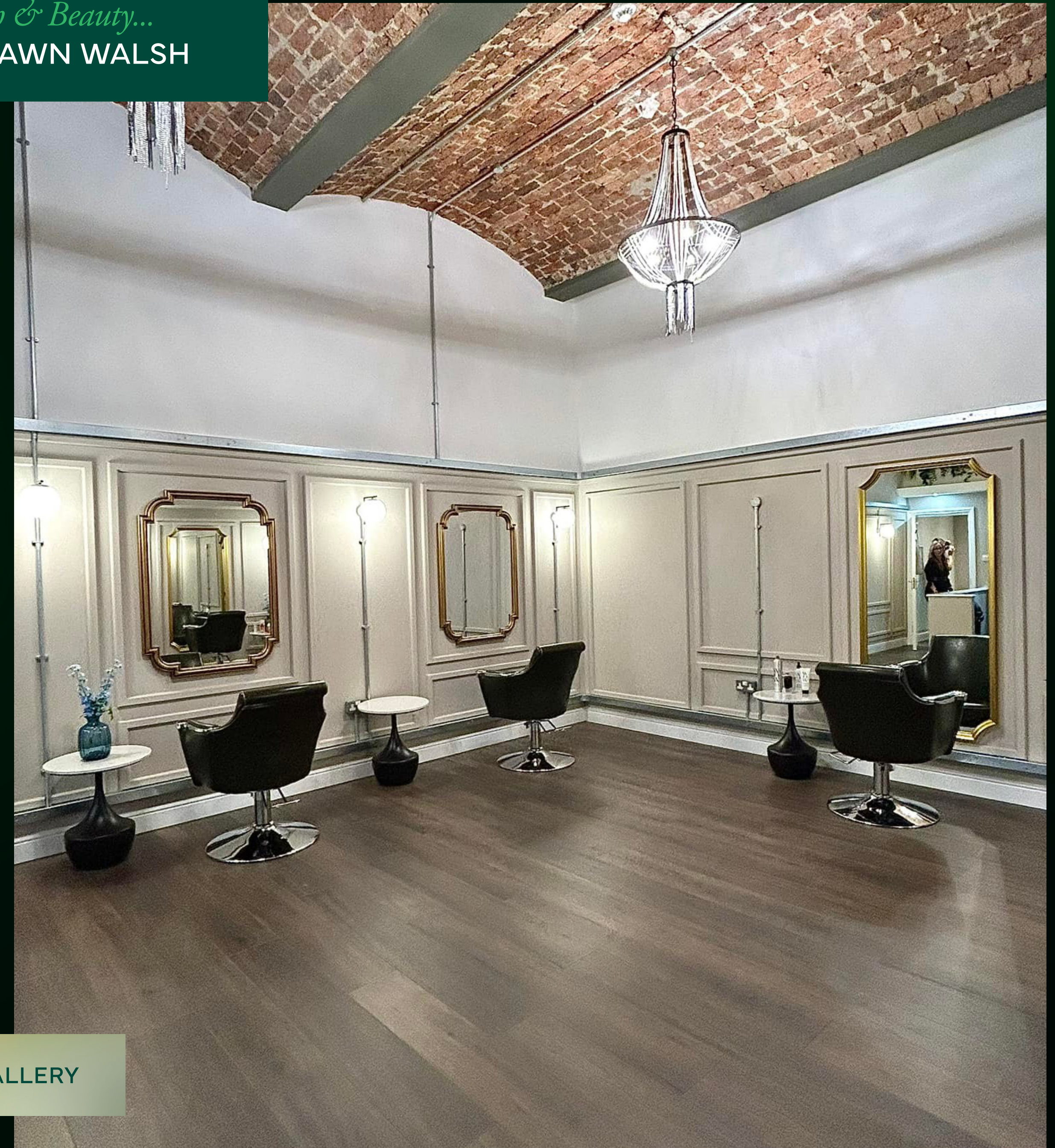
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*On-site Wellbeing..*  
R.G. STRENGTH & PHYSIQUE



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*On-site Health & Beauty...*  
STOREYS BY DAWN WALSH



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*On-site Restaurants...*  
THAI CORNER



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*On-site Shopping...*  
REFINERY BY KELLY JONES



