



THE GLOBE

Slaithwaite

80,000 SQ FT
MIXED USE INNOVATION BUSINESS HUB



HOME OF BUSINESS ENTERPRISE IN HUDDERSFIELD

Welcome to The Globe, sitting in the heart of Kirklees, a fast-growing hub for innovation in the Leeds City Region, The Globe is a recognisable landmark that has been transformed for the future of business enterprise.

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

A REVIVAL OF A LANDMARK

Originally built in 1887 for textiles production, The Globe commands an impressive canal-side position in the centre of Slaithwaite, one of the most picturesque villages in Kirklees' Colne Valley.

Comprising two impressive, five storey mill buildings The Globe has been sympathetically redeveloped to provide highly modern, state of the art business space spanning 80,000 sq ft.

The internal specification is of contemporary design but sympathetically retains the industrial heritage. Features include exposed timber floors and brickwork in open plan rooms flooded with light, exposed beam ceilings and supported by 173 on-site car parking spaces.



OPEN PLAN OFFICES



ARTISAN, RETAIL & LEISURE
OPPORTUNITY AND GROUND
FLOOR CONVENIENCE
OPPORTUNITY



INNOVATION CENTRE WITH
RESEARCH & DEVELOPMENT/
LABORATORY SPACE



PRE-LET TO COLNE VALLEY
GROUP PRACTICE AND FIRST
FLOOR COMPLEMENTARY
MEDICAL

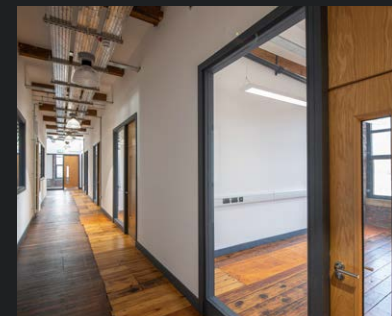




A CENTRE FOR INNOVATION

Suites from 500 to 7,500 sq ft are available for medical services and larger floor plates are offered for office occupation from 1,000 sq ft to 15,000 sq ft. The space is ideal for ancillary health services such as dentist, optician, physiotherapist and holistic services.

The Innovation Centre offers incubator office and laboratory accommodation from 150 sq ft upwards with access to business support from the Kirklees Council. Turnkey packages are available to suit research and development of medical, pharmaceutical and associated technologies.



LEADING THE WAY IN LEISURE

The Artisan Hall provides 'shell specification ready' opportunities for specialist food, drink and other local producers from 1,000 sq ft up to 7,500 sq ft for larger restaurant and bar operators. Units are also available from 3,000 sq ft to 7,500 sq ft at ground floor level for retail/convenience units with car park and canal frontages.





A COSMOPOLITAN AND ENTERPRISING LOCATION

The Globe is located in the centre of Slaithwaite, a dynamic, up and coming village in the stunning Colne Valley countryside and at the foot of the Peak District National Park.

Whilst the Leeds City Region continues to retain exceptional, world class talent, there is an evident trend for this talent to migrate to local villages for better quality of life and working environment. Slaithwaite is no exception and with combined ease of access and concentration of smart, independent businesses it has fast become a cool place to live.



POWERHOUSE OF THE NORTH

Kirklees sits at the centre of the Leeds, Manchester and Sheffield City Region triangle placing it within easy access of the North's major cities, towns and transport infrastructure. With an annual economy worth around £7.5bn, the region has access to a market of over 7 million people within a 1 hour drive, and over 300,000 highly-skilled university students right on our doorstep.

Bordered by the M62 to the north and the M1 to the east, Kirklees has easy access to the North's major cities, airports and ports. London Kings Cross is just 2 hours away with direct Trans-Pennine Express trains to Leeds and Manchester.



LOCATION	MILES
Slaithwaite Railway Station	0.3 miles
Junction 23/24 (M62)	4.2 miles
Huddersfield	4.9 miles
Manchester	21 miles
Leeds	24 miles
Wakefield	27 miles



LOCATION	TIME
Leeds	26 mins
Manchester Piccadilly	41 mins

FURTHER INFORMATION

VAT

We understand the property
has been elected for VAT.

TERMS

The accommodation is available by way
of Internal Repairing and Insuring lease,
plus service charge. Further information
on terms and quoting rents are available
on request.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

Metcalf Commercial, Hanson Chartered Surveyors and Walker Singleton on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Metcalfe Commercial, Hanson Chartered Surveyors and Walker Singleton has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is February 2021.



Designed and produced by Anderson Advertising and Property Marketing Limited T. 0113 274 3698



01484 240 220
metcalfecommercial.co.uk

JASON METCALFE
jason@metcalfecommercial.co.uk



CHARTERED SURVEYORS
01484 432043
www.hanson-cs.co.uk

MARK HANSON
mark@hanson-cs.co.uk

PHIL DEAKIN
phil@hanson-cs.co.uk

Walker Singleton

01484 477600
walkersingleton.co.uk

ROSS THORNTON
ross.thornton@walkersingleton.co.uk