

DEAN CLOUGH



Created
FOR BUSINESS

FEARNLEY MILL, FLOOR 1

3,204 FT² 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, 1ST FLOOR

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

Fearnley Mill - First Floor: 3,204 sq. ft. EPC - B.

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

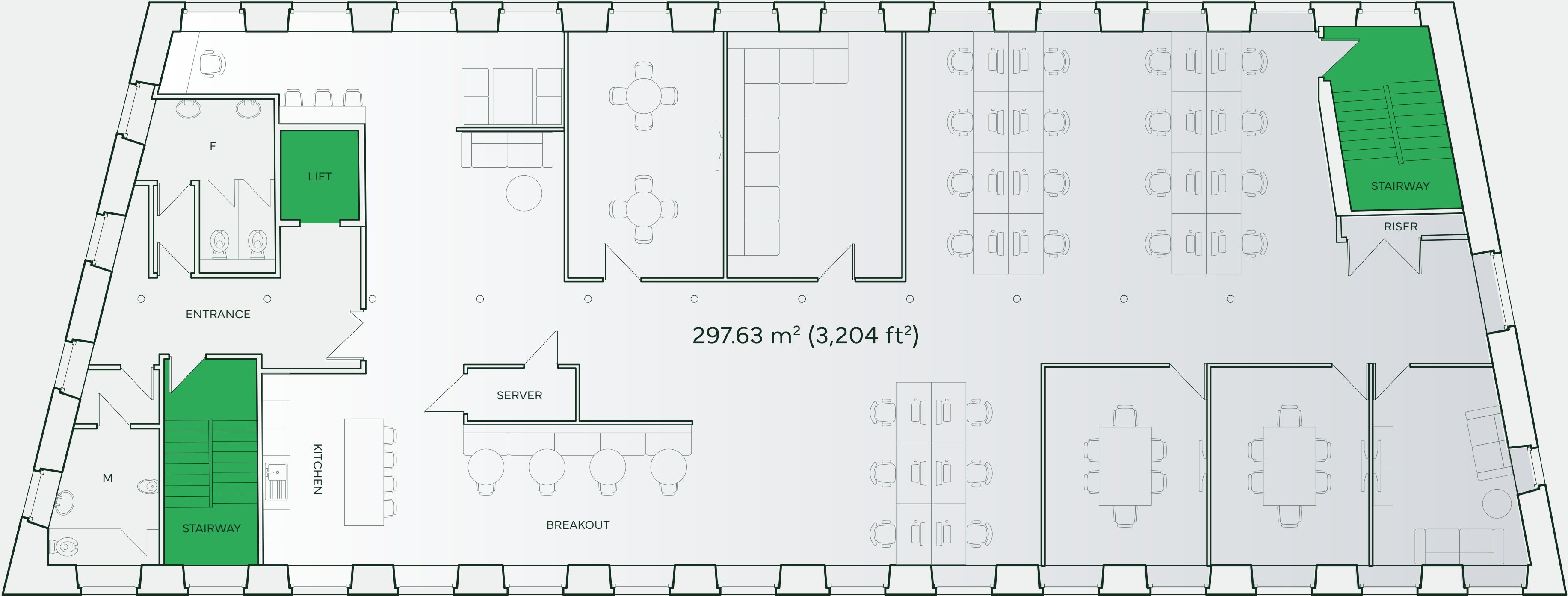
Features:

