



# Invest in Kirklees

At the heart of the UK



# Perfectly placed

**Kirklees is strategically located at the heart of the UK and the centre of the Leeds, Manchester and Sheffield City Region triangle.**

Part of West Yorkshire – the largest regional economy outside London, with a GVA of over £69million – we have excellent transport links:

- ↗ Easy access to the M62 and M1
- ↗ Direct rail links to major cities, through to London within 2 hours
- ↗ Manchester and Leeds/Bradford airports 45 minutes
- ↗ Hull Container Terminal at the Port of Hull 1.5 hours





# An exceptional place to invest and do business

We're a borough that doesn't stand still. Home to the globally respected University of Huddersfield, we are constantly evolving with business, entrepreneurship and innovation at our core.

Kirklees has world-renowned strengths in a wide range of sectors – including advanced manufacturing, technical textiles, health and life sciences, pharmaceuticals, medical technologies and precision engineering.

Creative and digital businesses are also forging new ground in cyber security, AI, gaming and software development.

Our rich culture and heritage, outstanding countryside, affordable homes and connections to major cities mean Kirklees offers a great quality of life in a vibrant and varied location.

Over £1billion investment is planned for private and public infrastructure over the next ten years.

This is driving economic growth and transforming towns, providing excellent potential for businesses, investors and developers who are looking for good returns.

**Kirklees is a district of opportunity – a place where you can build and grow.**

**Invest in Kirklees.**



# Why Kirklees?

## Great connections

### Access to market

At the heart of the UK, businesses in Kirklees benefit from an incredible strategic location with millions of customers, suppliers and employees right on the doorstep.

Multimillion-pound investments in major infrastructure projects are further enhancing connections across the district in road, rail and high-speed digital infrastructure.

- ↗ Access to a skilled workforce of 1.4million people and 80,000 businesses in the Leeds City Region
- ↗ A major beneficiary of the Transpennine Route Upgrade
- ↗ Over 7million people within an hours' drive

### Partnership and collaboration

Passionate business networks, and stakeholder collaboration at the highest level, provide opportunities to share knowledge and best practice, influence decision-making, and access support programmes.





# Thriving business

## Big city benefits - low costs

With Leeds, Manchester and Sheffield on the doorstep, we offer highly competitive commercial property and operating costs, and access to millions of customers, suppliers and employees.

Industrial space c.15.9% cheaper than surrounding industrial submarkets

Grade A office space c.30% cheaper than leading northern core city centre space

## Minimise risk – maximise growth

Access free, tailored and confidential support, expert knowledge and local intelligence, to help you establish and then grow your business with Business Kirklees.







## Quality of life

Kirklees is an exceptional place to live and work. Quality schools and colleges complement thriving town centres, picturesque countryside and iconic villages with rich and culturally diverse communities, and entrepreneurial spirit.

This, with affordable homes, a comprehensive Gigabit Fibre network and easy connections to major cities means Kirklees offers a great quality of life for those who live here.

- 📈 Holmfirth and Slaithwaite have been judged some of the best places to live in the North & North East by the Sunday Times, for 2023 and 2022 respectively
- 📈 Part of the Peak District National Park, and close to the Yorkshire Dales and North York Moors National Parks

# Talent and innovation

## Research & development

Industry needs are directly supported by world-class academic centres of excellence at the University of Huddersfield, including the National Physical Laboratory and Technical Textiles Research Centre. Leading innovation and training assets include the Textiles Centre of Excellence, the 3M Buckley Innovation Centre, and the Kirklees College Process Manufacturing Centre.

- ↗ Global reputation for technical and scientific capabilities in metrology, textiles, precision engineering and advanced manufacturing
- ↗ The University of Huddersfield's £250million National Health Innovation Campus will put Kirklees at the forefront of innovation in health and wellbeing.

## Bright minds

Kirklees is part of the largest higher education cluster outside of London, with seven higher education establishments producing 39,000 (15,000 STEM) skilled graduates annually.

Huddersfield New College and Greenhead College are rated Outstanding by Ofsted, with Greenhead frequently rated one of the top performing sixth form colleges in the UK.

