



Invest in Huddersfield

Built on innovation, thriving with investment



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Huddersfield

A town transforming for the future

Huddersfield is entering a new era of growth - confidently reshaping its town centre, strengthening its innovation ecosystem, and investing in the cultural, leisure and housing assets that make places thrive. The town's transformation is purposeful, ambitious and rooted in a clear understanding of what modern businesses, residents and visitors need.

Located between Manchester, Leeds and Sheffield, and benefitting from the once-in-a-generation Transpennine Route Upgrade, Huddersfield is rapidly becoming one of the North's best-connected and most future-ready towns.

This is a place with ambition. A place where public and private partners are driving bold regeneration. And a place with the scale, value and talent to deliver long-term returns for investors and developers.

At the heart of Huddersfield's transformation is its emerging health innovation district - anchored by the National Health Innovation Campus and facilitated by the West Yorkshire Investment Zone. Along the Station to Stadium Enterprise Corridor, world-class research, NHS and community health facilities, digital technology, and advanced manufacturing sit side by side creating a unique innovation ecosystem.

What makes Huddersfield truly distinctive is that these innovation assets are evolving alongside major cultural and creative investment and new housing opportunities - a combination that is unique for a mid-sized UK town. With Our Cultural Heart, a growing creative economy and high-quality public realm shaping a vibrant town centre, Huddersfield is creating a mixed-use environment where research, enterprise, culture and everyday life reinforce one another.

Huddersfield has a clear vision, strong fundamentals, and the partnerships in place to turn opportunities into delivery.

Now is the time to invest. invest@kirklees.gov.uk



>> **OVER £3.5BN REGENERATION** >>



Why Huddersfield?

Huddersfield gives investors the strategic reach, skills and momentum of a major northern hub, with the value, space and flexibility of a mid-sized town. Part of a thriving **£9.7bn economy**, home to **15,000 businesses**, and with billions of pounds of regeneration underway, it offers the scale investors need and the affordability that supports sustained growth.

A connected northern town

Positioned between Leeds, Manchester and Sheffield, Huddersfield sits at the heart of the M1/M62 corridor with fast rail links to major cities and airports. The Transpennine Route Upgrade is significantly boosting capacity and reliability, and reducing journey times with further investment to follow through Northern Powerhouse Rail, whilst **Penistone Line improvements** and the **Weaver Network** will strengthen wider regional access.

- **93% gigabit-capable premises (Ofcom March 26)**
- **Multi-billion-pound transport investment underway**
- **Direct reach across the North within an hour**

A skilled and scalable talent pool

Huddersfield draws from a deep, diverse labour market supported by West Yorkshire's universities and specialist training centres. The University of Huddersfield adds strengths in engineering, materials, textiles, health sciences and digital innovation, backed by strong industry links whilst Kirklees College strengths include construction and process manufacturing.

- **1.3 million regional workforce**
- **Access to 16 million people within 100km**
- **7 universities across West Yorkshire**
- **16.8K STEM graduates annually in West Yorkshire**

Industrial strength meets innovation

Huddersfield's industrial heritage underpins a modern innovation ecosystem. Advanced manufacturing, materials, textiles and precision engineering sit alongside nationally significant research assets:

- **National Health Innovation Campus**
- **National Physical Laboratory (only UK site outside London)**
- **Technical Textiles Research Centre**
- **3M Buckley Innovation Centre**

Together, they create a rare mix of research and innovation capability, supply chain strength and commercialisation potential for a town of Huddersfield's size.

Commercial value that enhances returns

Huddersfield offers a strategic, central location with more competitive land, property and operating costs than nearby cities. Industrial, logistics and office space typically provide 10-30% better value, helping occupiers scale faster and investors secure stronger margins and long-term growth potential in a market where demand is rising.

Space to build and grow

Huddersfield sits within a district offering a wide range of development-ready sites - from town-centre regeneration zones to strategic employment land - giving investors clear room to expand and confidence in long-term delivery.

A place with real momentum

With major regeneration underway, strong public-private partnerships and a delivery-focused approach to planning and enabling, Huddersfield offers the clarity, confidence and stability that investors need. The town is also committed to a low-carbon, climate-ready future, supporting ESG-aligned investment and sustainable development.



Location	By road	By Rail
Leeds	25 mins	20 mins
Manchester	35 mins	30 mins
Sheffield	45 mins	1 hr 10 mins
London	4 hrs	2 hrs 30 mins

Strategically positioned in West Yorkshire



Transpennine Route Upgrade

unlocking higher-value growth

Alongside delivering faster, greener and more reliable services along the Manchester-Huddersfield-Leeds corridor, the £11bn Transpennine Route Upgrade (TRU) is already accelerating investment, increasing development value and shifting land use towards higher-value activity around Huddersfield Station. TRU will also open new opportunities for rail freight investment.

TRU's impacts on Huddersfield include:

- **Over £1.9bn in gross economic benefit projected over 10 years.**
- **166,658 sq.m of new commercial floorspace developed or in the pipeline, supporting over**
- **4,100 gross direct jobs; a 148% increase on the previous five-year period.**
- **1,187 new homes planned**
- **New projects with a construction value of £900m**

Northern Powerhouse Rail will build on the transformational improvements being delivered through TRU, with further electrification and a new line between Huddersfield and Bradford.



Health innovation district

A high-growth cluster for health, wellbeing and advanced industry

Huddersfield's Station-to-Stadium Enterprise Corridor is the town's flagship investment opportunity – an internationally significant destination where world class health innovation, research capability, clinical education, NHS facilities, advanced manufacturing and creative industries converge within two minutes' walk of Huddersfield Station and our rapidly evolving town centre.

Anchored by the National Health Innovation Campus and strengthened by the Transpennine Route Upgrade (TRU) and the West Yorkshire Investment Zone, the corridor is accelerating Huddersfield's evolution into a wellbeing-driven innovation economy, supporting our residents to live longer, healthier and happier lives. Wider regeneration across Our Cultural Heart and town-centre public realm enhances the environment for business, collaboration and urban living.

For investors, developers and occupiers, this is a rare opportunity to help shape a high-growth innovation district backed by major public investment, cross-sector collaboration and strong market demand.