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

FIBRE
CONNECTION
to comms cabinet
on the 1st floor

OPENREACH
& VIRGIN FIBRE
CONNECTIONS
to Fearnley Mill

EXPOSED STONE
& cast-iron structure

Exclusive
KITCHEN
AREA

LIFT ACCESS
& accessible WCs

Ground floor
WAITING/MEET
& GREET AREA

24/7
SECURITY
& CCTV

FIT-OUT SUPPORT
through trusted design
& engineering teams

FULL
COMPLIANCE
with Equality Act
standards

1st Floor Office Space
FEARNLEY MILL



*CURRENT TENANTS LAYOUT AND FURNITURE

1st Floor Office Space
FEARNLEY MILL



*CURRENT TENANTS LAYOUT AND FURNITURE

1st 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

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INTERFACE EUROPE LTD

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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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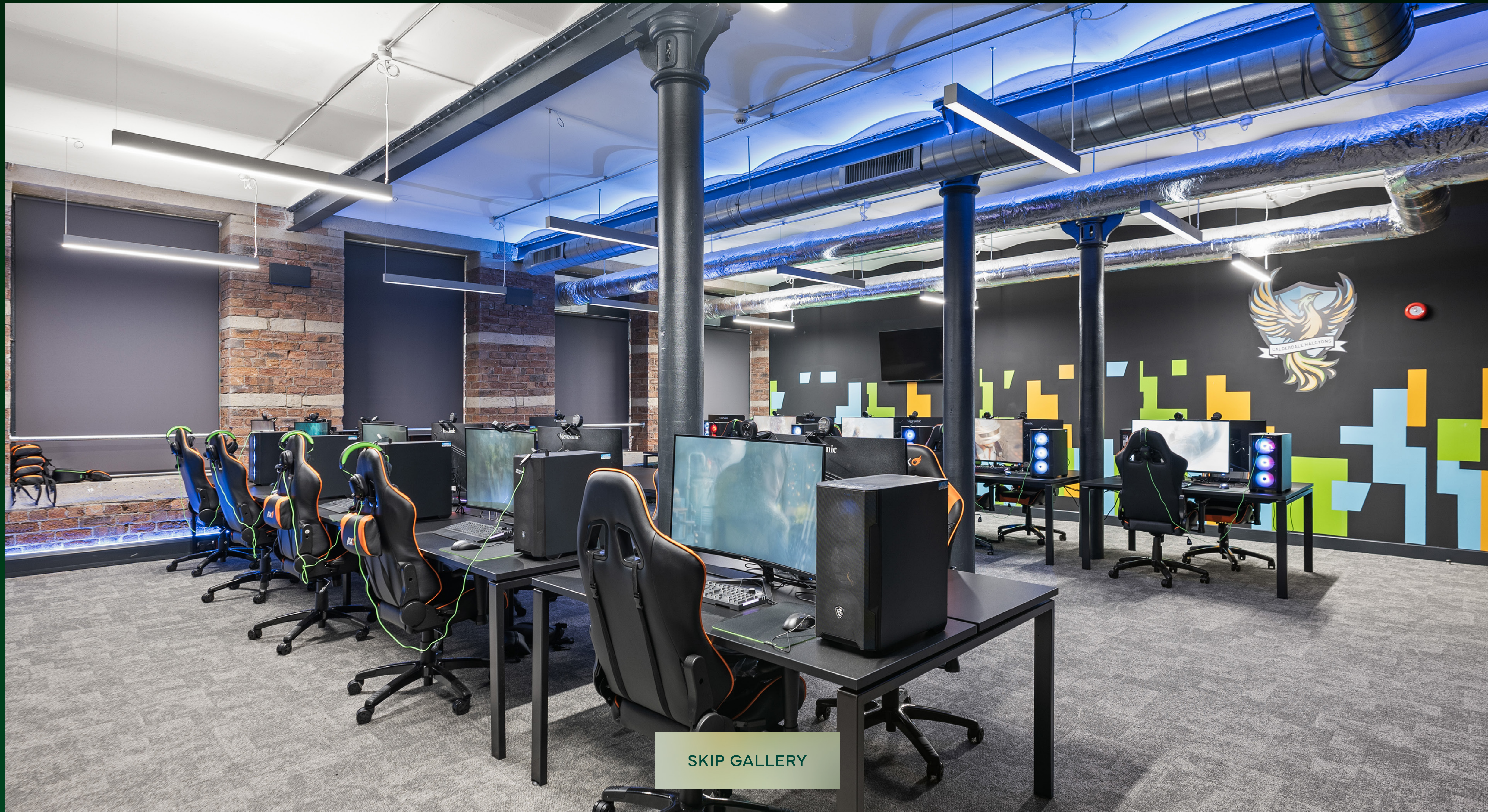


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THERE IS SOMETHING
MORE IMPORTANT THAN
LOGIC. **IMAGINATION.**
Alfred Hitchcock

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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



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On-site Shopping...
PRESTIGE FLOWERS GIFT SHOP



