



PB PERMANENT BUILDINGS

200 to 39,800 sq. ft. of
EXCEPTIONAL ACCOMMODATION.

Five floors available **TO LET** with various
fit-out options for easy occupation.





PB

EXTRAORDINARY *Workspace*

Full of Character. Full of inspiration.

The former Headquarters of the world's largest building society is being re-imagined and rejuvenated to become a modern new hub of creativity and collaboration.

A unique opportunity to occupy modern workspace alongside new apartments, restaurants and amenities in this iconic landmark building.

It's an amazing place - not just to work, but to be.

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A property of distinction fit for modern business.	
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REPURPOSING & REIMAGINING

Permanent Buildings, constructed in the early 1800s, became the home of the Halifax Building Society, originally known as the Halifax Permanent Benefit Building and Investment Society, founded in 1853. The property is a significant example of Victorian architecture, characterized by its grandeur and architectural detailing. The building showcases a blend of architectural styles, including Gothic Revival and classical elements, such as its imposing façade, intricate stonework, and ornate detailing, reflecting the confidence and prosperity of the Halifax Building Society during the 19th century.

As the headquarters, the property served as the nerve center of the Halifax Building Society for decades, overseeing its operations and growth into one of the largest building societies in the United Kingdom. It also played a pivotal role in the economic development of Halifax and the surrounding region. In the late 20th century and early 21st century, the Halifax Building Society underwent significant changes, including mergers and acquisitions that

transformed the financial landscape and resulted in the property's closure.

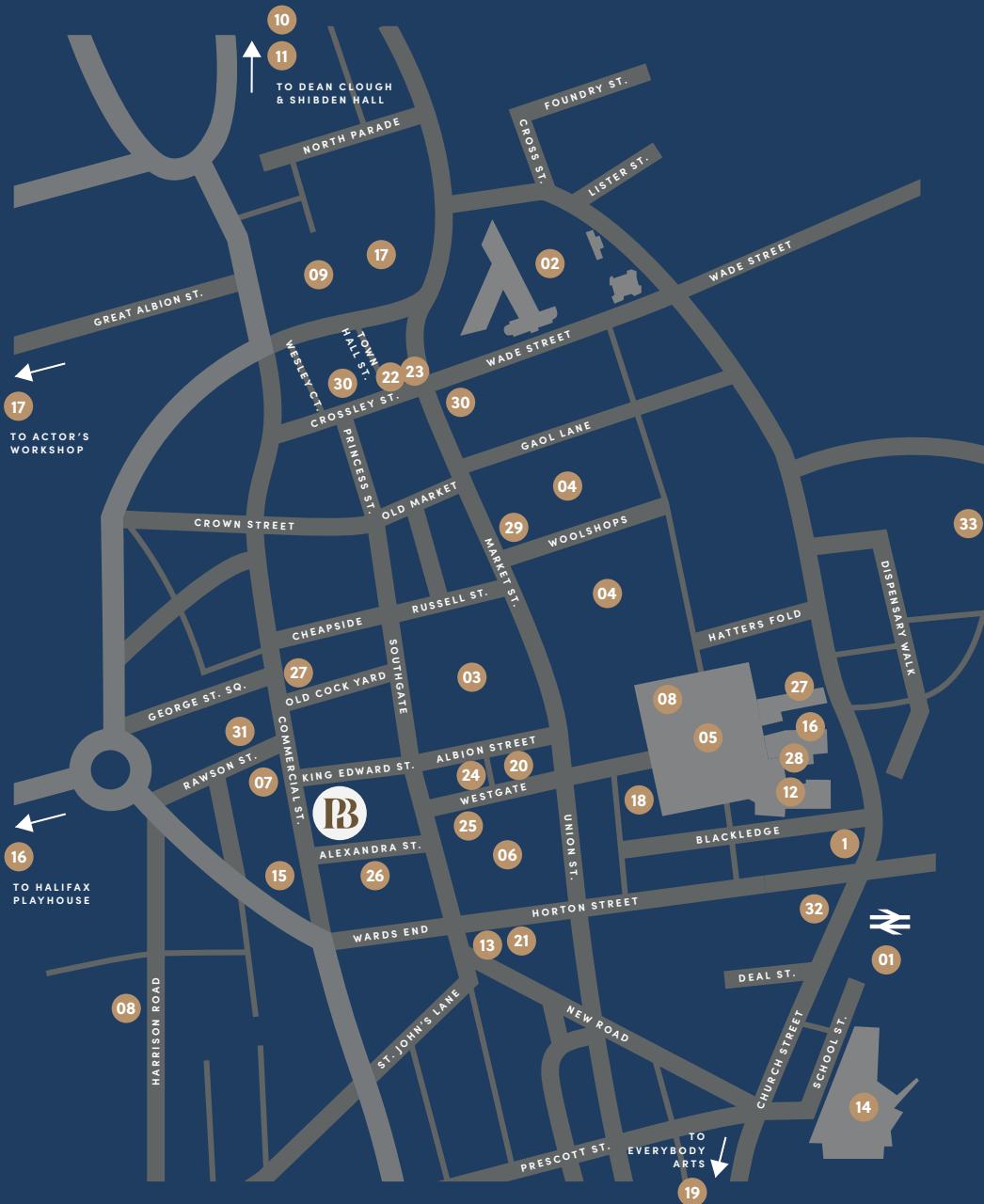
In recent years, the opportunity arose to acquire the building, and it is now undergoing a significant scheme of redevelopment to see the Permanent Buildings through another chapter. While preserving its Victorian origins, the building will be adapted to create best-in-class environmentally friendly Grade A office space alongside thriving leisure and retail opportunities, all with a bespoke fit-out to suit your business needs. The property boasts 360 panoramic views across the town center and benefits from countless onsite facilities, including manned reception, 24-hour security, and CCTV, lift access, air conditioning, large floor-to-ceiling heights, bicycle storage, and super-fast broadband.