In the top ten further education colleges in England for Apprenticeship Achievement, Kirklees College is uniquely vocational, training 1,000 apprenticeships in 30 occupational areas and working with over 1,000 employers in West Yorkshire.



# £1bn+ transformation

Over £1billion investment is planned for private and public infrastructure over the next ten years. This is transforming the district, driving economic growth, and building inclusive, resilient and sustainable places.

## Huddersfield and Dewsbury Blueprints

The council's ambitious plans see £500million investment, transforming the district's two key urban centres and ensuring that the people who live, work and own businesses there continue to go from strength to strength.

- ↗ Quality, affordable homes
- ↗ High quality public spaces
- ↗ High quality commercial premises
- ↗ Enhanced digital and transport connectivity
- ↗ Cultural, vibrant destinations

## Transpennine Route Upgrade

Network Rail's multibillion-pound programme of railway improvements will bring infrastructure improvements to eight stations in Kirklees, improved travel time and increased capacity between Manchester and York – via Huddersfield and Leeds – and projects to improve road capacity and local sustainable transport options.

## National Health Innovation Campus

Brought forward by the University of Huddersfield, this multimillion-pound project will improve health outcomes and lead innovation in healthcare for the North of England. Health, medical technologies and associated services provide a key focus for economic development, with the campus delivering a major boost to regeneration of the town centre and jobs. The first phase is due to open in 2024.



## Our Cultural Heart

The Huddersfield Blueprint's flagship development, Our Cultural Heart, includes a new multi-purpose entertainment and events venue, art gallery, the repurposing of the current library building to house a dedicated museum space, and the refurbishing of the Queensgate Market building to become a vibrant food hall. All linked by a new, attractive, accessible and inviting outdoor public space in the heart of Huddersfield town centre.

## Station to Stadium Enterprise Corridor

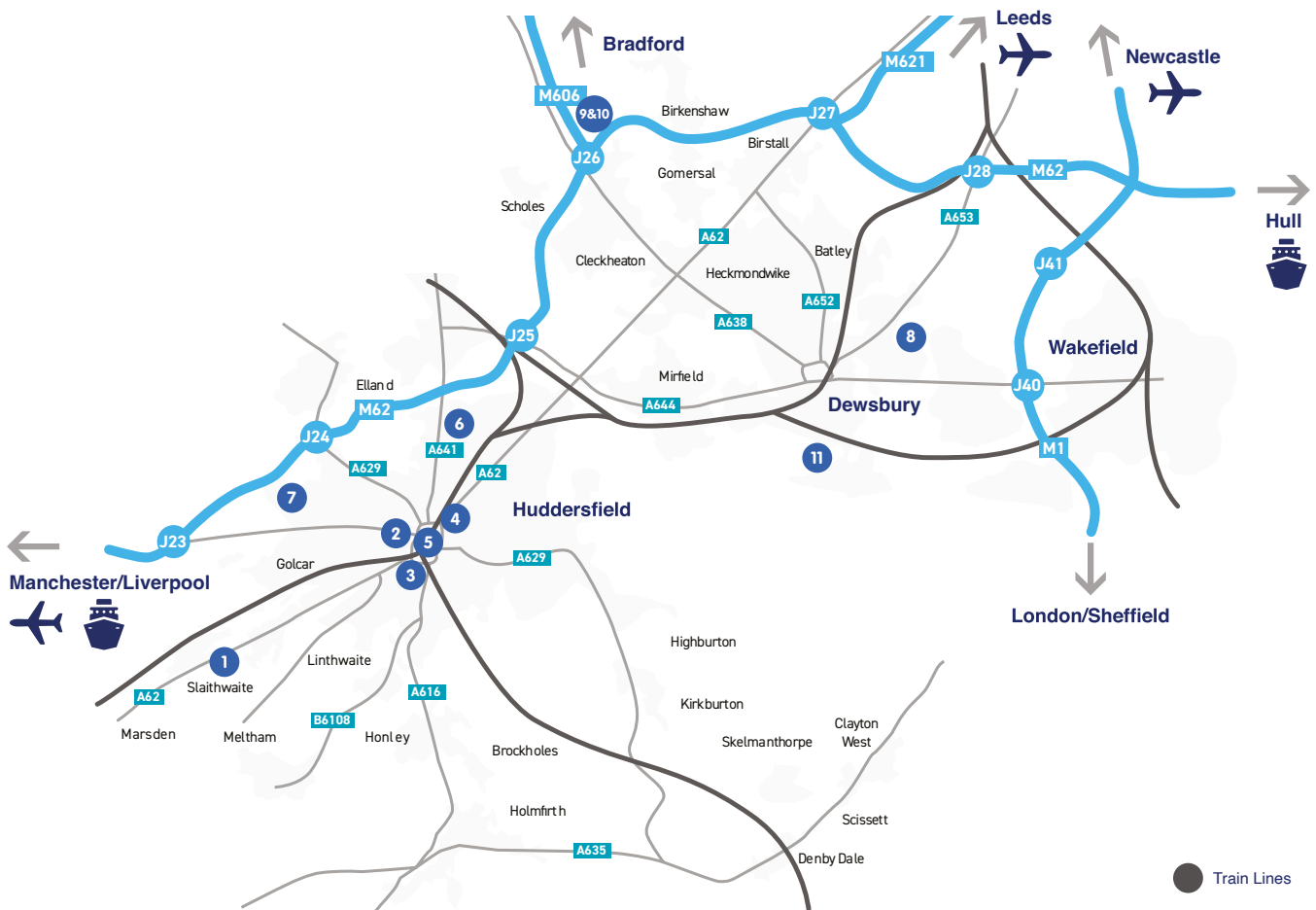
Billed as one of the most exciting and strategically important economic development opportunities in Yorkshire, this long-term scheme builds on the Transpennine Route Upgrade and National Health Innovation Campus, acting as a key investment creating corridor for enterprise. It aims to grow and attract good quality jobs and businesses in Huddersfield, for the benefit of the whole district which will encourage and support businesses to grow and expand into the area.

