



Invest in Huddersfield

An exceptional place to invest and do business





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Historic Global Progressive Innovative

Having prospered as a textile town during the industrial revolution, Huddersfield's current incarnation as a centre of excellence in technical textiles, precision engineering, manufacturing and health innovation is breathing new life into the town.

Driven by an ambitious strategic vision for the future, Huddersfield is witnessing significant investment, with a range of high profile and impactful projects underway. The **Huddersfield Blueprint** is catalysing the regeneration of the town centre, enhancing connectivity, public realm, infrastructure, education, culture and business through a series of targeted investments that will see more than **£1bn of planned private and public infrastructure investment** over the next ten years.

The council's flagship '**Our Cultural Heart**' project will see more than £200m invested to create a dynamic cultural hub, including a renewed library, museum and gallery, new music venue and food hall, and a brand-new urban park and public square at the heart of the town. Public realm improvements across the Town are breathing new life into the retail quarter and the ongoing £9.2m redevelopment of **Kingsgate** shopping centre will further enhance the town's leisure offer, providing a new 6 screen cinema, bowling and leisure complex.

The iconic **George Hotel** is undergoing restoration to become a brand new Radisson RED and the Town's historic Victorian market is set for a £16m restoration breathing new life into the Grade 2 listed building.

The iconic Huddersfield station, a Grade I Listed Victorian building, is set to be a major beneficiary of the **Transpennine Route Upgrade** with work already underway to add 2 new platforms and improve accessibility and facilities as part of the wider investment in the route which will see improved connectivity and journey times to key locations across the UK.

Beyond the blueprint, there are ambitious plans for the Station to Stadium Enterprise Corridor. Home to the newly announced **West Yorkshire Health Innovation and Digital Tech Investment Zone** including the University of Huddersfield's exciting **National Health Innovation Campus** development, the corridor provides excellent potential for businesses, investors and developers looking for good returns.

Amidst this evolution, Huddersfield remains a beacon of community spirit and opportunity. Its rich culture, scenic landscapes and strategic location promise a high quality of life, attracting investors and residents alike – with the best yet to come.

Invest in Huddersfield: Where history meets innovation, and growth knows no bounds.

Perfectly placed

Located in the heart of the UK, Huddersfield – West Yorkshire – sits at centre of the Leeds, Manchester and Sheffield City Region triangle. Strategically located within the UK’s £339billion northern powerhouse, we are perfectly connected to the North of England’s strategic road and rail networks, airports and seaports.



Why Huddersfield

Huddersfield is the perfect place for businesses to grow, innovate and improve efficiency. We have industrial property solutions for investing businesses, including priority areas offering incentives and opportunities for development of employment space.

An integral part of Kirklees’ £8.35 billion GVA economy, 15,000 local businesses benefit from...



Commercial property rents up to 15% cheaper than competitor destinations.



A highly developed sector supply chain and easy access to exporting.



Grade A office space costing up to c63% less than nearby cities.



Access to 7 million consumers within one-hour’s travel.



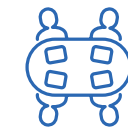
Potential incentives to support delivery of employment space.



Dedicated business support via Business Kirklees.



Fast access to world-leading research and innovation centres.



A skilled local workforce, with significant labour-saving costs.



Affordable gigabit-speed internet services across 86% of the district.



A beautiful, vibrant place to live and work.

Location	Road	Train	Distance
Leeds	25 min	25 min	20 miles
Manchester	35 min	30 min	25 miles
Sheffield	45 min	1 hr 15 min	30 miles
Liverpool	60 min	1 hr 25 min	58 miles
Birmingham	1 hr 55 min	2 hr 35 min	120 miles
Newcastle	3 hr 20 min	2 hr	120 miles
London	4 hr 10 min	3 hr	190 miles

Sector Spotlight: Industry clusters and capabilities

Huddersfield, renowned for its advanced precision engineering and textile manufacturing, is emerging as a pivotal hub for health, wellbeing, medical and digital technologies.

Find out more: businesskirklees.com/key-sectors

Health Innovation

Huddersfield is at the heart of West Yorkshire, the UK's premier hub for health and innovation. Within West Yorkshire are five of six national NHS offices, 22% of the UK's digital health jobs, and the largest concentration of medical device companies in the UK. In Huddersfield the sector employs 23,000 people – a 15% job increase over the last year alone, with local companies recognised globally as pioneers in healthcare innovation.

