INVEST IN KIRKLEES
The Place to Make It in West Yorkshire

Investor, developer and occupier opportunities in Huddersfield and Dewsbury
Kirklees within the Leeds City Region
KIRKLEES...
the Place to Make It

In the heart of the Northern Powerhouse, Kirklees sits at the centre of the Leeds, Manchester and Sheffield City Regions triangle, where businesses and residents enjoy big-city benefits, without big-city drawbacks.

With an annual economy worth more than £7 billion, access to a market of over 7 million people within a 1 hour drive, and 300,000+ highly-skilled graduates right on our doorstep, Kirklees really is the Place to Make It.
Invest in Kirklees

With a thriving, resilient economy and £195 million public sector commitment in towns and major infrastructure, invest in Kirklees and benefit from:

**Unbeatable location** - 2 hours from London by rail and 20 – 35 minutes commute to Leeds and Manchester. 90 minutes from mainland Europe via Leeds Bradford and Manchester Airports.

**Digital connectivity** - £70 million investment in digital infrastructure to provide world-class connectivity for citizens and businesses by 2023 including commitment from City Fibre to make Huddersfield the first Gigabit town in the UK with full fibre coverage by 2020.

**Superior quality of life** - A popular filming and tourist destination, breath-taking landscapes which border the Peak District are home to rural towns and villages where community spirit and a sense of belonging runs strong.

**Value for money** - Kirklees has big city advantages but without the big city price tag; the cost of land and buildings is lower than our city neighbours – Leeds, Manchester and Sheffield. Our diverse residential property options – from traditional stone-built homes to new-build city apartments – makes Kirklees an extremely attractive and affordable place to live.

**Business support** - We work closely with businesses to help them relocate, build supply chains, reach new markets and introduce innovative processes and practices. Through securing local, national and international funding we have brought tens of millions of pounds of support into the area and have helped our businesses create hundreds of skilled jobs.

**Innovation** - At the forefront of innovation in precision engineering, companies like Cummins Turbo Technologies, David Brown Santasalo and Reliance Precision are global leaders in the field of turbo and gearing systems. SKA Textiles are at the cutting edge of advanced textiles manufacturing – weaving fabrics for the MOD and the aerospace sector.

**Strong partnerships** - We’re stronger when we share our knowledge, skills and resources; our resilient, successful economy and vibrant communities are a direct result of business, voluntary and community sectors, education leaders and public bodies working closely together.

**Talent Supply Chain** - We’re working with strategic partners to nurture and invest in young talent; helping businesses to build a highly skilled and targeted workforce for the future. The University of Huddersfield brings 20,000 highly skilled individuals to the District; Greenhead College is one of the country’s top performing Sixth Form Colleges and Kirklees College, a top 10 provider of apprenticeships nationally.

**Friendly workforce** - LV= chose Huddersfield for its motor insurance and Britannia Rescue contact centres, and FMG won the Fleet News Award for outstanding customer service in 2018.
Our commitment

Kirklees Council is overseeing one of the biggest investment programmes in its history:

- **£150 million investment in our transport network** to support the delivery of sites for housing and employment, making strong strategic links to the city region and beyond.

- **£45 million to be invested in our town centres**, linked to the development of key strategic sites in Huddersfield and Dewsbury and building on multi-million pound private sector investment in schemes such as Kingsgate Leisure and The HD One.

- Working with housing developers and landowners in The Big Build to accelerate the rate of completions and deliver **10,000 homes across the district by 2023**. Over 1,000 of these homes will be on Council land, to be built by a newly formed public/private housing development company.