## Radisson RED at The George Hotel

In a highly prominent location on St George's Square and close to Huddersfield Railway Station, Radisson RED Huddersfield is set to open in winter 2024/25 – following an extensive restoration and refurbishment of the historic property, originally built in 1851.



# Major development opportunities





No.	Name	Location	Opportunity	Type	Total area
1	Globe	Slaithwaite	Occupier	Office/Mixed	84,000 sq ft
2	Trinity West	Huddersfield	Investor / Developer	Office/Mixed	6.1 acres
3	The New Waterfont	Huddersfield	Investor	Mixed	2.50 acres
4	Station to Stadium Enterprise Corridor	Huddersfield	Investor	Mixed	TBC
5	Kingsgate Leisure	Huddersfield	Occupier – bar/ restaurant units	Commercial retail / leisure	90,000 sq ft
6	Bradley Park	Huddersfield	Investor / Development partner	Housing / leisure facilities / school	169 acres
7	Lindley Moor East	Huddersfield	Investor / occupier	Industry / warehousing	15.6 acres
8	Chidswell	Dewsbury	Investor	Mixed / Residential / Commercial	86.5 acres (commercial)
9	Interchange 26	Cleckheaton	Investor / occupier	Industry / Warehousing	32 acres
10	Interchange 26, Phase 2	Cleckheaton	Investor / occupier	Industry / Warehousing	32 acres
11	Dewsbury Riverside	Dewsbury	Investor / Developer	Housing / local centre / community infrastructure	395 acres

# Globe

**Location:** Globe, Bridge Street, Slaithwaite, Huddersfield, HD7 5JN

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

**Developer:** Hartley Property Trust

**Architect:** Halliday Clark Architects

**Opportunity:** Occupier

**Type:** Mixed use

**Total area:** 84,000 sq ft (7,804 sq m)

Globe commands an impressive canal-side position in the centre of the picturesque village of Slaithwaite – judged 'Best Place to Live' in the North and Northeast by the Sunday Times – approximately 6 miles to the southwest of Huddersfield town centre.

Built in 1887, the historic and imposing mill has been purposely redesigned to provide in excess of 80,000 sq ft of mixed-use accommodation, including state-of-the-art innovation centre with laboratory facilities, medical suites and office accommodation supported by an Artisan Hall and retail space.