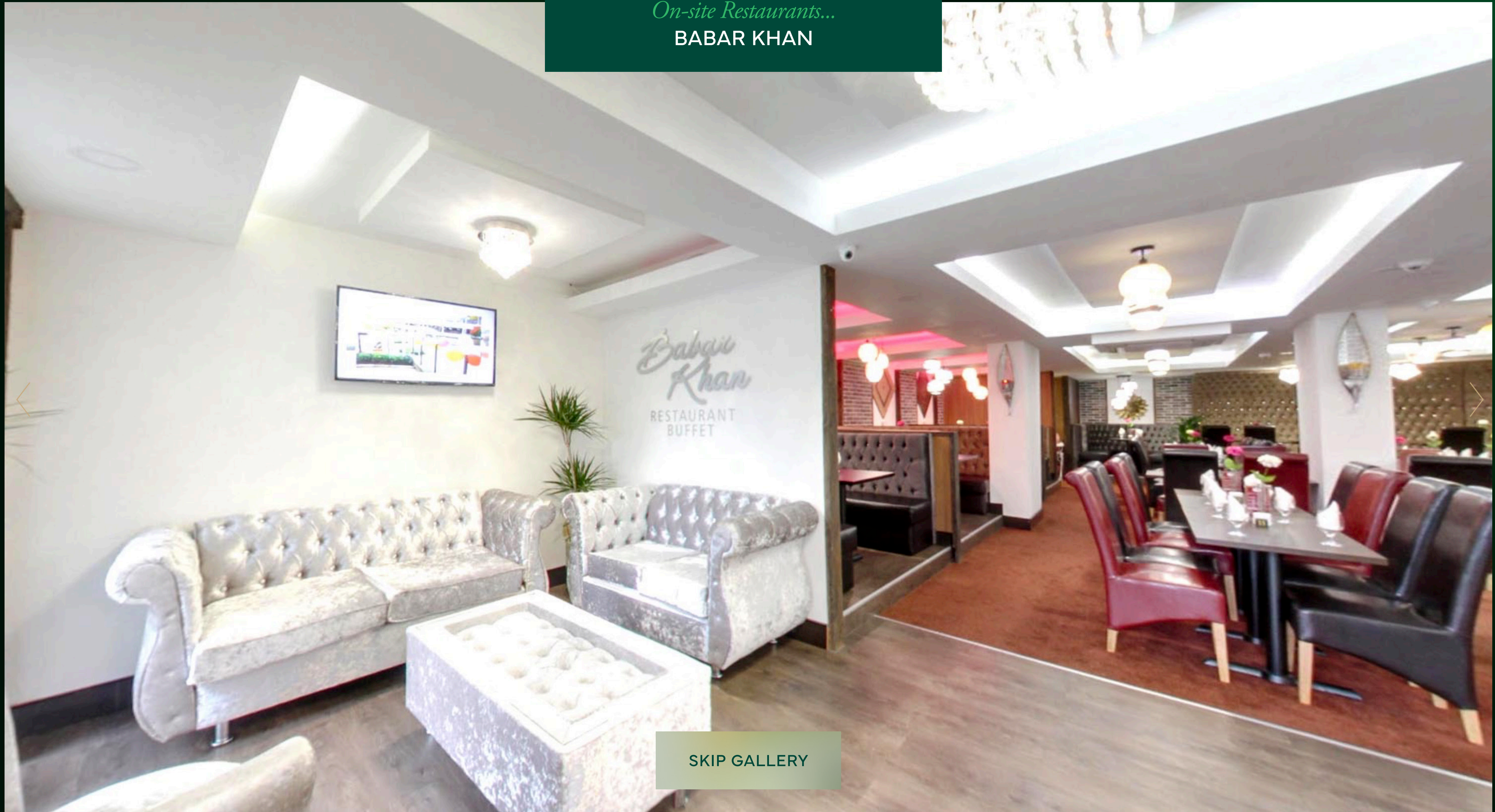
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On-site Wellbeing..
EIGHT WELLNESS CLUB



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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 /
syrup-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

MINI PASTRY BURGER
- PORK BEEF & CHEESEBURGER
- PORK BEEF BURGER
- BEEF CHILI BURGER
- FALAFEL & MINTED YOGHURT BURGER (VEGAN OPTION)
QUESADILLA £4
- Fajita Chicken, Cheese, Peppers & Onions (V) wrap
- 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
Holland / Hum / Tuna / 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