This unique ecosystem boasts connectivity, a vast talent pool, and national influence, with collaboration driving innovation in patient care and wellbeing. Bolstering business success are three major initiatives in Huddersfield: the National Health Innovation Campus – the largest, most dynamic centre for workforce development, and healthcare innovation in the North of England; the Station to Stadium Enterprise Corridor – bringing forward a series of land and property development opportunities in close proximity to the town centre, and rapidly improving rail links from the station; and targeted business support for investors including the West Yorkshire Health Innovation and Digital Tech Investment Zone, and Thrive startup programme based at The Glass Box.

Local companies: Paxman, Thornton and Ross, Kromek, Azbil Telstar, Dr Reddy's, Nanosonics



Advanced Precision Engineering

Global manufacturers, supply chain companies, and innovators seamlessly integrate precision manufacturing with cutting-edge technologies such as data analytics, AI, and robotics to achieve excellence on the world stage. Our industry boasts four times the national average concentration in machinery and equipment manufacturing, making us a crucial contributor to the UK's advanced manufacturing capability. We specialise in producing critical components for diverse markets, including automotive, aerospace, defence, MedTech, and energy sectors.

Local companies: Cummins, David Brown Santasalo, Holtex, Reliance Precision

Manufacturing

Our manufacturing sector stands as a powerhouse within the UK. With double the national average employment in manufacturing and engineering, we drive innovation across various industries. Our global reputation extends to multiple sectors, including chemicals, lubricants, pharmaceuticals, textiles, advanced precision engineering, health, life sciences, and food and drink.

Local companies: Syngenta, PC Specialist, Fox's biscuits, UK Greetings, PPG Architectural Coatings, Mars, Kluber Lubrication



Textiles

For over three centuries, Kirklees has pioneered textile innovation. Our leadership extends to sustainable fashion, textile and product manufacturing, and a storied legacy in cloth-making. The very name "Huddersfield" resonates with worldwide quality, as our businesses supply renowned fashion brands across the globe. By accelerating innovation and embracing transformative technologies in the textile sector, businesses thrive within a supportive ecosystem, bolstered by established academic centres of excellence and innovation.

Local companies: Lawton Yarns, W T Johnson and Sons, CJ Antich and Sons, Camira Fabrics, Roaches International

Transforming Huddersfield Town Centre



Huddersfield town centre is undergoing a remarkable transformation, fuelled by public and private sector investments totalling well over £1 billion.

Many investments fall within the Huddersfield Blueprint, the council's ten-year vision to create a thriving, modern-day town centre.

These and other major projects are not only preserving our rich heritage but propelling economic growth and creating abundant opportunities for businesses, investors, and developers.

1. Station to Stadium Enterprise Corridor *

A series of linked development opportunities, the corridor, which includes the University of Huddersfield's National Health Innovation Campus and the West Yorkshire Health Innovation and Digital Tech Investment Zone, will create a new focus for innovation and business investment and growth.

2. Transpennine Route Upgrade | £500m

Doubling network capacity, improving journey times to Manchester, Leeds and York plus and large-scale upgrades to the train station.

3. The George Hotel | £20m

The George Hotel will be undergoing renovations and restorations to reopen as a high-quality hotel, operated by internationally renowned hotelier Radisson RED.

4. St. Peter's Garden | £500K

Multi-functional events space development adjacent to the Parish Church.

5. Huddersfield Market | £16.5m

The council are restoring Huddersfield Market and improving its surroundings, as well as broadening the building's offering to generate more footfall from day through to night.

6. National Health Innovation Campus * | £250m

Leading innovation in healthcare in the North of England.
Phase 1 - complete 2024.
Phase 2 - complete 2025.
Phase 3 - concept stage.

7. St. George's Station Warehouse

Revitalisation of the Grade II Listed St. George's Warehouse into mixed-use business, residential, and retail space, with improved links to the station and town centre.

8. Our Cultural Heart * | £262m

Phase one of the town centre's cultural centrepiece, revitalising the historic Queensgate Market building, creating a vibrant food hall and library, surrounded by a new public square for cultural events, has begun and is due to open winter 2025. Future phases will be completed 2026-2030. Investment opportunities available.

9. Kingsgate | £9.2m

The Light at Kingsgate is set to open in late 2024 and will include a 6-screen cinema, luxury bowling, games arcade, state of the art climbing centre and a range of dining options, enhancing the existing retail experience.

10. Trinity West * | £43m

Prime mixed use 6.1 acre mixed use development.