Local Opportunities:

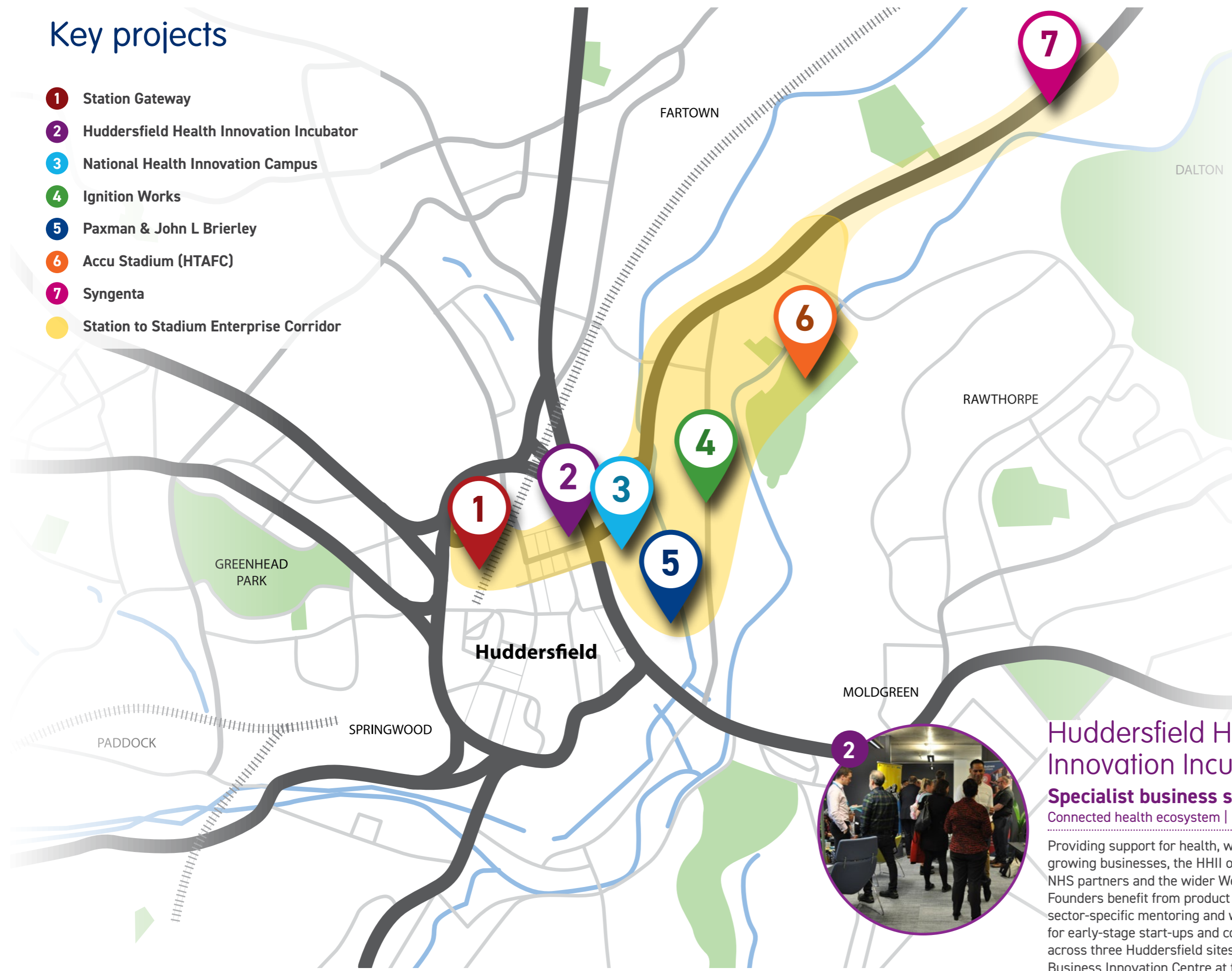
- University research & development centres
- Specialist NHS diagnostics facilities
- Specialist clinical education
- Med-tech and digital-health businesses
- Advanced manufacturing firms
- High-value SMEs, start-ups and spin-outs
- Major cultural and creative assets
- Urban living opportunities
- A vibrant town centre

Dynamic innovation ecosystem on offer:

- A growing pipeline of health-innovation start-ups
- A dedicated Health Innovation Incubator supporting start-ups and scale-ups with specialist facilities, mentoring, and direct links to the University and NHS.
- Rising demand for incubator and grow-on space, labs and tech-enabled workspace
- Globally recognised research strengths
- A strong base of advanced manufacturing/advanced materials SMEs
- A growing regional focus on creative health, supported by WYCA's Creative health partnership with the University of Huddersfield
- Soft landing package for international investors

Key projects

- 1 Station Gateway
- 2 Huddersfield Health Innovation Incubator
- 3 National Health Innovation Campus
- 4 Ignition Works
- 5 Paxman & John L Brierley
- 6 Accu Stadium (HTAFC)
- 7 Syngenta
- Station to Stadium Enterprise Corridor



Station Gateway

A new arrival experience

Transport-anchored regeneration | Mixed-use potential

The Huddersfield Station Gateway is a major regeneration partnership between Kirklees Council, Network Rail, TransPennine Express, the West Yorkshire Combined Authority, and Hd1 Developments Ltd. The scheme will deliver a new western station entrance, mobility hub, improved parking, active-travel routes and enhanced public realm with residential and commercial development opportunities, alongside a re-landscaped St George's Square to anchor the Station-to-Stadium Corridor.

The programme is expected to accelerate mixed-use redevelopment of the St George's Warehouse, a landmark 160,000 sq ft Grade II-listed heritage asset.



Huddersfield Health Innovation Incubator



Specialist business support

Connected health ecosystem | Investment Zone funded

Providing support for health, wellbeing and life sciences start-ups and growing businesses, the HHII offers direct access to academic expertise, NHS partners and the wider West Yorkshire innovation ecosystem. Founders benefit from product development guidance and facilities, sector-specific mentoring and workshops, the Thrive support programme for early-stage start-ups and collaboration/co-working opportunities across three Huddersfield sites – The Glass Box, 3M BIC and the Health Business Innovation Centre at the NHIC.



3

National Health Innovation Campus

Anchor institution

Research & commercialisation | Development opportunities

The University of Huddersfield's National Health Innovation Campus (NHIC) will create the largest and most dynamic centre for workforce transformation and health and social care innovation in the North of England, building on the University's world leading research and innovation expertise in areas including clinical diagnostics, skin integrity and infection prevention.

Early phases - including the WELL-certified Daphne Steele and Emily Siddon buildings - provide state-of-the-art teaching, simulation, diagnostic, R&D and public-facing health facilities, co-locating the University, NHS partners and industry within one collaborative ecosystem.