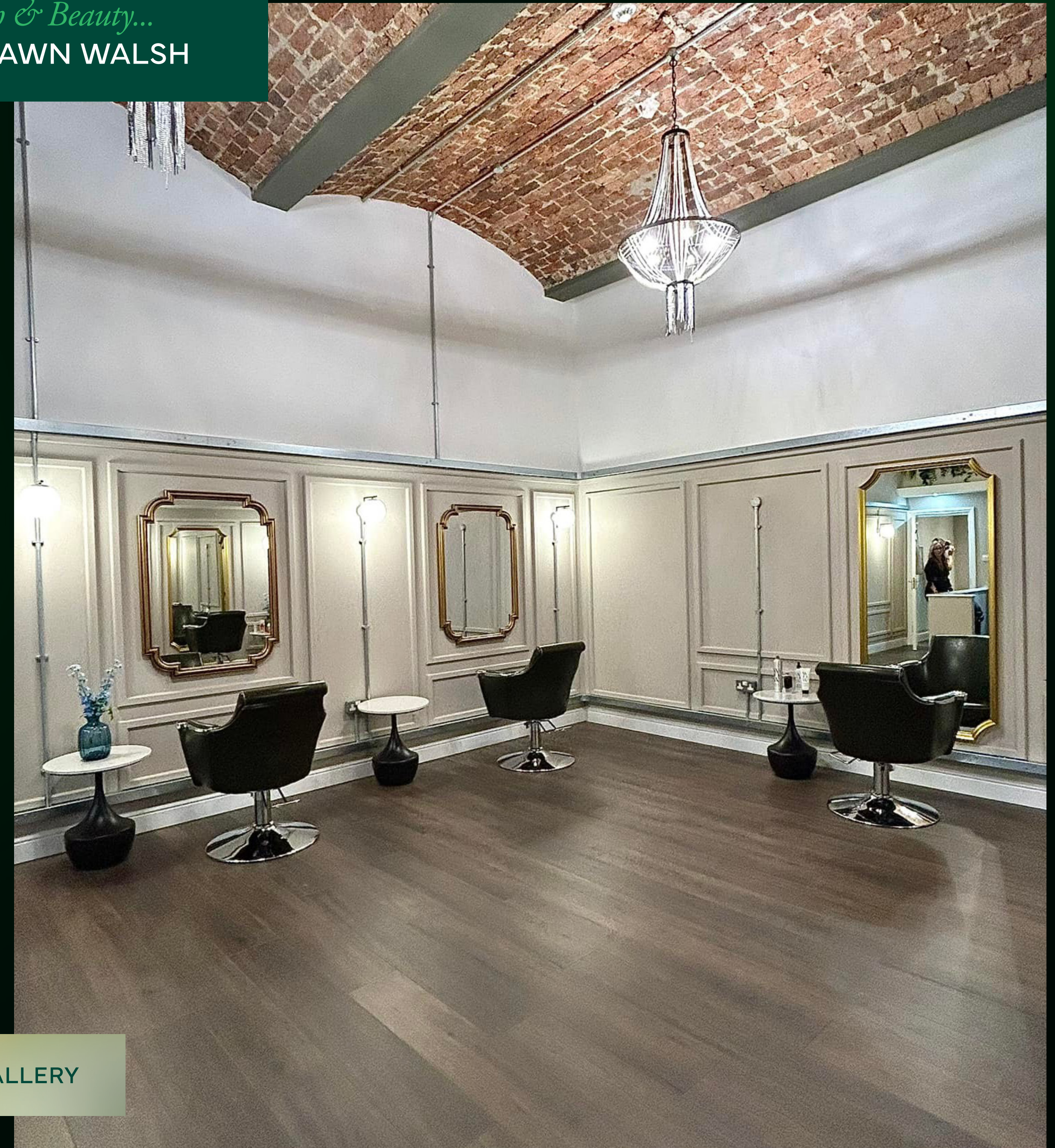
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On-site Wellbeing..
R.G. STRENGTH & PHYSIQUE