11. John William Street | £700K

Heritage funding awarded 2023 to upgrade shop fronts and bring empty buildings back to use.

12. Estates and Somerset Buildings | £4.7m

Historic building restoration, bringing these buildings back into use.

13. Byram Arcade | £2.3m

Historic building restoration and retail centre.

14. Kirkgate

Former Council offices. Opportunity for commercial or residential development.

15. Huddersfield Bus Station | £19.9m

Improved interior, accessibility and upgraded entrances.

16. New Street | £6m

Public realm enhancements, complete 2024.

17. Huddersfield District Energy Network | £25m

Decarbonising heat supply to the town centre. Delivery expected 2026-27, subject to FBC approval.

* = Investor / Developer sought

Spotlight on the Station to Stadium Enterprise Corridor

The ambitious Station to Stadium Enterprise Corridor Masterplan connects Huddersfield Train Station, the University of Huddersfield and John Smith's Stadium, incorporating areas along Northumberland Street, Leeds Road, St Andrew's Road and Gasworks Street along the way.

Encompassing a series of linked planned investments and development opportunities, the corridor, which includes the West Yorkshire Health Innovation and Digital Tech Investment Zone and the University of Huddersfield's new National Health Innovation Campus, will create a new focus for business innovation, investment, and growth at this key gateway site.

The corridor presents a wide range of opportunities for ambitious developers and investors including commercial, office, industrial, mixed use, R&D and residential.

For more details, explore the full Station to Stadium Enterprise Corridor Masterplan

[Businesskirklees.com/station-to-stadium-enterprise](https://businesskirklees.com/station-to-stadium-enterprise)



Along the route...

Huddersfield Railway Station and the Transpennine Route Upgrade (TRU)

Kirklees benefits significantly from this multibillion-pound railway improvement program. **Huddersfield Railway Station**, a pivotal point on the TRU route, is currently undergoing substantial enhancements. The TRU will double the network's capacity, reducing journey times to Leeds, York, and Manchester by over ten minutes. Beyond local benefits, the TRU enhances connections across northern England and aligns with other modernisation efforts in Kirklees' public transport.

Separately, the council's £16 million **Huddersfield Rail Station Connections** program prioritises safety for cyclists and pedestrians along Northumberland Street, John William Street, and St John's Road.



St George's Square, Northumberland Street and surrounding area

The area around the station, John William Street and Northumberland Street is home to many of the town's best preserved and interesting heritage buildings and presents several potential opportunities to revitalise and bring back in to use some of the best examples of Victorian architecture in the UK.

As the gateway to Huddersfield by rail, and one of the town centre's most recognisable views, St. George's Square is a key focal point of the Huddersfield Blueprint. The iconic Grade II* listed **George Hotel** is undergoing a £20m refurbishment, reopening under Radisson RED management. This marks the first Radisson RED hotel in Yorkshire and the Humber and together with £16m restoration of the Grade II* Listed Huddersfield Market will act as a catalyst for further investment in the area

Numerous opportunities exist to create high quality spaces attractive to residential markets and new and established businesses including properties such as the former council offices at Kirkgate Buildings, and the former post office and RED Casino buildings on Northumberland Street amongst others.

In the Huddersfield Town Centre Conservation Area, repairs to the roof and windows of the historic **Byram Arcade** (home to independent shops, cafes, and bars) enhance its appeal. Improvements to Grade II listed 19-33a **John William Street** focus on more sympathetic shop front designs and bringing empty properties back to use. This, and neighbouring buildings around the square offer fresh business opportunities in a prime location.

Restoration work to the Grade II Listed **Estate and Somerset Buildings**, adjacent to St. George's Square, is also now complete. The council is seeking partners to redevelop these beautiful heritage buildings into residential or commercial use. Other buildings in the area may also present opportunities for Town Centre Living.

Proposals have been developed to connect the Grade II Listed **St. George's Warehouse** to the station and town centre, paving the way for business, residential, and retail redevelopment.

Leeds Road and St. Andrews Road

Already a priority employment area with a wide range of businesses and industrial uses the Leeds Road and St. Andrews Road section of the masterplan presents several opportunities for redevelopment of underutilised sites and premises catalysed by Station to Stadium Corridor and the West Yorkshire Health Innovation and Digital Tech Investment Zone. Leeds Road is a major artery in and out of Huddersfield and has been subject to significant recent investment to reduce traffic congestion, enhance public transport links to and from the town centre, and promote walking and cycling, making it an ideal site for future development.