With approximately 40,000 sq ft of office and 23,000 sq ft of retail remaining available for lease, now is a great time to be taking occupation in this impressive building.





# Trinity West

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

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

**Developer:** Trinity One LLP

**Opportunity:** Investment / Developer

**Type:** Mixed use

**Total area:** 6.1 acres (2.47 hectares)

Occupying a key gateway location to Huddersfield town centre, Trinity West brings a major mixed-use development, comprising retail, office, and residential floorspace to the market.

The site, including the Grade II\* former Huddersfield Infirmary building, operated as a technical college from the 1960s until 2013. Benefitting from great access to both bus and rail and with hybrid planning secured, site clearance and enabling works has now commenced to create serviced development plots with completion of this phase scheduled for summer 2023. With one of three plots already acquired by Lidl, the remaining opportunities include:

- Plot 1 has full planning secured for the delivery of 10,785 sq ft of offices as part of the converted Grade II\* listed Huddersfield Infirmary building. New build wings have also been approved to create 32 apartments.
- Plot 2 is C.1.73 acres and benefits from outline approval for 197 apartments or offices and is also to be sold as a cleared development site.



# The New Waterfront

**Location:** Chapel Hill, Huddersfield, HD1 3LD

**Presented by:** Kirklees Council

**Opportunity:** Investment

**Type:** Mixed use

**Total area:** 2.50 acres (1.01 hectares)

An exciting commercial development opportunity for high quality business facilities in an attractive waterside setting.

Occupying a gateway location and nestled between the River Colne and Huddersfield Narrow Canal, The New Waterfront is within a 1-minute walk of Huddersfield centre and within 5-10 minutes' walk of the towns major bus and rail connections providing excellent links to Leeds (20 mins), Manchester (30 mins) and beyond.

With outline permission having previously been secured for over 18,000 sqm (190,000 sq ft) of Grade A office space and a town centre undergoing a major transformation, The New Waterfront represents a fantastic opportunity for a range of investors, developers, occupying businesses and other organisations.





# Station to Stadium Enterprise Corridor

Billed as one of the most exciting and strategically important economic development opportunities in the Yorkshire region and beyond, this long-term scheme revitalises the area and the routes between Huddersfield Rail Station and the John Smiths Stadium.

Investment from the Transpennine Route Upgrade will make Huddersfield one of the best-connected places in the North of England. The University of Huddersfield's investment in the Health Innovation Campus at Southgate will put the town on the map globally in terms of translational health and wellbeing research and applied applications. The Station to Stadium scheme builds on these assets, acting as a key investment creating a corridor for enterprise.

The masterplan sets out several projects that public and private sector partners will work together to develop, increasing the utilisation of either empty or underutilised properties within the area for commercial office, research, development and residential use.

**Location:** Between Huddersfield Railway Station and the John Smith's Stadium

**Presented by:** Kirklees Council

**Opportunity:** Investment

**Type:** Mixed use

**Total area:** n/a



# Kingsgate Leisure

**Location:** King Street / Cross Church Street, Huddersfield, HD1 2QB

**Presented by:** Pudney Shuttleworth, Barker Proudlove and KLM

**Developer:** WD Kingsgate Ltd

**Architect:** Covell Matthews Architects

**Opportunity:** Occupier – bar/restaurant units

**Type:** Commercial retail and leisure

**Total area:** 90,000 sq ft

With work having commenced in March 2023, Kingsgate Leisure is bringing forward an exciting multi million pound investment into Huddersfield town centre by extending Kingsgate Shopping Centre and delivering a multiplex cinema and leisure destination, including bars and restaurants.

With the cinema and leisure complex being operated by The Light, the offer will include a state-of-the-art 8 screen cinema, 10 lane luxury bowling alley alongside, climbing wall, an arcade and food offerings.

Forming an integral part of the wider Huddersfield Blueprint, this is an ideal time to invest into Huddersfield town centre.





# 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 facilities and school

**Total area:** 169 acres (68.4 hectares)

Bradley Park is one of the largest sites allocated for housing in the Kirklees Local Plan with an indicative housing capacity of c1,958, the majority of which (c1,577) falling within the area of council ownership. Bradley Park will be a high quality, sustainable new community in the north of Huddersfield."