NHIC is home to the first NHS Community Diagnostic Centre co-located on a UK university campus, and includes the Health Business Innovation Centre, supporting start-ups and innovators developing new health technologies, products and services.

With a seven-acre masterplan and planning permission for up to seven buildings and 75,000 sq.m, future phases - including a multi-storey car park - create clear opportunities for investor and development partners to shape an internationally significant health and wellbeing innovation district.



4

Ignition Works

2.75-hectare strategic site

Develop-partner sought | Immediate opportunity

Ignition Works is one of Huddersfield's most significant development opportunities - a 2.75-hectare strategic site at the heart of the emerging Innovation District. Enabled through West Yorkshire Investment Zone funding, the site is now being unlocked, with remediation, infrastructure and enabling works underway to significantly de-risk delivery in partnership with the private sector.

Its scale, central location and proximity to the NHIC make it ideally suited for health-innovation focused advanced manufacturing and R&D facilities, lab space grow-on space and supporting uses. Demand is already strong, driven by a growing occupier pipeline from the NHIC and Glass Box, nearby Turnbridge Mills, and the district's expanding base of innovation-focused SMEs across the health, wellbeing and life sciences sectors.

The Council is seeking a joint venture partner to bring forward the site for development, creating a clear opportunity for investors to shape a major phase of Huddersfield's innovation-led growth.



5

Paxman & John L Brierley

A landmark for medtech growth

Advanced manufacturing | Joint venture development

A partnership between John L Brierley and Paxman Coolers - global leaders in scalp-cooling technology used in 50+ global markets - is transforming part of the Turnbridge Mills site into a 27,000 sq ft HQ and advanced manufacturing and research facility.

Backed by Investment Zone funding, the site will deliver cryotherapy labs, engineering R&D space, digital manufacturing capability and an International Skills Academy, strengthening Huddersfield's position as a med-tech innovation hub.



6

HTAFC: Accu Stadium

Placemaking anchor

Events & conferencing | Hotel and leisure potential

The Accu Stadium, home of Huddersfield Town Association Football Club, anchors the southern end of the corridor and draws significant footfall from sport, events and hospitality. As regeneration progresses, the stadium area offers scope for enhanced event and conferencing space, improved hospitality and leisure, the introduction of hotel and complementary residential and commercial uses - strengthening year-round activity and linking event-day audiences with the town centre and wider district.



7

Syngenta

20-acre strategic growth opportunity

Sustainable manufacturing campus | Developer/Occupier opportunity

Syngenta has released 20 acres of land to create a new sustainable manufacturing campus, opening opportunities for advanced manufacturing, life sciences and low-carbon industries to co-locate with global operators.

The land has potential to support up to 300 new jobs and occupiers can leverage the site's specialist utilities - electricity, steam and wastewater treatment - and join an established industrial ecosystem alongside firms like Lubrizol and Arxada.



West Yorkshire: powering health innovation

West Yorkshire is one of the UK's strongest locations to start, grow and scale health and life sciences businesses. Our innovation clusters include digital health, medical devices, diagnostics and personalised healthcare, pharmaceuticals and drug discovery, medical services and hardware/consumables.

Strengths in data science, software development and AI underpin these capabilities. The region brings together NHS commissioning bodies, a thriving network of over 600 health and life science companies and a workforce of 196,000 skilled professionals, offering unrivalled support from early-stage ideation through to clinical commissioning.

With **£160m** Investment Zone funding, West Yorkshire is fast becoming one of the UK's most influential hubs for healthtech entrepreneurs, investors and industry leaders.

As part of this dynamic ecosystem, Huddersfield plays a pivotal role - home to leading innovators such as Paxman Scalp Coolers (medical devices), Stada Thornton & Ross (pharmaceuticals and drug discovery), Dr Reddys (active pharmaceutical ingredient manufacturing), Woodley Bioreg (biologics and biosimilars development) and a growing cluster of health and wellbeing start-ups.

Station to Stadium Corridor - Progress at pace



Culture, Creativity & Urban Energy

Huddersfield's cultural offer is bold, authentic and growing fast – shaped by heritage, independent spirit and major new investment that's reshaping the town centre into one of the North's most exciting urban destinations – day and night.

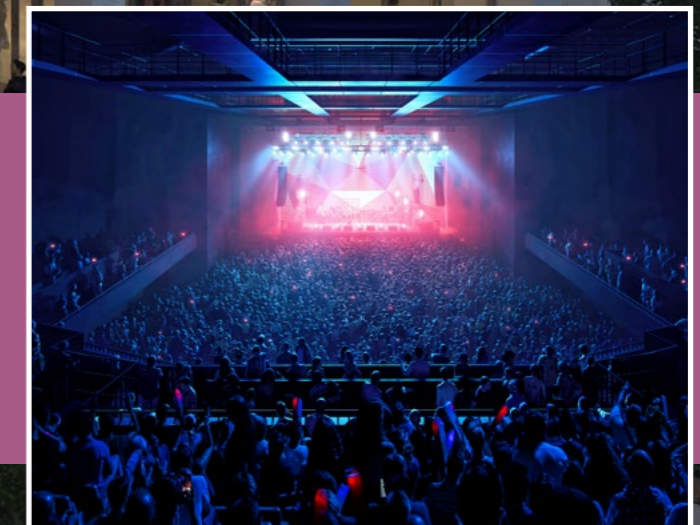
Our Cultural Heart

At the centre of Huddersfield's transformation is Our Cultural Heart - a £262m flagship regeneration creating a new destination for culture, food, learning and events.

Phase 1 delivers a 17,000 sq ft **food hall**, set within the beautifully restored Grade II-listed building with unique parabolic structures, a new community **library hub**, and a landmark **public square**, opening in 2026/27.

Phase 2 will introduce a major new **museum and art gallery**, bringing international-quality cultural space to the town. Future phases include an **urban park**, multi-opportunity space and a **live entertainment venue**, cementing the area as a fully realised cultural heart for the town.

This is placemaking at scale – confident, contemporary and rooted in Huddersfield's civic pride.





A standout leisure, food & drink offer

Huddersfield's new multi-attraction leisure hub The Light at Kingsgate, lights up the town with a six-screen cinema and 15 immersive activity spaces, from bowling and high-ropes to arcade gaming and karaoke - an all-day, all-ages social destination

Alongside this sits a diverse and fast growing food and drink scene, spanning street food, independent bars, late night cafés and destination dining. The town's compact centre makes it easy to move from food hall to film, bar to venue — creating a natural evening flow that feels lively, connected and unmistakably urban.