Developments along this corridor may also benefit from being along the route of the proposed **Huddersfield District Energy Network**.

Further along Leeds Road, up to 20 acres of underdeveloped land within the wider **Syngenta** manufacturing campus are available for investor occupiers on a leasehold basis.

West Yorkshire Health Innovation and Digital Tech Investment Zone

Anchored by the University of Huddersfield's National Health Innovation Campus (NHIC), the Investment Zone extends along the Station to Stadium Corridor to also include primary site opportunities at Gasworks Street, and Old Leeds Road.

The Investment Zone builds on Kirklees' existing strengths in innovation and research, aiming to develop a strong cluster of interconnected businesses, suppliers and local research institutions, extending beyond Kirklees to other Investment Zone sites across West Yorkshire. Sites will benefit from significant

capital investment to support innovation and unlock barriers to development in the health, wellbeing and digital industries, attracting businesses looking to co-locate and benefit from proximity to the NHIC.

Supported by UK Shared Prosperity Funding and the Investment Zone programme, investors will also find targeted business support across Huddersfield's health and wellbeing ecosystem – providing unrivalled support to locate and grow in Huddersfield, stimulating occupier demand.

National Health Innovation Campus

The University of Huddersfield's transformational National Health Innovation Campus will establish a unique health and wellbeing ecosystem, creating the largest, most dynamic centre for workforce transformation, and healthcare innovation in the North of England. Sitting within a seven-acre site, adjacent to the Gasworks Street site at the heart of the Investment Zone, the campus has planning permission for up to seven buildings, all built to the WELL building standard, and will act as a catalyst for regeneration, investment, employment, and growth opportunities, including world-leading research and innovation in areas such as clinical diagnostics, and skin integrity and infection prevention. The first building is set to open in the summer of 2024 and will be followed swiftly by a second building due to complete in the autumn of 2025.

With plans already in the pipeline for a third building Joint Venture partners are being sought for buildings 3 to 7.

hud.ac/nhic

Gas Works Street

Designated as a Priority Employment Area in the adopted Kirklees Local Plan the site comprises a nominally cleared brown field site of 2.75 ha. Proximity to significant existing industrial occupiers including Cummins and Polyseam, and to the NHIC development make it ideally suited to support growth in innovation, life science and advanced manufacturing businesses through a mix of office, research and development, and manufacturing uses. The site will also benefit from being close to the proposed Huddersfield District Energy Network which will run along Old Leeds Road.

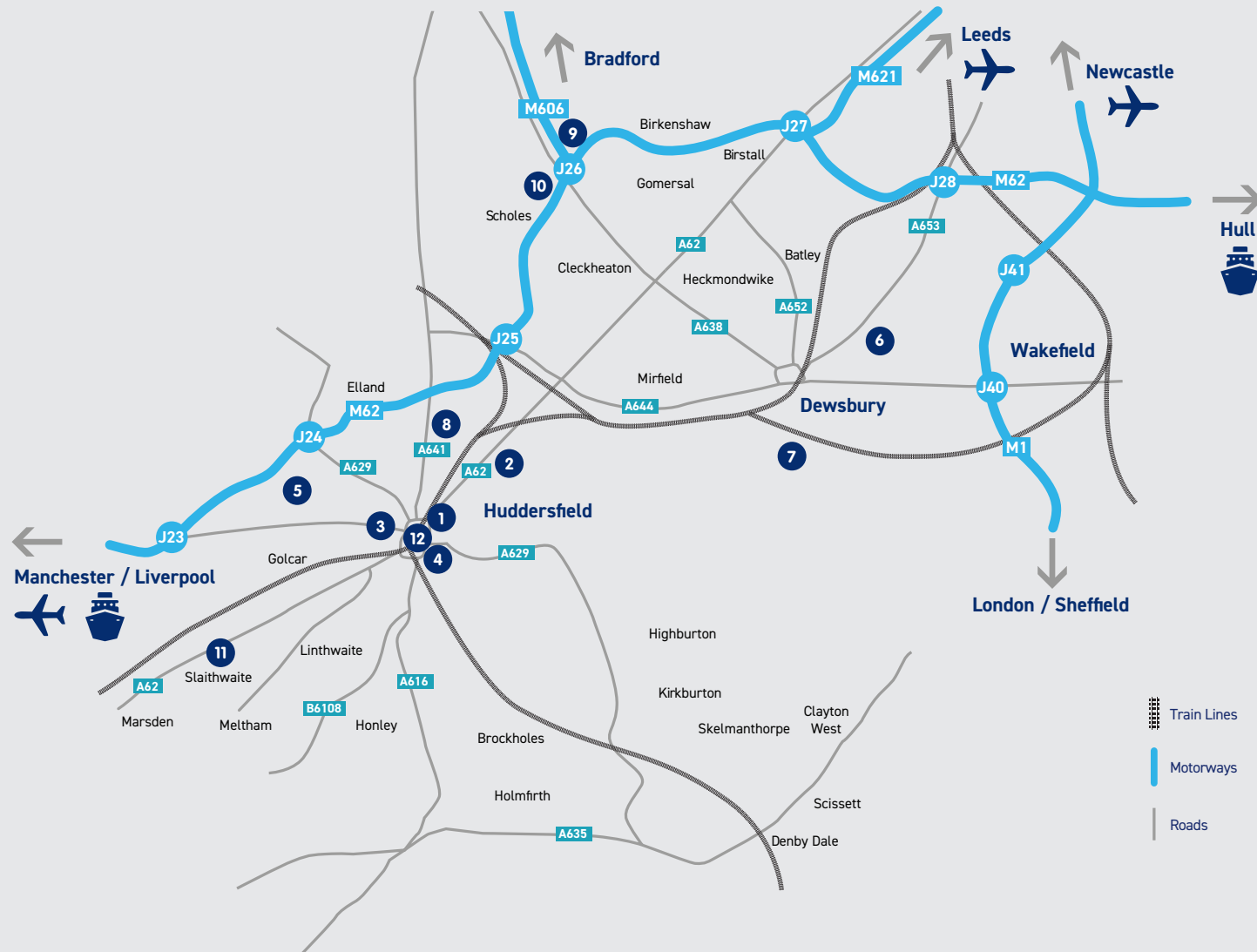
Through Investment Zone funding, the site is set to benefit from significant capital investment to improve utilities and enable remediation and access works, unlocking future development opportunities for business investment.