This next life for Permanent Buildings will see the property play a significant role in Halifax's identity and urban fabric, serving as a reminder of its historic past and enduring legacy.





The Location | Halifax's most exclusive new address in one of the UK's most upwardly mobile towns



Transport

- 01 Halifax Train Station
- 02 Halifax Bus & Coach Station

Shopping

- 03 Borough Market
- 04 Woolshops
- 05 The Piece Hall
- 06 Westgate Arcade
- 07 Harvey's
- 08 Wellness Centre
- 09 Broad Street Plaza

Culture

- 10 Dean Clough
- 11 Shibden Hall
- 12 Square Chapel
- 13 Grayston Unity
- 14 Eureka Children's Museum
- 15 Victoria Theatre
- 16 Halifax Playhouse
- 17 Actor's Workshop
- 18 Orange Box
- 19 Everybody Arts Centre

Food & Drink

- 20 La Luna
- 21 Café Thai
- 22 Ricci's
- 23 Knead Pizza
- 24 The Hourglass
- 25 København
- 26 Vocation

Heritage

- 27 Industrial Museum
- 28 Congregational Church (Grade II)
- 29 No.1 The Woolshops (Grade II)
- 30 Halifax Town Hall
- 31 Somerset House
- 32 India Buildings
- 33 Halifax Minster

Food & Drink

Halifax, located in Calderdale, West Yorkshire on the edge of the Yorkshire Dales is a vibrant town that boasts a rich history and a wide range of cultural, artistic, and culinary experiences. From traditional Italian pizzerias and cocktail bars to exciting small plates restaurants and tapas eateries, Halifax has a diverse range of dining options to cater to all tastes and budgets.

Shopping

Halifax is a lively town any time of the day or night and boasts a variety of high street brands, independent shops, and boutiques.

Why not explore the **Westgate Arcade**, an award-winning shopping arcade for vintage clothing, antiques, artisanal food, and hand-crafted goods. Visit the iconic **Piece Hall**, a vibrant space with local brands and retailers.

For traditional high-street shopping, **The Woolshops** features high-end brands like M&S, River Island, and New Look. The thriving **Borough Market** in the town center offers fresh produce in a friendly atmosphere.

Arts & Culture

Halifax is rich in history and boasts a thriving arts scene. Highlights include **Eureka! The National Children's Museum**, art galleries at **Dean Clough**, and The Piece Hall's international events.

With 254 Listed buildings, the town is an architectural gem. The rose window at the new library and archives is exceptional. The award-winning **Square Chapel Centre for Arts** offers year-round cinematic and live performances, while the **Orange Box**, with its rooftop skate park and climbing wall, engages the next generation.

P Schedule of Accommodation | Total Floor Area 52,958 sq. ft. (4,920 sq. m.)