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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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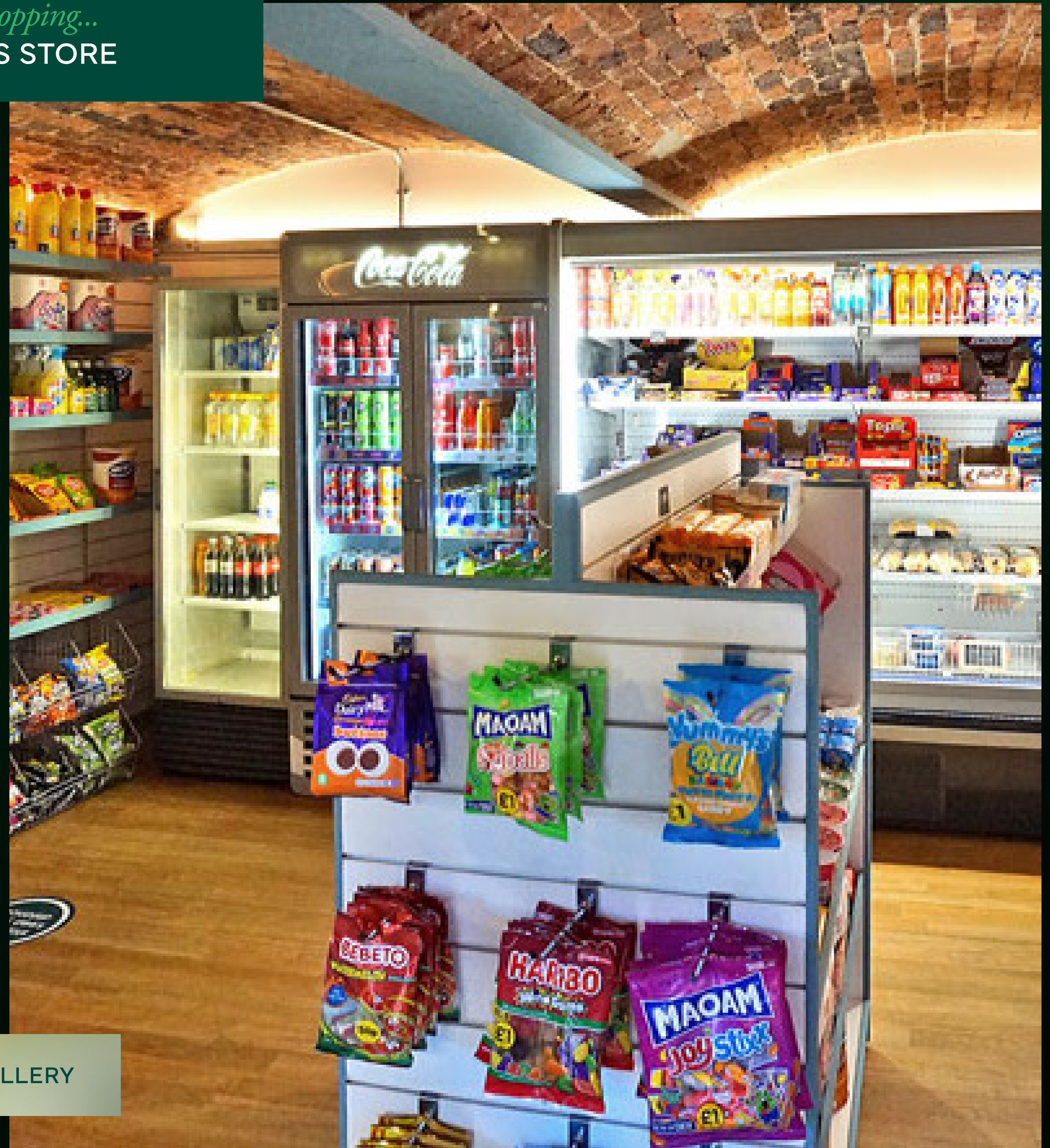
On-site Shopping...
THE DESIGN SHOP



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On-site Shopping...
STANLEY'S STORE