Music at the Heart of the town

Huddersfield has a long-standing reputation for music and live performance, with a scene that blends grassroots energy and international prestige.

Independent venues such as *The Parish* and *Smile Bar* form the backbone of the town's live music offer, hosting touring acts, local talent and late-night performances that keep the cultural calendar full year-round.

At the other end of the spectrum, the internationally renowned *Huddersfield Choral Society*, founded in 1836, continues to perform on world stages - a powerful reminder of the town's deep musical heritage and cultural credibility.



Independent Retail & Markets: Character You Can Feel

Huddersfield's retail scene is driven by independent traders and distinctive spaces. *Byram Arcade* and surrounding streets host an ecosystem of makers, designers and independents that give Huddersfield its distinctive identity and buzz. Shopping here is personal, varied and full of character.

Markets remain central to the town's identity. A major council-led investment in Huddersfield Market is modernising facilities while protecting its heritage, reinforcing the market's role as a social, cultural and commercial anchor — and a daily draw for residents and visitors alike.



Heritage, Sport and Identity

Huddersfield's story is inseparable from its heritage. The town is the birthplace of rugby league, founded at the George Hotel in 1895 - a globally significant sporting moment rooted in the town centre itself. The Hotel itself is undergoing significant regeneration opening in 2028 as the first Radisson RED in Yorkshire and the Humber. Nearby, Huddersfield Town AFC continues to play a central role in local identity and community life.

Across St George's Square, John William Street and Northumberland Street, heritage-led regeneration is restoring landmark buildings and public spaces, creating an environment that feels confident, distinctive and unmistakably Huddersfield.



Wellbeing, inclusivity and multicultural vitality

Culture strengthens wellbeing and connection across Huddersfield's communities. The West Yorkshire Creative Health Hub, led by the University of Huddersfield, is helping to embed creative approaches to health and happiness across the region - from arts and performance to community-based creative programmes - as part of a growing, collaborative creative-health system for West Yorkshire.

Alongside this, the town's rich mix of festivals, food culture and grassroots arts creates a welcoming, inclusive atmosphere. Huddersfield's multicultural communities - celebrated through cuisine, events and creative expression - give the town its distinctive vibrancy and cultural depth.



A Cultural Town with Momentum

From major cultural infrastructure to independent music venues, from markets and retail to film studios and heritage regeneration, Huddersfield offers a rich, layered cultural experience that is growing in scale, ambition and visibility.

This is a town investing in itself — creatively, culturally and confidently.

Industry spotlight

Our manufacturing sector is a powerhouse within the UK. 1,500 companies generate over 25% of our GVA - c£2 billion across multiple sectors including life science, advanced precision engineering, furniture, chemical, textile, lubricants and victuals – and employ 25,000 people. We're home to global companies like Cummins, Camira Fabrics, Thornton & Ross, Paxman and Fox's biscuits.

Health Innovation

- **£160m** West Yorkshire Investment Zone accelerating growth in Health Innovation and DigiTech.
- **£250m** National Health Innovation Campus growing provision in fields such as nursing, midwifery, and allied health by 60% over the next 5 years.
- Targeted business support through the Huddersfield Health Innovation Incubator..



Advanced Precision Engineering

- One of the UK's most significant concentrations; twice the national average.
- Specialising in critical components for automotive, aerospace, defence, MedTech and energy sectors.
- Global reputation for technical and scientific capabilities in metrology, robotics, materials and digitisation. Home to the National Physical Laboratory.



Textiles

- Leaders in advanced textile materials; a result of **300 years** of textiles innovation, knowledge, skills and experience.
- **340** market-leading businesses with a skilled workforce of **3,500**.
- Dedicated R&D facilities at the Technical Textiles Research Centre, Textiles Centre of Excellence and Society of Dyers and Colourists.

Creative Industries

- **£250 million** creative industries sector employing over **9,400 people** and c. **1,700 businesses** across Kirklees.
- Repurposed mills and character buildings providing studios, workspaces and event venues, with Bates Mill emerging as a key creative hub.
- Home to North Light Film Studios, a major independent production facility supporting TV, film and commercial projects.

Making space for business

Whilst Kirklees is highly competitive in terms of occupier rental costs, it is also an attractive location for investors and developers. Here we showcase some recent examples of private sector-led industrial/logistics/office developments in Kirklees which demonstrate the potential opportunities for investors.



AAA Park (Moor Park 25)

AAA Property Group's Mirfield development, Moor Park 25, is a premier industrial and logistics hub near Junction 25 of the M62, offering over 250,000 ft² of high-quality space.

Developed in partnership with Caddick Group, this Enterprise Zone site provides businesses with modern, flexible units (19,000–72,000 ft²) and benefits like business rate reductions, driving local job creation and economic growth.

The project has attracted diverse occupiers, including logistics and manufacturing firms, underscoring the demand for strategically located commercial space in Kirklees.

AAA Property Group - a family-owned investor with deep regional roots - spearheaded this £12.5 million investment.

Globe, Slaithwaite

Nestled in the sought-after village of Slaithwaite with excellent M62 access, Globe is a thriving business hub driving life sciences and medical innovation.

Developed through a £6.5 million investment by Hartley Property Trust Ltd, Globe offers 80,000 ft² of cutting-edge facilities. Five floors now house modern laboratories, research suites, offices, and an Artisan Hall for retail and leisure, creating a dynamic ecosystem for growth.

Globe serves as the prestigious headquarters for global pharmaceutical leader Thornton & Ross and the European base for GMP Engineering (Canada), alongside a cluster of health and science enterprises. The site also hosts Colne Valley Group Practice and an on-site pharmacy, fostering collaboration between industry and healthcare providers.

Globe showcases Kirklees' strengths: strategic location on the route of the Transpennine Upgrade, public-private partnerships, and investor-ready infrastructure. With Phase One complete and occupiers thriving, it's a proven model for life sciences growth - and a compelling opportunity for future investment.

PCSpecialist Ltd

PCSpecialist (PCS), a Kirklees-based manufacturer of high-performance custom computers and laptops, has experienced remarkable growth over its 22-year history. Now employing more than 250 people, the company continues to thrive, with sustained demand from both national and international markets driving its expansion.