ALEXANDRA STREET ELEVATION - Existing

3rd Floor Alexandra St
3,820 SQ FT | 355 SQ M

2nd Floor Alexandra St
5,778 SQ FT | 537 SQ M

1st Floor Alexandra St
5,778 SQ FT | 537 SQ M

**Total 15,376 SQ FT
1,428 SQ.M**

4th Floor King Edward St
5,046 SQ FT | 469 SQ M

3rd Floor King Edward St
4,207 SQ FT | 391 SQ M

2nd Floor King Edward St
4,629 SQ FT | 430 SQ M

1st Floor King Edward St
4,629 SQ FT | 430 SQ M

**Total 18,511 SQ FT
1,719 SQ M**



KING EDWARD STREET ELEVATION - Existing

3rd Floor 40 Commercial St
6,357 SQ FT | 590 SQ M

2nd Floor 40 Commercial St
6,357 SQ FT | 590 SQ M

1st Floor 40 Commercial St
6,357 SQ FT | 590 SQ M

**Total 19,071 SQ FT
1,772 SQ M**

Specification is subject to change at developer's discretion to suit sizes and availability. For illustrative purposes only.

PB Schedule of Accommodation | Reception



ALEXANDRA STREET



COMMERCIAL STREET

THE GRAND ENTRANCE

The main Permanent Buildings reception is located off King Edward Street and is testament to modern luxury and professional sophistication.

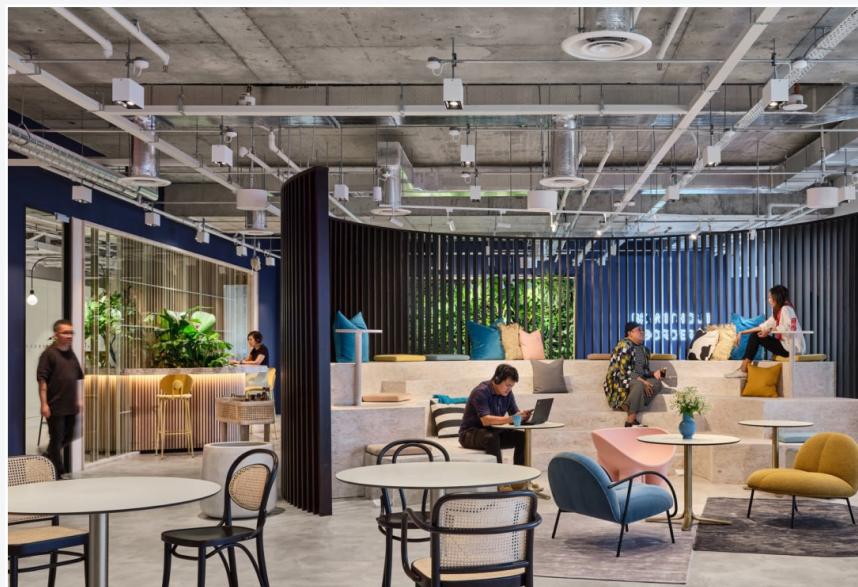
As you enter through the floor-to-ceiling glass doors, you are greeted by an open, airy space leading to a statement reception desk with a smart, inviting concierge. Polished marble floors and sleek, contemporary fittings blend elegance and comfort seamlessly. Subtle ambient lighting and strategically placed spotlights ensure the space is well-lit and inviting.

Two contemporary designer lifts provide quick access to your workspace. A grand, full-height open staircase, the architectural centerpiece, features subtle handrail lighting and directional LED spotlights, transforming it into a stunning masterpiece. Artwork and modern decor create a gallery-like experience as you ascend or descend.

The grand reception space is designed to make a lasting impression, conveying a sense of prestige and attention to detail that reflects the ethos of the high-quality workspaces it serves.

PB Schedule of Accommodation | First Floor Office Space

SUITE	SPACE	Area (sq. ft.)	Area (sq. m.)
1	LET	6,617	615
2	LET	2,496	232
3	LET	1,420	132
4	LET	3,787	352
Total		14,320	1,330