Key facts

- At the centre of the Leeds, Sheffield and Manchester City Regions triangle
- Annual Gross Value Added (GVA) growth of over 3% to £7.4 billion; part of the Leeds City Region economy worth £66.4 billion
- Population of 437,000 with 7 million people within an hour’s drive
- 45,000 businesses (including 16,000 SMEs)
- Yorkshire’s only Premier League club Huddersfield Town AFC showcases the District to 7 billion people from around the globe each week
- 300,000+ highly skilled graduates on our doorstep, including those emerging from the University of Huddersfield
- Precision engineering and manufacturing makes up a quarter of the economy with £1.5 billion of GVA and 25,000 people employed.
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<th>NAME</th>
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<th>TYPE</th>
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<th>ARCHITECT</th>
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<tr>
<td>Globe Centre</td>
<td>Slaithwaite</td>
<td>Occupier</td>
<td>Mixed use</td>
<td>156,000 sq ft</td>
<td>Metcalfe Commercial and Walker Singleton</td>
<td>Hartley Property Group</td>
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<td>Huddersfield</td>
<td>Investment</td>
<td>Housing</td>
<td>72 acres</td>
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<td>Huddersfield</td>
<td>Development partner / Investment</td>
<td>Mixed use</td>
<td>3 acres</td>
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<tr>
<td>Trinity West</td>
<td>Huddersfield</td>
<td>Occupier</td>
<td>Mixed use</td>
<td>6.1 acres</td>
<td>Dove Haigh Phillips and Fox Lloyd Jones</td>
<td>Trinity One LLP</td>
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<td>St George's Quarter</td>
<td>Huddersfield</td>
<td>Occupier</td>
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<td>160,000 sq ft</td>
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<td>HD1 Developments Ltd</td>
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<td>Huddersfield</td>
<td>Investment</td>
<td>Housing</td>
<td>58,929 sq ft</td>
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<td>Huddersfield</td>
<td>Occupier</td>
<td>Leisure &amp; retail</td>
<td>250,000 sq ft</td>
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<td>The Harris Partnership</td>
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<td>Investment</td>
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<td>Dewsbury</td>
<td>Investment</td>
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<td>Batley</td>
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<td>Caddick Developments Ltd</td>
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<td>Cleckheaton</td>
<td>Investment</td>
<td>Employment (B Use Class)</td>
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<td>Bierley (Jct26, M62)</td>
<td>Cleckheaton</td>
<td>Investment</td>
<td>Industry &amp; warehousing</td>
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<td>Kilmartin Plowman &amp; Partners</td>
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</table>
Globe Centre

**Location:** Globe Mills, Bridge Street, SLAITHWAITE, Huddersfield, HD7 5JN

**Presented by:** Metcalfe Commercial and Walker Singleton

**Developer:** Hartley Property Group

**Architect:** Halliday Clark Architects

**Opportunity:** Occupier

**Type:** Mixed use

**Total area:** 156,000 sq ft

Globe Mills commands an impressive canal-side position in the centre of picturesque Slaithwaite in the Colne Valley. Globe 1, built in 1887, is now being converted to include 54,000 sq ft of innovation centre space to service tenants in the high-tech and low-carbon sectors. An artisan food hall, café, restaurant, micro-brewery, medical centre and pharmacy are proposed on the lower floors. Planned opening date 2019.
Black Cat

Location: Land off Blackmoorfoot Road and Felks Street, Crosland Moor, HUDDERSFIELD, HD4 7AD

Presented by: Gerald Eve LLP

Architect: Planit-IE

Opportunity: Investment

Type: Housing

Total area: 72 acres

Allocated for up to 700 residential units in the emerging Local Plan, an outline planning application for 630 residential dwellings and 70 care apartments with doctor’s surgery is currently being considered by the Council. An indicative masterplan demonstrates how this can be achieved. The site is adjacent to a main arterial route leading to nearby Huddersfield town centre and the M62. 42 acres of the total area is brownfield land and could therefore benefit from vacant building credit to facilitate future development. The site is currently used for the storage of explosive material in association with Black Cat Fireworks.
St Luke’s

**Location:** Blackmoorfoot Road, Crosland Moor, HUDDERSFIELD, HD4 5RQ

**Presented by:** JLL

**Developer:** Henry Boot Developments Ltd

**Architect:** Jefferson Sheard Architects

**Opportunity:** Investment and occupier

**Type:** Mixed use

**Total area:** 23 acres

A proposed mixed use development on a former hospital site in Crosland Moor to the south west of Huddersfield. Outline planning permission has been granted for up to 200 dwellings, retail units, potential neighbourhood uses, restaurant/public house, and petrol filling station. The St Luke’s Retail Centre is now being marketed. With around 17,500 sq ft of retail space, the units can be subdivided or combined to suit individual occupier requirements.
The Waterfront