With its roots firmly planted in the Huddersfield area, PCS has made a multimillion-pound investment to bring forward a state-of-the-art, 142,000 sq. ft. headquarters at the heart of Kirklees. This strategic expansion reinforces the district as an ideal location for continued high growth, enabling PCS to reach new markets and more than double its workforce.



Interchange 26

Strategically located near the M62, M606, and M1 (J42), Interchange 26 is a thriving industrial and logistics hub. Its first phase delivered four high-quality industrial units (ranging from 43,723 to 230,000 ft²), and now fully let - proof of the site's strong demand and prime location. The BREEAM 4-star rated development underscores its sustainability credentials.

Keyland Developments Ltd has secured planning for a 130,000 ft² final phase, expanding this sought-after business location. Once complete, the entire site will offer over 550,000 ft² of premium industrial and employment space.

With prime logistics space in high demand along this key transport corridor, Interchange 26 presents a compelling opportunity for investors and businesses looking to grow in Kirklees.

Transforming Huddersfield Town Centre



= Station to Stadium Corridor

1. Station to Stadium Enterprise Corridor

A series of opportunities for new public and private investment, the corridor runs from the revitalised Huddersfield Station, past the University's health campus, Ignition Works, and Accu Stadium complex to Syngenta Huddersfield Manufacturing Campus. Part of the West Yorkshire Health Innovation and Digital Tech Investment Zone, creating a new focus for innovation, business and growth, bringing new high-value jobs into the town.

2. Transpennine Route Upgrade

Doubling network capacity, improving journey times to Manchester, Leeds and York, and redevelopment of the Grade 1 Listed station to create an even more efficient and impressive gateway to the town centre. The Station Gateway masterplan will unlock further development opportunities arising from the TRU programme.

3. The George Hotel

Is undergoing renovation and restoration to reopen as a high-quality hotel, operated by Radisson RED.

4. St. Peter's Garden

Performance events space adjacent to the Parish Church, creating a high quality setting for key development opportunities like Kirkgate Buildings, Somerset House and the Royal Mail.

5. Huddersfield Market

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

The University of Huddersfield is leading innovation healthcare in the North, with outline planning consent for 75,000 m² across seven buildings proposed at this flagship campus: the Daphne Steele opened in 2024; the Emily Siddon opened in 2026; and Phase 3 is in planning.

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

An ambitious cultural centrepiece creating a dynamic, vibrant hub for all. Phase 1 is due to open in Summer 2026 – revitalising the historic Queensgate Market building to create a vibrant food hall and library, surrounded by a new public square for cultural events. Phase 2 begins 2026 to deliver a state-of-the-art museum and gallery.

9. The Light at Kingsgate Shopping Centre

Since opening in April 2025, this cinema and entertainment venue has welcomed over 350,000 visits and created more than 100 full and part-time jobs.

10. Trinity West

Just one final plot of 1.54 acres remains of this 6-acre site on Huddersfield ring road. A new supersized Lidl opened in 2026. Residential apartments and offices to follow.

11. John William Street

Heritage funding is upgrading shop fronts and bringing empty buildings back to use.

12. Estate Buildings

Developer sought for £13m scheme to turn Estate buildings into high quality apartments.

13. Byram Arcade

Historic building restoration complete 2024. Home to independent shops, cafes and bars.

14. Kirkgate

Former Council offices. Opportunity for commercial or residential development.

- Proposed
- Started
- Complete
- Investment opportunity

15. Huddersfield Bus Station

Providing a more accessible, energy efficient and modern bus station with a new entrance canopy, cycle storage facilities, enhanced public realm and shop frontage. Construction is expected to start Summer 2026.

16. New Street

Public realm enhancements, complete 2024, with poetry embedded into the stone from UK Poet Laureate, Simon Armitage and is home again to international market and other town centre events, bringing more footfall into the town centre.

17. Huddersfield Police Station

Construction underway with completion due Autumn 2026; the sister project of a new Kirkles District Police Headquarters in Dewsbury. Existing Police building likely to come forward for development.

18. Ignition Works

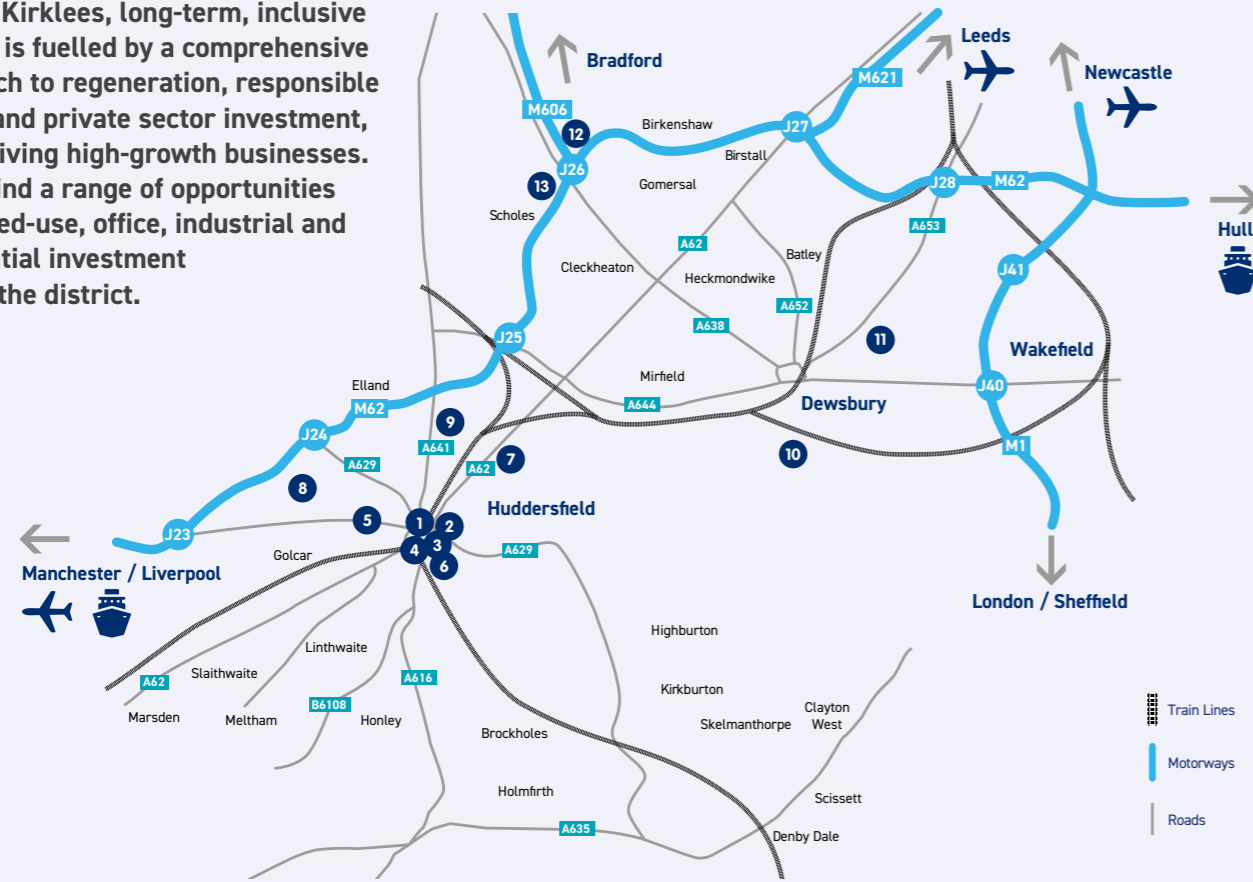
Cleared 2.75ha brownfield site in Council ownership with Investment Zone status. Procurement from Spring 2026 to appoint a private sector development partner, to bring the site forward for advanced manufacturing and health and life sciences R&D.