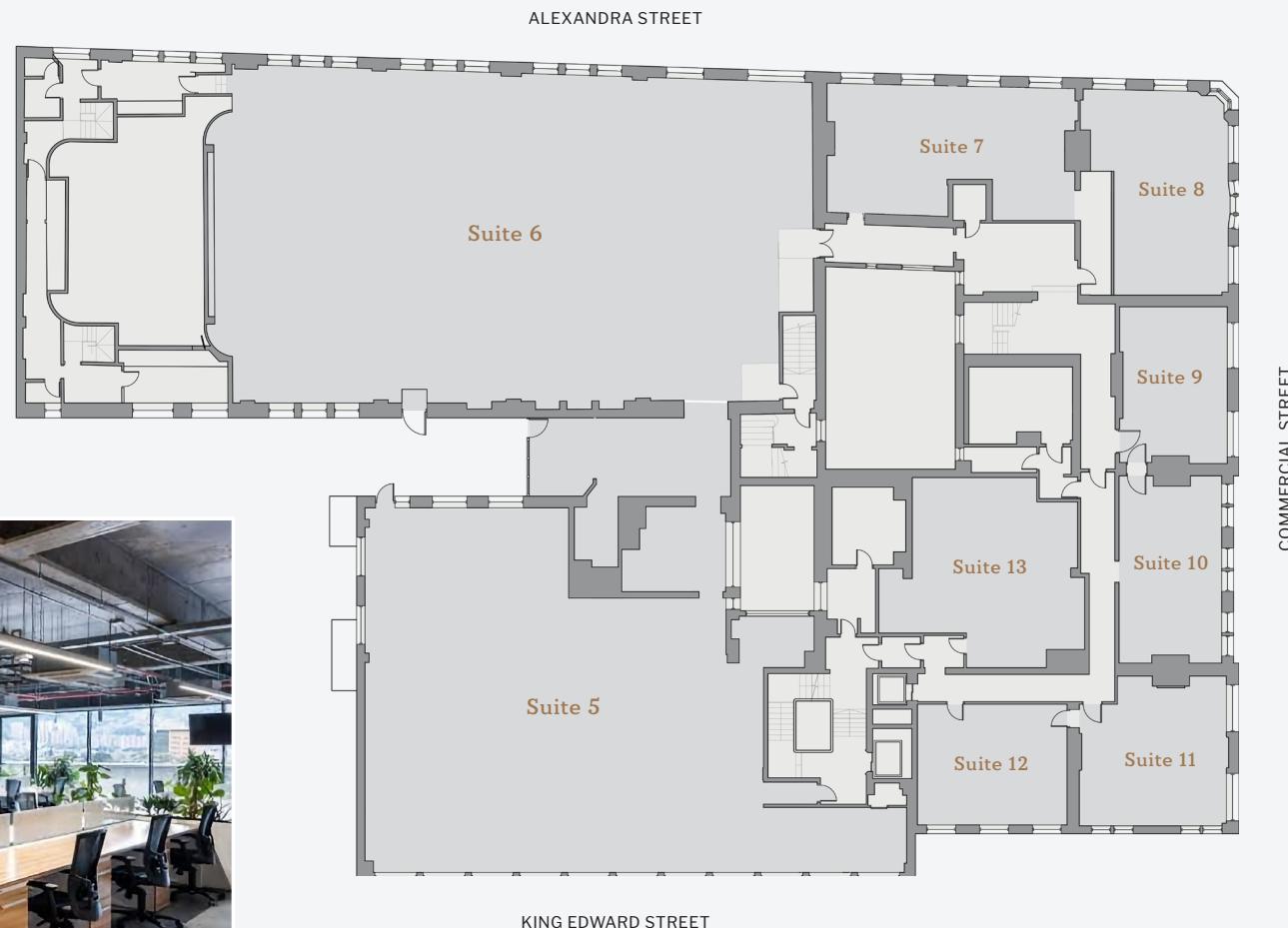


TOTAL FLOOR AREA 14,320 SQ. FT. | 1,330 SQ. M.

Final layouts and sizes may vary. Furniture not included. Images for illustrative purposes only.

B Schedule of Accommodation | Second Floor Office Space

SUITE	SPACE	Area (sq. ft.)	Area (sq. m.)
5	Office	3,346	311
6	Office	4,390	408
7	Office	700	65
8	Office	570	53
9	Office	377	35
10	Office	430	40
11	Office	473	44
12	Office	419	39
13	Office	710	66
Total		11,415	1,060



TOTAL FLOOR AREA 11,415 SQ. FT. | 1,060 SQ. M.

PB Schedule of Accommodation | Third Floor Office Space

SUITE	SPACE	Area (sq. ft.)	Area (sq. m.)
14	Office	8,027	746
15	Office	291	27
16	Office	247	23
17	Office	538	50
18	Office	419	39
19	Office	441	41
20	Office	441	41
21	Office	334	31
22	Office	1,474	137
Total		12,212	1135



TOTAL FLOOR AREA 12,212 SQ. FT. | 1,135 SQ. M.