**Location:** Chapel Hill/Manchester Road, HUDDERSFIELD, HD1 3EH

**Presented by:** Kirklees Council

**Developer:** Kirklees Council

**Opportunity:** Development partner / Investment

**Type:** Mixed use

**Total area:** 3 acres

In an attractive waterside setting between the river and newly-restored Huddersfield Narrow Canal, this 3 acre site is part of the Waterfront Quarter - a mixed use development opportunity which comprises the flagship new home of Kirklees College and high quality student apartments scheduled for completion in 2018. Planning permission for the original masterplan has recently expired, but a mix of uses including commercial offices, leisure, ancillary retail, parking, hotel and residential would be considered, subject to planning permission.
Trinity West

**Location:** New North Road / Portland Street / Trinity Street, HUDDERSFIELD, HD1 5NN

**Presented by:** Dove Haigh Phillips and Fox Lloyd Jones

**Developer:** Trinity One LLP

**Architect:** Enjoy Design

**Opportunity:** Occupier

**Type:** Mixed use

**Total area:** 6.1 acres

Occupying a gateway to Huddersfield town centre, Trinity West will be a major mixed use development, comprising retail, office, and residential floorspace. The site, including the Grade II* former Huddersfield Infirmary building, operated as a technical college from the 1960s until 2013. Planning permission had already been granted for a supermarket on part when Leeds-based Trinity One LLP acquired the site in 2017. The developer has recently submitted new plans to create 288,417 sq ft of new space including 229 apartments and 76,000 sq ft of retail and office space, through conversion of historic buildings and re-development.
St George’s Quarter

Location: New North Parade, HUDDERSFIELD, HD1 5JP
Presented by: Hanson Chartered Surveyors and Colliers International
Developer: HD1 Developments Ltd
Architect: Architectural Emporium
Opportunity: Occupier
Type: Offices / Mixed use
Total area: 160,000 sq ft (net)

Commanding one of the best locations in Huddersfield, within the Conservation Area and beside the impressive rail station, this landmark Grade II Listed former London and North Western Railway Goods Warehouse (1885) is to be sympathetically converted to provide 160,000 sq ft of commercial space to let over 5 floors. There is consent for Grade A offices with on-site parking, and potential to include other business-related activities subject to further planning permission. Floor plates of up to 37,000 sq ft offer generous and flexible space to meet today’s business needs. Enveloping works, including window refurbishment and re-glazing and a £1.4 million re-roofing scheme, have recently been completed, and units of 2,000 sq ft upwards will be available to rent from 2020.
Crown House

Location: Southgate, HUDDERSFIELD, HD1 6QN
Presented by: Eddisons and Hanson Chartered Surveyors
Opportunity: Investment
Type: Housing
Total area: 58,929 sq ft

Occupying a prominent location fronting the ring road, close to Huddersfield town centre, bus and train stations this 1970s ten storey office block is one of the highest buildings in Huddersfield with excellent views over the surrounding area. The vacant property lends itself to a variety of uses including residential, student housing or hotel, subject to planning permission. Prior approval for permitted development has been issued for change of use to 113 apartments and planning permission granted for a further 17 units, with car and cycle parking on the lower ground floor.
The HD One

Location: Stadium Way, HUDDERSFIELD, HD1 6PG
Presented by: Hanson Chartered Surveyors and Colliers International
Developer: KSDL / CDP
Architect: The Harris Partnership
Opportunity: Occupier
Type: Leisure and retail
Total area: 250,000 sq ft on 20 acres