Gasworks Street West and Old Leeds Road

Opportunities for redevelopment of underutilised sites and premises including at Gasworks Street West and along the old Leeds Road section of corridor have been identified as part of the Station to Stadium Masterplan and Investment Zone - subject to future discussion with landowners.



Further development opportunities in Huddersfield and Kirklees



Site	Opportunity	Type	Area
1 Station to Stadium Enterprise Corridor	Investor	Mixed	Pending
2 Syngenta	Investor / Occupier	Industrial	20 acres
3 Trinity West	Developer	Office / Residential	3.3 acres
4 The New Waterfront	Investor	Mixed	2.5 acres
5 Lindley Moor East	Investor / Occupier	Industry / Warehousing	15.6 acres
6 Chidswell	Investor	Mixed / Residential / Commercial	86.5 acres (commercial)
7 Dewsbury Riverside	Investor	Residential / Local centre / Community infrastructure	395 acres
8 Bradley Park	Investor / Developer partner	Residential / Leisure / School	169 acres
9 Interchange 26, Phase 2	Investor / Occupier	Industry / Warehousing	32 acres
10 Whitehall Road, Cleckheaton	Investor / Developer	Industrial	58 acres
11 Globe	Occupier	Retail / Office	46.5k ft2
12 Kingsgate Leisure	Occupier	Commercial / Retail / Leisure	90,000 ft2

As the third largest metropolitan district in the UK, Huddersfield is just one of many towns and villages across Kirklees. Six other council masterplans, Blueprints, pinpoint areas for investment in Dewsbury, Batley, Cleckheaton, Heckmondwike, Holmfirth and Marsden.

Long-term, inclusive growth is fuelled by a comprehensive approach to regeneration, strong leadership from both the public and private sectors, responsible investment, and thriving high-growth businesses. You'll find exciting opportunities for a range of mixed-use, office, industrial and residential investment across the district.

Find out more: businesskirklees.com/investment-opportunities



2. Syngenta Leeds Road Huddersfield

Up to 20 acres of undeveloped land available for leasehold, within the wider Syngenta manufacturing campus.



3. Trinity West Trinity Street, Huddersfield

Two freehold plots of circa 1.79 and 1.54 acres in a prime location for office and residential development.



4. The New Waterfront Chapel Hill, Huddersfield

2.5 acre mixed use development site available from Summer 2027 in a prime location.



Build and grow your business and investment in
Huddersfield.

We'll help bring your vision to life.

[Businesskirklees.com/invest](https://businesskirklees.com/invest)

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