PB Schedule of Accommodation | Fourth Floor Office Space

SUITE	SPACE	Area (sq. ft.)	Area (sq. m.)
23	Office	4,164	387
Total		4,164	387



Final layouts and sizes may vary. Furniture not included. Images for illustrative purposes only.

PB The Specification | A Cut Above the Rest

FIT-OUT



Options for bespoke fit out available



A fit-out option for full air conditioning



A fit-out option for full air handling



Fully accessible raised floors



Passenger lifts to all floors



Male, Female & Disabled W/C's throughout



Large 2.5m - 3m floor to ceiling height

SUSTAINABILITY



Bicycle storage and lockers



Brand new energy efficient doubled glazed window units



A fit-out option for full height internal glazing



Renewable energy generated on site



Pathway identified to EPC rating at A/B



Carbon footprint 50% less than new build



ESG standards applied

AMENITIES



A striking main reception plus discreet Alexandra Street reception



Shower facilities and lockers



State of the art door access and video entry



Super fast leased line broadband up to 1 Gb ps



Roof top restaurant and terrace



24 hour access & security



24 hour loading bay access

IB The Fit-Out - It's Down to You

FIT-OUT

The Office spaces will be fully refurbished to your individual needs.

WE WILL WORK WITH YOU TO AGREE:

- The size and layout of your space.
- The desired heating and cooling systems.
- Electrical and lighting layouts.
- Your choice of fixtures and fittings.
- Decoration and final finishes.

Images are provided for your inspiration. We can accommodate any level of design and detail that you require.



Our building surveyor is ready to discuss and explore ideas for your new office space.

We look forward to designing and delivering great space that is perfectly suited to your business needs.

B The Developer & Aftercare

O&C An experienced, multi award-winning, Yorkshire based developer and property management company, specialising in the regeneration of historic and listed buildings.

As a family business founded in 1856, we pride ourselves on hard work and trust. With over 150 years of experience in commercial property, we've helped thousands of businesses to thrive.

Our dedicated team of experts is on hand to listen to your needs and work with you to

deliver functional, cost-effective, and inspiring business space.

You can be sure you are in safe hands with O&C Management Services, where our long-standing reputation and commitment to excellence set us apart.



THE WELLNESS CENTRE, HALIFAX

In partnership with Homes England, O&C acquired the Halifax Magistrates Court, an attractive 25,000 sq. ft. listed building.

O&C started works in 2022 reimagining and repurposing the Old Court building as a 21st Century 'Wellness Centre'. A much-needed facility in these post-COVID times. The last tenants moved into their new homes in early 2024.



THE WESTGATE QUARTER, HALIFAX

The award-winning Westgate Quarter, a multi-million-pound shopping and leisure destination, was jointly developed by O&C, local, and central government. Completed in 2008, the first phase quickly won the coveted Civic Trust Award for outstanding design. Following its success, the second phase is set to complete in early 2025.



Handover & Aftercare

We don't just develop space, we manage space. Our philosophy is about forming partnerships. If you choose to work with O&C, we are with you for the long run.

As your business grows, our dedicated team of experts can assist with your expanding property needs, ensuring you find the perfect space to support your continued success.

We understand that taking commercial premises can be daunting, especially for a new business, that's why our friendly team of professionals is here to help and support you throughout the entire lettings process.





PERMANENT
BUILDINGS

Permanent Buildings is available to lease as a whole
or on a suite by suite basis.

Please contact Nick or Eleanor to arrange a private
viewing of this extraordinary space.

Nick Holdsworth

01422 345525

nick.holdsworth@oandcmanagement.com

Eleanor Smith

01422 345525

eleanor.smith@oandcmanagement.com



Property Misdescriptions Act 1991: Every reasonable effort has been made by O&C Estate Agency and O&C Management Services to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. **Misdescriptions Act 1967:** O&C Estate Agency and O&C Management Services, for the vendor(s) or lessor of this property whose agents they are, give notice that: 1. These particulars do not constitute an part of an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied upon as statements of representations of fact. 3. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither O&C Estate Agency, O&C Management Services or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and not warranted to be in working order. **Finance Act 1989:** Unless otherwise stated, all prices are quoted exclusive of VAT.