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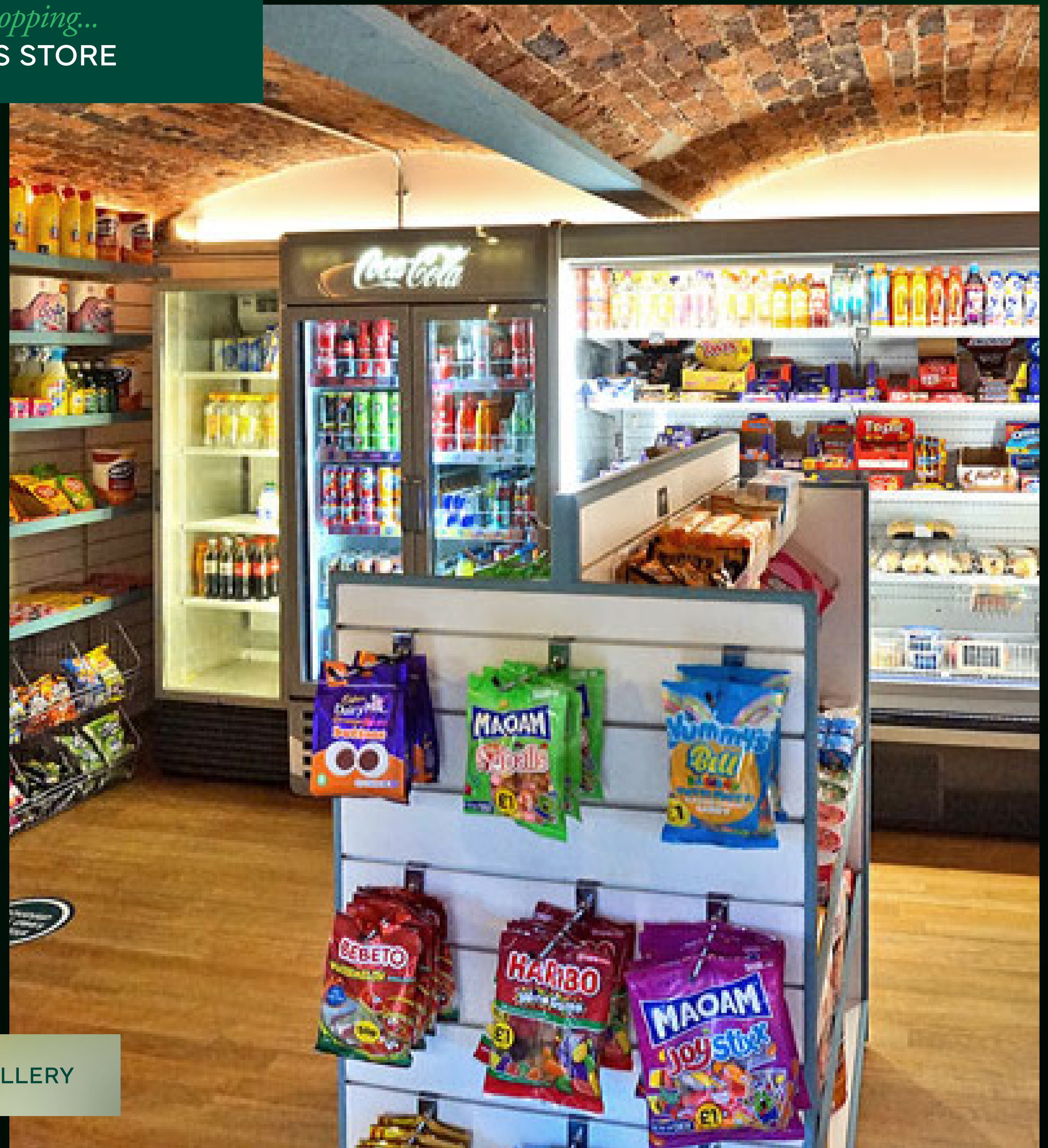
*On-site Shopping...*  
**THE DESIGN SHOP**



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*On-site Shopping...*  
STANLEY'S STORE