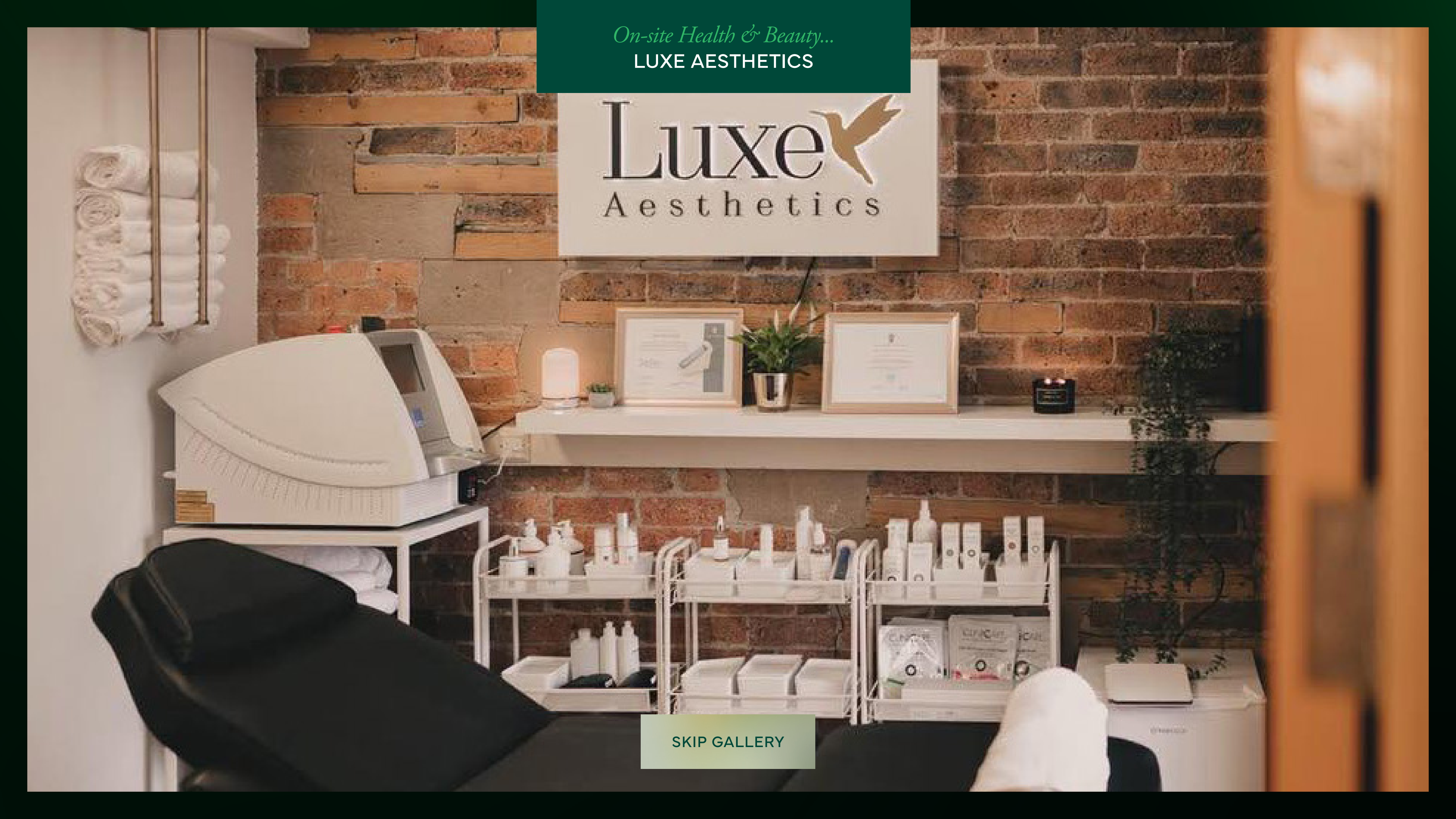


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On-site Health & Beauty...
LUXE AESTHETICS