19. Paxman & John L Brierley

Partnership between JL Brierley Ltd and Paxman Coolers Ltd to develop 27,000ft² state-of-the-art facility incorporating health innovation research & digital manufacturing facility, cryotherapy research labs, engineering R&D space and office facilities.

Investment opportunities

Across Kirklees, long-term, inclusive growth is fuelled by a comprehensive approach to regeneration, responsible public and private sector investment, and thriving high-growth businesses. You'll find a range of opportunities for mixed-use, office, industrial and residential investment across the district.



Find out more: businesskirklees.com/investment-opportunities

Site	Opportunity	Type	Area
1 Station to Stadium Enterprise Corridor	Investor	Mixed	Multiple
2 Ignition Works	Investor / Developer	Industrial	2.75ha
3 National Health Innovation Campus	Investor / Developer partner	Commercial, third sector	Up to 497,8352ft ²
4 Estate Buildings	Investor / Developer partner	Residential	0.17ha
5 Trinity West	Developer	Office / Residential	1.54 acres
6 The New Waterfront	Investor	Mixed	2.5 acres
7 Syngenta	Investor / Occupier	Industrial	20 acres
8 Lindley Moor East	Investor / Occupier	Industry / Warehousing	15.6 acres
9 Bradley Park	Investor / Developer partner	Residential / Leisure / School	169 acres
10 Dewsbury Riverside	Investor	Residential / Local centre / Community infrastructure	395 acres
11 Chidswell	Investor	Mixed / Residential / Commercial	86.5 acres (commercial)
12 Interchange 26, Phase 2	Investor / Occupier	Industry / Warehousing	32 acres
13 Whitehall Road, Cleckheaton	Investor / Developer	Industrial	58 acres

1. Station to Stadium Enterprise Corridor

Location: Between Huddersfield Train Station and the Accu Stadium

Presented by: Kirklees Council

Opportunity: Development / Investment

Type: Mixed-use

Total area: Multiple sites along route

The Station to Stadium Enterprise Corridor vision proposes 10 development areas to create a thriving, connected and enterprising district fostering innovation and growth in health and wellbeing, life sciences and advanced manufacturing in Huddersfield.

The Corridor links Huddersfield Train Station, the University of Huddersfield's National Health Innovation Campus (NHIC) and the Accu Stadium, forming a strategic gateway to the northeast of the town centre with A62 access and immediate proximity to the station, benefiting from the Transpennine Route Upgrade..

Part of the £160m West Yorkshire Investment Zone, the area includes significant areas of undeveloped and underutilised land that are coming forward in phases to create a dynamic ecosystem of collaborative workspaces, next-gen education, research and high-tech manufacturing hubs.

Significant capital investment is unlocking barriers to development, attracting businesses looking to co-locate and benefit from proximity to the NHIC.

The Corridor includes major employers including Cummins Turbo Technologies and Polyseam, plus the Kirklees College campus.



2. Ignition Works

Location: Gasworks Street, Huddersfield

Presented by: Kirklees Council

Opportunity: Investor / Developer

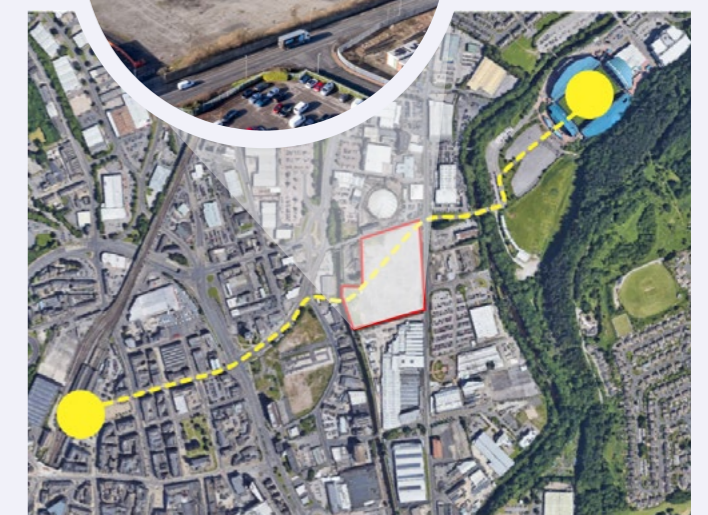
Type: Industrial (Advanced manufacturing, Life Science, R&D)

Total area: 2.75 hectares

Ignition Works is a council owned, strategically located brownfield site at the heart of Huddersfield's Station to Stadium Enterprise Corridor, directly opposite the University of Huddersfield's National Health Innovation Campus. Spanning approximately 2.75 hectares and forming part of the West Yorkshire Investment Zone, the site is backed by strong public sector commitment to infrastructure, remediation and delivery.

Ignition Works presents a rare opportunity to develop high quality, innovation led employment space, with a clear focus on health, life sciences, advanced manufacturing and associated R&D, benefitting from immediate proximity to academic research, clinical innovation and a growing regional health ecosystem.

With strong regional backing, a rapidly transforming surrounding corridor, and a clear procurement route to market imminent, the site offers investors and developers the chance to partner with the public sector on a nationally significant health-focussed regeneration opportunity.