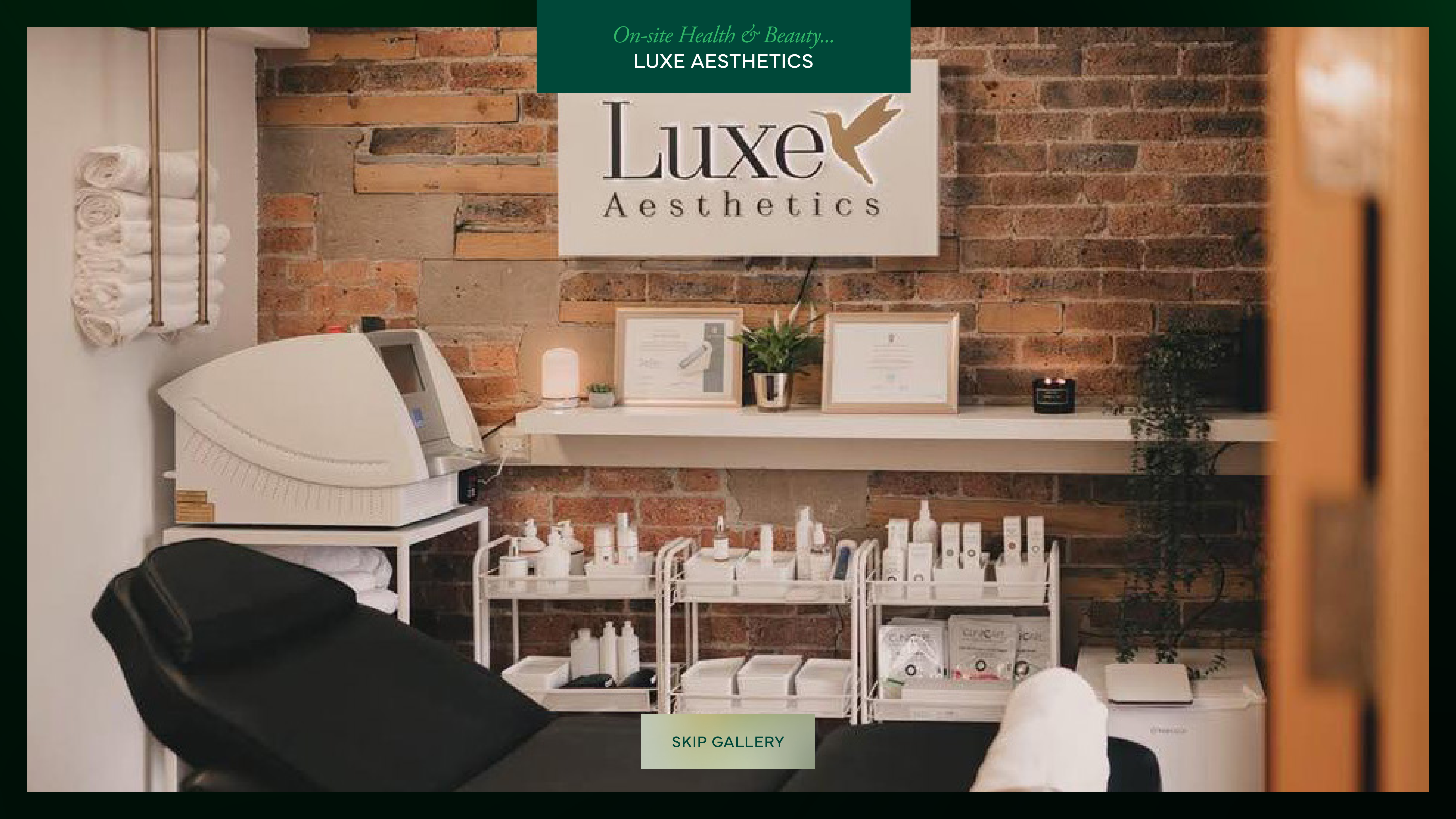


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*On-site Health & Beauty...*  
**LUXE AESTHETICS**