The HD One is one of the most significant new leisure developments in the UK. The award-winning John Smith’s Stadium is already well established as a leisure destination, with a multi-screen cinema, restaurants, and fitness suite alongside. Home to Premier League football club Huddersfield Town and the Huddersfield Giants Rugby League Club, the stadium hosts sports and international events year-round. Outline planning permission has been secured to develop the adjoining 20 acre site, creating a £70 million+ leisure, entertainment and sporting destination, including a snow sports centre, ten-pin bowling and restaurants. With a start date in 2019, the first phase will see a full service 4 star hotel open in 2020.
Kingsgate Leisure

Location: King Street / Cross Church Street, HUDDERSFIELD, HD1 2QB

Presented by: Pudney Shuttleworth, Barker Proudlove and Rees Denton

Developer: WD Kingsgate Ltd

Architect: Covell Matthews Architects

Opportunity: Occupier

Type: Leisure and retail

Total area: 76,500 sq ft

A £22 million investment in Huddersfield town centre to extend Kingsgate Shopping Centre and create a leisure destination encompassing an 8-screen cinema, bars and restaurants and a significant extension to Next. Planning permission and Listed Building Consent have been granted for the scheme, which will add to Kingsgate’s annual footfall of 8.5 million, generating around 300 jobs. To complement a new entrance, a pedestrian zone in Cross Church Street will be created to upgrade the streetscape, enhance the setting of listed buildings, and make a positive contribution to the Conservation Area. Opens in 2020.
Lindley Moor East

**Location:** Crosland Road, Lindley Moor, HUDDERSFIELD, HD3 3SX

**Presented by:** Michael Steel & Co.

**Opportunity:** Investment

**Type:** Industry and warehousing

**Total area:** 15.6 acres

A greenfield site of over 15 acres located beside the M62, allocated for business and industry, with Enterprise Zone status. Within a half mile of J24 M62 and ideally positioned to serve Manchester, Leeds and the nearby towns of Huddersfield and Halifax. The land is allocated in the Unitary Development Plan and has recently expired outline consent for 86,500 sq ft of light and general industry and research and development facilities, plus up to 24,500 sq ft of storage and distribution.
Bradley Park

Location: Land north of Bradley Road, HUDDERSFIELD, HD2 1PZ

Presented by: Kirklees Council

Developer: Kirklees Council

Opportunity: Development partner / Investment

Type: Housing, leisure and school

Total area: 169 acres

Included within the emerging Local Plan, the Council is developing a draft masterplan for the site to include 1,460 housing units within the Local Plan period and 498 units beyond, plus a sport and leisure hub and new primary school. The site includes 139 acres of council owned land which adjoins private land for housing to the west.
Bridge Business Park

**Location:** Colne Bridge Road, HUDDERSFIELD, HD5 0HR

**Presented by:** Walker Singleton and Hanson Chartered Surveyors

**Developer:** Frank Marshall Estates

**Architect:** Kilmartin Plowman & Partners

**Opportunity:** Occupier

**Type:** Industrial

**Total area:** 37,500 sq ft

Recently completed, this new industrial park is in a prime location with exceptional road connections just off the A62 Leeds Road and only 1.5 miles south of Junction 25 of the M62. This is an established industrial and warehousing area with nearby occupiers including Mamas & Papas, VTL and C & J Antich.

The £3 million development offers a selection of units ranging in size from 2,500 to 10,750 sq ft in a number of blocks arranged around a central service courtyard, providing vehicle circulation and parking. When fully occupied, the scheme is expected to accommodate up to 100 jobs.
Colne Bridge Road

**Location:** Colne Bridge Road, HUDDERSFIELD, HD5 0RH

**Presented by:** Walker Singleton and Hanson Chartered Surveyors

**Architect:** Kilmartin Plowman & Partners

**Opportunity:** Investment

**Type:** Industrial

**Total area:** 2.48 acres (net developable)

An industrial development site with outline planning permission for up to 39,650 sq ft of units for light industry, general industry and storage and distribution. It is located on the B6118, just off the A62 Leeds Road between Huddersfield town centre and junction 25 of the M62. Close to Mamas and Papas HQ within an established industrial area, the land is bounded by the Huddersfield Broad Canal to the north and the River Colne to the south. The freehold interest is for sale, subject to easements associated with the waste water treatment works to the west including provision for unrestricted access across the site for Yorkshire Water. In addition to the main site (2.48 acres net), there is an ancillary site of 0.55 acre across the road between the canal and railway.
Dewsbury Riverside