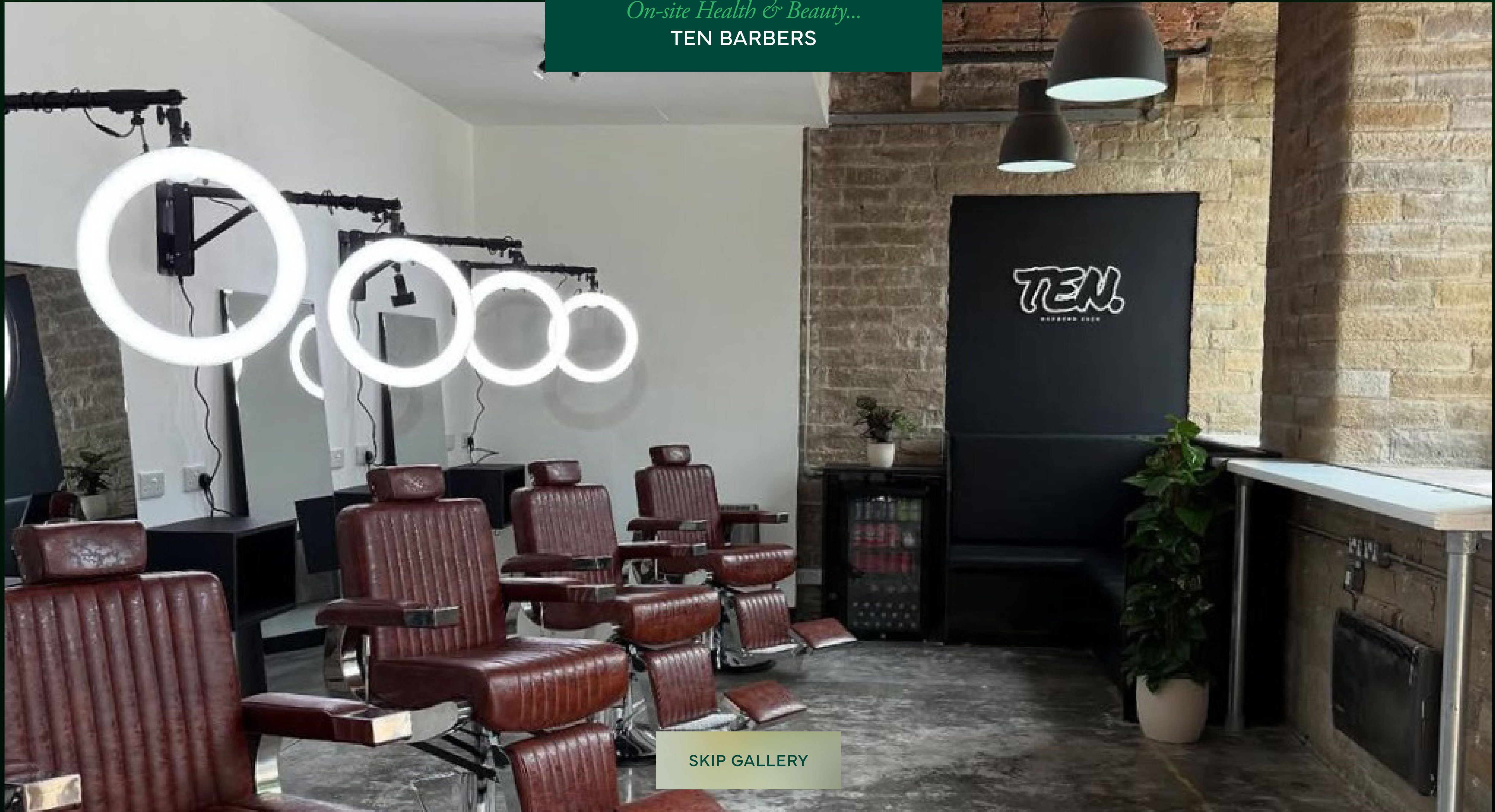
Luxe 
Aesthetics

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On-site Health & Beauty...

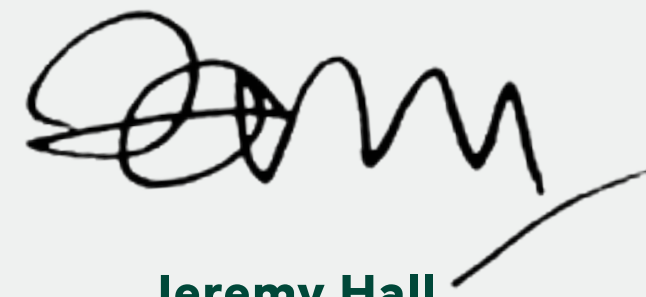
TEN BARBERS



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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

VISIT OUR WEBSITE

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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