3. National Health Innovation Campus

Location: Southgate, Huddersfield, HD1 3AD
Presented by: The University of Huddersfield
Opportunity: Investor / Partner
Type: Commercial, third sector
Total area: 7 acres

The National Health Innovation Campus (NHIC) at the University of Huddersfield is a seven-acre site within the Station to Stadium Corridor and forms part of the West Yorkshire Health and Digital Tech Investment Zone.

The campus has planning permission for up to seven buildings, delivering up to 75,000 sq m across a range of land use classes including education, and health/life sciences floorspace, all designed to the WELL building standard. The Daphne Steele and Emily Siddon buildings are complete, building 3 is in planning, and four plots remain.

NHIC provides a nationally significant platform for health, wellbeing and life sciences innovation, supporting research, education and commercial activity across health, medical technologies and associated services. Its scale, location and Investment Zone status offer clear opportunities for investors and partners seeking to establish or expand health focused operations in West Yorkshire.

The University of Huddersfield welcomes interest from potential partners and investors to support delivery of the Campus vision.



4. Estate Buildings

Location: Railway Street/Westgate, Huddersfield
Presented by: Kirklees Council
Opportunity: Investor / Developer
Type: Residential
Total area: 0.17ha

Estate Buildings is a vacant Grade II* listed building in the centre of Huddersfield and overlooking St George's Square. Its sustainable location just a one-minute walk from Huddersfield Station makes it the perfect location for residential development, particularly given the forthcoming benefits from the Transpennine Route Update. Residents will also have easy access to employment opportunities and services within the town centre.

The Council's ambition for Estate Buildings is to use its own heritage assets to create a high-quality housing product in the town centre with excellent space standards, and in particular provide an offer for graduates from the University and other young professionals who want to stay in the town. Feasibility work shows that the building could deliver around 50 apartments. A procurement exercise is currently underway to find a development partner to design and convert the building to residential use.



5. Plot 2B, Trinity West

Location: Former Kirklees College Campus & Former General Infirmary, Trinity Street, Huddersfield, HD1 4DL
Presented by: Fox Lloyd Jones
Opportunity: Investor / Developer
Type: Residential Class C3 (or offices) offered as a cleared development site
Total area: 1.54 acres

Huddersfield is the principal town of Kirklees, West Yorkshire and is ideally located between Leeds, Greater Manchester and Sheffield. The site is in a highly prominent gateway position at the entrance to the town centre and on the West side of the A62 ring road at its major junction with the A640, A62 and New North Road.

Plot 2 (c.1.54 acres) has original outline planning permission with approved height and massing parameters for up to 197 residential apartments in class C3 (or offices). It is now offered as a cleared development site.

It is part of a 6.1acre mixed-use development site:

- Plot 1 (c.1.79 acres) has full planning secured for restoration and conversion of the Listed building and its wings to create 32 residential apartments plus 11,000 ft² office space -Sold.
- Plot 2 (c.1.54 acres) Available.
- Plot 3 acquired by Lidl for a 21,500 sq. ft food store. Complete.



6. The New Waterfront

Location: Chapel Hill, Huddersfield, HD1 3LD
Presented by: Kirklees Council
Opportunity: Investor / Developer
Type: Office / Mixed Use
Total area: 2.5 acres (1.01 hectares)

- Available from Summer 2027.
- Town Centre location.
- Outline planning permission previously secured for 18,000 m² Grade A Office space.

An excellent commercial development opportunity for high quality mixed-use facilities in an attractive waterside setting close to the heart of Huddersfield town centre.

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) and Manchester (30 mins).

With outline permission having previously been secured (now expired) 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 has potential for a variety of development uses appealing to investors, developers, occupying businesses and other organisations.



7. Syngenta

Location: Manufacturing Campus Leeds Road, Huddersfield, HD2 1FG

Presented by: Syngenta

Opportunity: Investor / Occupier

Type: Industrial

Total area: 20 acres

- Upper Tier COMAH Site Rating.
- Close to major roads and junction 25 of the M62.
- Development ready – extensive onsite utilities.
- Designated Priority Employment Area.

Advanced Manufacturing, Chemical Manufacturing & Supply Chain Opportunity up to 20 acres of undeveloped land within the wider Syngenta manufacturing campus available on a leasehold basis. Site benefits from secure 24/7 access, site weighbridge provision and ancillary laboratory and office provision. Other benefits include COMAH/Seveso, IPPC/Environmental permit and effluent consents.

Significant utilities provision including CHP providing steam and electricity. CHP gas turbine 6.5MW and/or external grid supply of 11MW (firm) up to 20MW (non-firm). CHP steam combined max HP capacity ~60Te and combined may LP/IP steam capacity of ~115Te/hr.

Biological Pre-Treatment Plant (operated by Yorkshire Water). Waste water treatment plant & discharge facility with capacity of 1000 m3/hr also on site.



8. Lindley Moor East

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

Presented by: Crans Property Consultants

Opportunity: Investor / Occupier

Type: Industrial

Total area: 15.6 acres (6.3 hectares)

- Strategically located beside the M62 and half a mile from J24 of the M62.
- A greenfield development site of 15.6 acres suitable for R&D, light industry, storage and distribution.
- Site planned to deliver a total of 160,000 sq ft of employment floorspace.
- Leasehold.

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 a business and industry led scheme.

With planning permission secured for more than 160,000 sq ft of employment floorspace across 11 units, development is scheduled to commence in Q3 2026 with the first units ready for occupation in 2027.



9. Bradley Park

Location: Land North of Bradley Road, Bradley, Huddersfield, HD2 1PZ

Presented by: Kirklees Council

Developer: Kirklees Council

Opportunity: Investor / Development partner

Type: Residential, leisure facilities and school

Total area: 169 acres (68 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.

It lies on the border of Kirklees and Calderdale, to the south of Brighouse and around 4km north of Huddersfield. It has excellent road connections with links to the M62, A641 and A6107.

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.

The Council's intention is to procure a partner for a first phase of around 500 homes in 2026/2027.



10. Dewsbury Riverside

Location: Land south of Ravensthorpe Road / Leeds Hall Road, Dewsbury

Presented by: Kirklees Council

Opportunity: Investor / Developer

Type: Residential, local centre and community infrastructure

Total area: 395 acres (159.9 hectares)

A key site in the West Yorkshire Strategic Place Partnership priorities, the Dewsbury Riverside scheme is allocated in the Kirklees Local Plan will deliver around 3,000 homes. The site will include the provision of a local centre, community infrastructure and schools. The development is in a prime strategic location within West Yorkshire, equidistant from the M62 and M1 motorways, and 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 and Huddersfield.