**Location:** Land south of Ravensthorpe Road / Lees Hall Road, DEWSBURY

**Developer:** Miller Homes and Kirklees Council

**Opportunity:** Investment

**Type:** Housing, school

**Total area:** 395 acres

Included within the emerging Local Plan, a masterplan has been developed for the provision of 4,000 homes - 1,869 units by 2,031, and 2,131 homes afterwards. The plans include the provision of a new school and local centre as well as infrastructure improvements to the strategic road network. The site is at a prime strategic location within the Leeds City Region, equidistant from the M62 and M1, with access to Leeds, Manchester and Huddersfield from Ravensthorpe Station on the site boundary.
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Chidswell

Location: Leeds Road, Shawcross/Woodkirk, DEWSBURY
Presented by: Deloitte Real Estate
Developer: The Church Commissioners for England
Opportunity: Investment
Type: Housing and employment (B Use Class)
Total area: 298 acres

Recognised in the Strategic Economic Plan as being of strategic significance to the Leeds City Region, Chidswell is allocated for mixed use in the emerging Local Plan with an emphasis on housing and employment in the B (business, industry and distribution) Use Class operations. Initial high level master planning work has been undertaken and includes the provision of 1,535 homes during the Local Plan period, a new school and local centre plus potential for 122,500 sqm (1,318,500 sq ft) of employment floorspace. The site benefits from excellent links to the M62 and M1.
Closely located to Dewsbury and Batley Town Centres, the M62 and M1, this greenfield site is allocated in the emerging Local Plan and has outline planning permission (due to expire in January 2019) for 390 homes.
Moor Park 25

Location: Leeds Road, MIRFIELD, WF14 0EH
Presented by: GVA and Dove Haigh Phillips
Developer: Caddick Developments Ltd
Architect: Kilmartin Plowman & Partners
Opportunity: Occupier
Type: Industry and warehousing
Total area: 15 acres

In a prime location adjacent to the A62 and close to J25 M62, within easy reach of Huddersfield and Leeds, this greenfield site has Enterprise Zone status and outline planning permission for B1, B2 and B8 use. Infrastructure works are due to commence on site imminently with the first unit due for completion in June 2019. The site can accommodate up to 240,000 sq ft of accommodation. Caddick Developments have a full and active design and technical team in place to work with occupiers and purchasers to provide build to suit property solutions that will match occupier needs.
Whitechapel Road

Location: The Royds, Whitechapel Road, CLECKHEATON
Presented by: Dove Haigh Phillips
Architect: Martin Walsh Architectural
Opportunity: Investment
Type: Employment (B Use Class)
Total area: 58 acres

This is a prime opportunity to secure land for precision engineering and advanced manufacturing - building upon the strengths of Kirklees and the wider Leeds City Region. Allocated for 40,000 to 80,000 sq m (430,000 to 860,000 sq ft) of employment floorspace (B Use Class operations) in the emerging Local Plan, the site has immediate access to the M62. High level master planning work has been undertaken.
Bierley (Jct 26, M62)

Location: Oakenshaw, CLECKHEATON, BD12 7EZ
Presented by: Dove Haigh Phillips
Architect: Kilmartin Plowman & Partners
Opportunity: Investment
Type: Industry and warehousing
Total area: 32 acres

A prime employment site in a high profile setting at the intersection of the M62 and M606 motorways between Cleckheaton and Bradford. The area around ‘Chain Bar’ has undergone transformational development in recent years, holding strong appeal to regional and national occupiers being close to markets and labour supply at the very heart of the Leeds City Region.

The release of this former waste water treatment works has been driven by Keyland Developments, a sister company of Yorkshire Water. The Council has resolved to grant outline planning permission for 380,000 sq ft of new industrial and distribution floorspace. The phase 1 land of 16.5 acres can accommodate 190,000 sq ft, with further development subject to highway improvements.
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