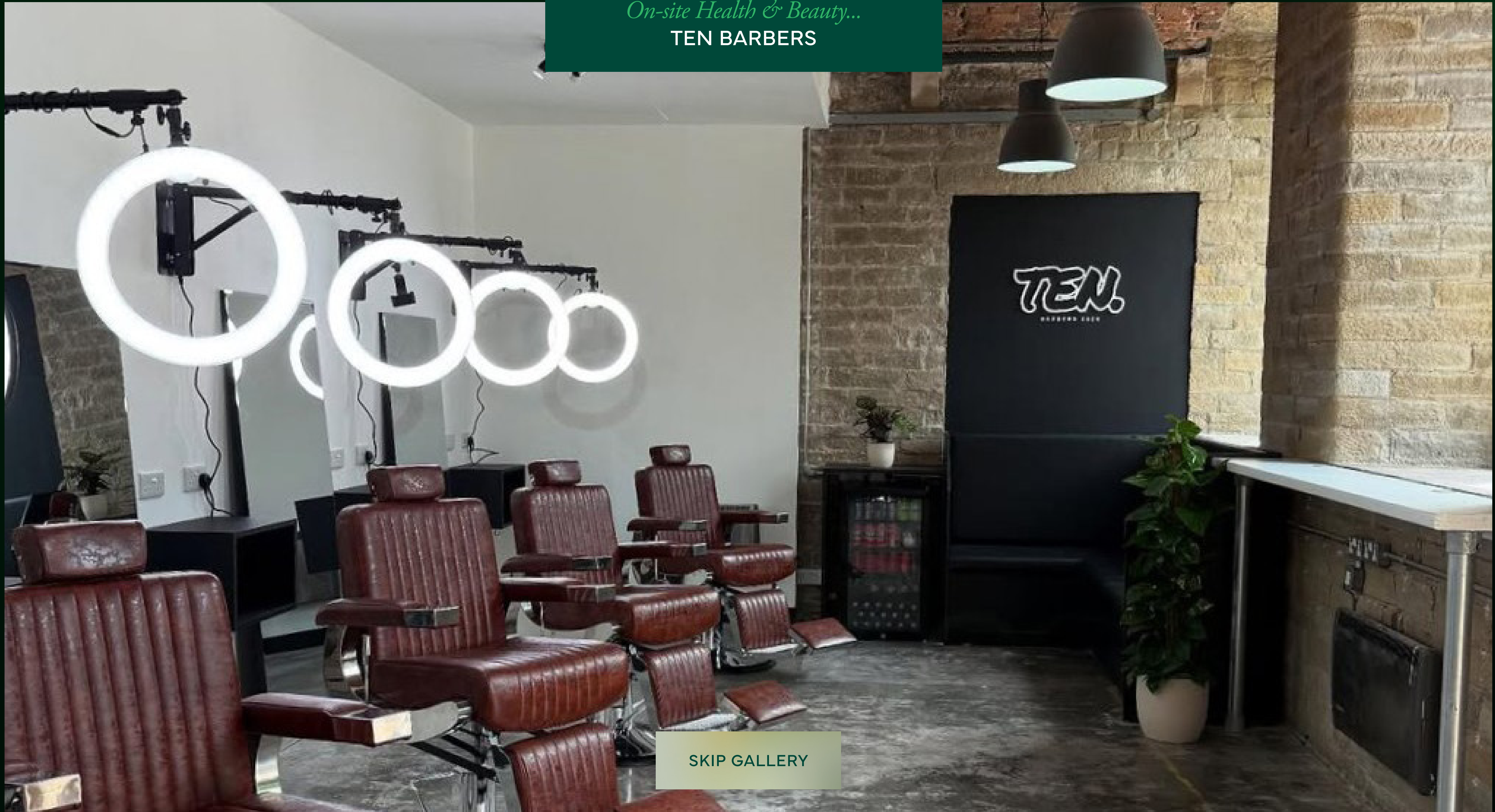
**Luxe**   
Aesthetics

**SKIP GALLERY**



*On-site Health & Beauty...*

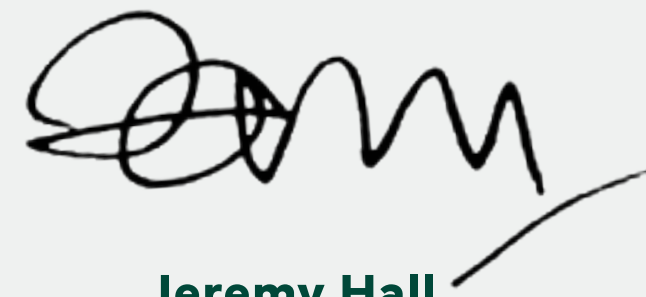
TEN BARBERS



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# WE'D LOVE TO WELCOME YOU TO DEAN CLOUGH TO EXPLORE THESE EXCITING OPPORTUNITIES IN PERSON.

This presentation only offers a small insight to the possibilities; a visit is essential to fully appreciate the scale and diversity of the facilities and site offer. Please don't hesitate to visit – even if only for curiosity – we will very much look forward to welcoming you to Dean Clough.



**Jeremy Hall**  
*Chairman & Managing Director*





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

*[sales@deanclough.com](mailto:sales@deanclough.com)*

VISIT OUR WEBSITE

*[www.deanclough.com](http://www.deanclough.com)*

CALL US ON

*01422 250250*

Or if you'd prefer to speak to  
our agents please contact:

**Walker  
Singleton**

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*07753 931355*

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