The vision for the Bradley site is for a community served by high quality green infrastructure across the development, alongside a new local centre, primary school and sports and leisure hub. Kirklees Council wants Bradley Park to set the standard for development across the district, by demonstrating that the Council's land assets can deliver quality housing for everyone.



# Lindley Moor East

## Enterprise Zone Status

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

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

**Opportunity:** Investment / Occupier

**Type:** Industry and warehousing

**Total area:** 15.6 acres (6.3 hectares)

A greenfield site of over 15 acres located beside the M62 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 forms part of a wider allocation for mixed use, with this final phase to be brought forward for business and industry.

Planning permission is currently being sought for a mixed-use scheme, which includes in excess of 155,000 sq ft of business and industrial floorspace across 13 units and space for 23,700 sq ft of café, restaurant and supermarket uses.





# Chidswell

**Location:** Leeds Road, Shawcross / Woodkirk, Dewsbury

**Presented by:** Deloitte Real Estate

**Developer:** Deloitte Real Estate / The Church Commissioners for England

**Opportunity:** Investment

**Type:** Mixed use residential and commercial (B use Class)

**Total area:** 86.5 acres (35 hectares) – commercial area only

A site of strategic significance to the Leeds City Region, Chidswell is allocated in the adopted Local Plan for mixed use housing and employment development, comprising B (business, industry and distribution) Use Class operations. With resolution to approve the outline planning application, the scheme includes a new community for 1,535 homes, a school and local centre and 122,500 sqm (1,318,500 sq ft) of employment floorspace set across 35 hectares of allocated development land.

With excellent transport links to major highways, Chidswell is strategically located in the heart of the UK between the M1 and M62 Motorways.

The Church Commissioners will be working with a development partner to deliver the employment stage aligned with investment and occupier interest. Final determination of the outline application is subject to the Secretary of State approval.



# Interchange 26

**Location:** Oakenshaw, Cleckheaton,  
BD12 7EZ

**Presented by:** Dove Haigh Philips and  
Savills

**Developer:** Opus North

**Opportunity:** Investment / Occupier

**Type:** Industry and warehousing

**Total area:** 32 acres (12.9 hectares)

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' holds strong appeal to regional and national occupiers being close to markets and labour supply at the very heart of the Leeds City Region.

Work is now nearing completion on the final 3 units of this first phase, bringing forward 43,000 – 105,000 sq ft by Q1 / Q2 2023.



# Interchange 26 Phase 2

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' holds strong appeal to regional and national occupiers being close to markets and labour supply at the very heart of the Leeds City Region.

The final phase of Interchange 26 will provide up to 130,000 sq ft of prime industrial / logistics space and is being promoted by Keyland Developments at this key location. With planning still being pursued, delivery could come forward as early as Q2 2024

**Location:** Oakenshaw, Cleckheaton, BD12 7EZ

**Presented by:** Dove Haigh Philips and Savills

**Developer:** Keyland Developments

**Opportunity:** Investment / Occupier

**Type:** Industry and warehousing

**Total area:** 32 acres (12.9 hectares)





# Dewsbury Riverside

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

**Presented by:** Kirklees Council

**Landowner:** Several landowners including Kirklees Council

**Opportunity:** Development / Investment

**Type:** Housing, local centre and community infrastructure

**Total area:** 395 acres (159.9 hectares)

The Dewsbury Riverside scheme is allocated in the Kirklees Local Plan for up to 4,000 homes. The site will include the provision of a local centre, community infrastructure and schools. The development is in a prime strategic location within the Leeds City Region, equidistant from the M62 and M1 motorways, and brand new Ravensthorpe Railway Station shortly to be constructed to the west of the site as part of the Transpennine Route Upgrade, providing excellent access to Leeds, Manchester, Huddersfield and beyond.

A hybrid planning application has been submitted seeking full approval for engineering works, drainage and utilities connection for the provision of site access, with outline being sought for erection of residential and mixed-use (community facilities) developments.











## Get in touch

Build and grow your business and investment in Kirklees.  
We'll help you bring your vision to life.



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