Strategic partners Kirklees Council, Homes England and West Yorkshire Combined Authority (WYCA) are exploring delivery partner options to fulfil the sustainable housing aspirations for this site, including the appointment of a master developer. Grant funding options for the delivery of the required infrastructure are being actively considered, and work is ongoing to engage with various landowners and stakeholders at Dewsbury Riverside.

In August 23 planning permission was granted to create the main access road into the site and deliver the first 350 homes, which established the principle of development for the project.



11. Chidswell

Location: Leeds Road, Shawcross, Dewsbury

Presented by: Deloitte Real Estate

Developer: Deloitte Real Estate /
The Church Commissioners for England

Opportunity: Housebuilder / Occupier

Type: Residential and commercial (E&B use class)

Total area: 120 hectares,
(including 35 hectares of employment land)

Chidswell is as a site of strategic importance for employment with a focus on manufacturing and engineering and housing delivery with excellent access to the strategic M1 and M62 highway network.

Allocated in the adopted Local Plan, the scheme will comprise:

- Residential development (up to 1,535 dwellings).
- Employment development (up to 35 hectares of E(g) (i) & (iii), B2, B8 uses), indicative capacity of 122,500sqm.
- Residential institution (C2) development (up to 1 hectare) - retirement living.
- A local centre (comprising A1/A2/A3/A4/A5/D1 uses).
- A 2-form entry primary school including early years provision, green space, access and other associated infrastructure.



12. Interchange 26 ph.2

Location: Oakenshaw, Cleckheaton, BD12 7EZ

Presented by: Dove Haigh Philips

Developer: Keyland Developments

Opportunity: Investor / Occupier

Type: Industry and warehousing

Total area: 32 acres (13 hectares)

Phase 2 - Keyland Developments Ltd has secured planning permission for a 130,000 ft² industrial / logistics development, adjacent to the existing Interchange 26 industrial park developed in 2023.

Located in a strategic position at the Chain Bar junction of the M62 and M606, this is a prime employment site.

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 West Yorkshire conurbation.

When combined with the completed Phase 1 development, the full site will deliver just over 550,000 ft² of new industrial and employment space. The scheme has the potential to deliver some 700 new jobs for the region.



13. Whitehall Road

Location: Whitechapel Rd, Cleckheaton, BD19 6HQ

Opportunity: Investor / Developer

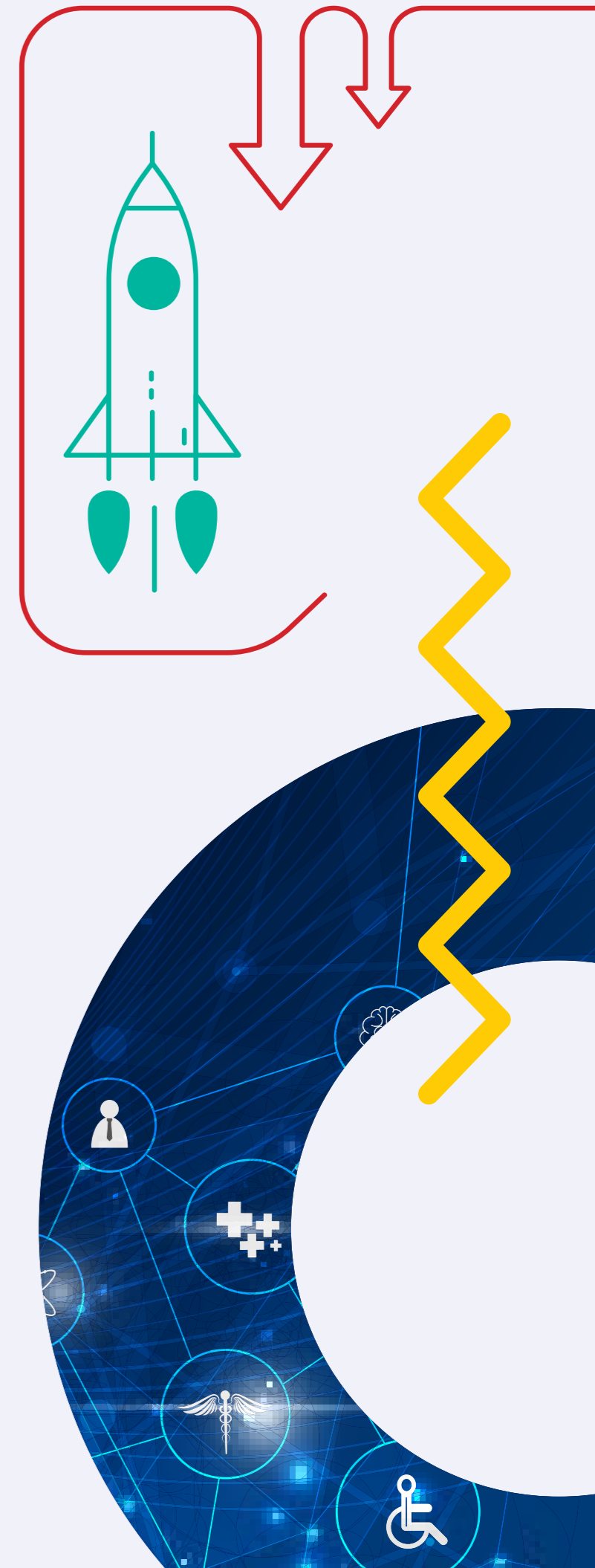
Type: Industrial

Total area: 58 acres

- Site of strategic significance on Junction 26 of the M62 and M606 and only a short distance from the intersection of the M1.
- Greenfield development site of 58 acres suitable for Advanced Manufacturing.
- Site capable of an estimated 860,000 sq ft plus of employment floorspace.

A greenfield site along the M62 corridor and of a scale to be of strategic significance to the wider West Yorkshire Region. Whitehall Road is a prime opportunity to secure the delivery of industrial premises for precision engineering and advanced manufacturing – building upon the strengths of Kirklees and West Yorkshire.

Allocated for an estimated 860,000 ft² plus of employment floorspace (B Use Class operations) in the adopted Local Plan, the site has immediate access to the M62 and M606 via Junction 26.



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