

TILEYARD NORTH  
WAKEFIELD  
WF1 5FY

# 3,343 – 6,728 SQ FT CREATIVE WORKSPACE TO LET

SUITABLE FOR  
ALTERNATIVE USES



# PHOENIX MILL

@TILEYARD  
NORTH

[TILEYARDNORTH.CO.UK](http://TILEYARDNORTH.CO.UK)





# INTRODUCING PHOENIX MILL

Phoenix Mill, the oldest building in the Tileyard North development, houses over two centuries of Yorkshire's industrial heritage. This Grade II-listed mill has been meticulously restored and is now a renewed and vibrant cornerstone of the community, the ideal place for teams who care about people, ideas and impact.

TILEYARDNORTH.CO.UK



"This is not just renting space, this is about likeminded people being a part of a community. So, I think that is fundamentally the most important thing about Tileyard. It's about the people you'll meet and do business with, and that's why I'd encourage people to be here."

— ANDY PICKLES  
DIRECTOR / FOUNDER, MUSIC FACTORY

CREDIT:  
KICK ROCKS  
CREATIONS



# GROUND FLOOR

## ACCOMMODATION

SQ FT	SQ M	STATUS
3,343	311	AVAILABLE

The floors are currently offered in shell condition, providing a highly adaptable workspace that can be tailored to occupier requirements. This flexible configuration allows for a range of fit-outs, enabling businesses to create environments that support their operational needs and future growth.

R

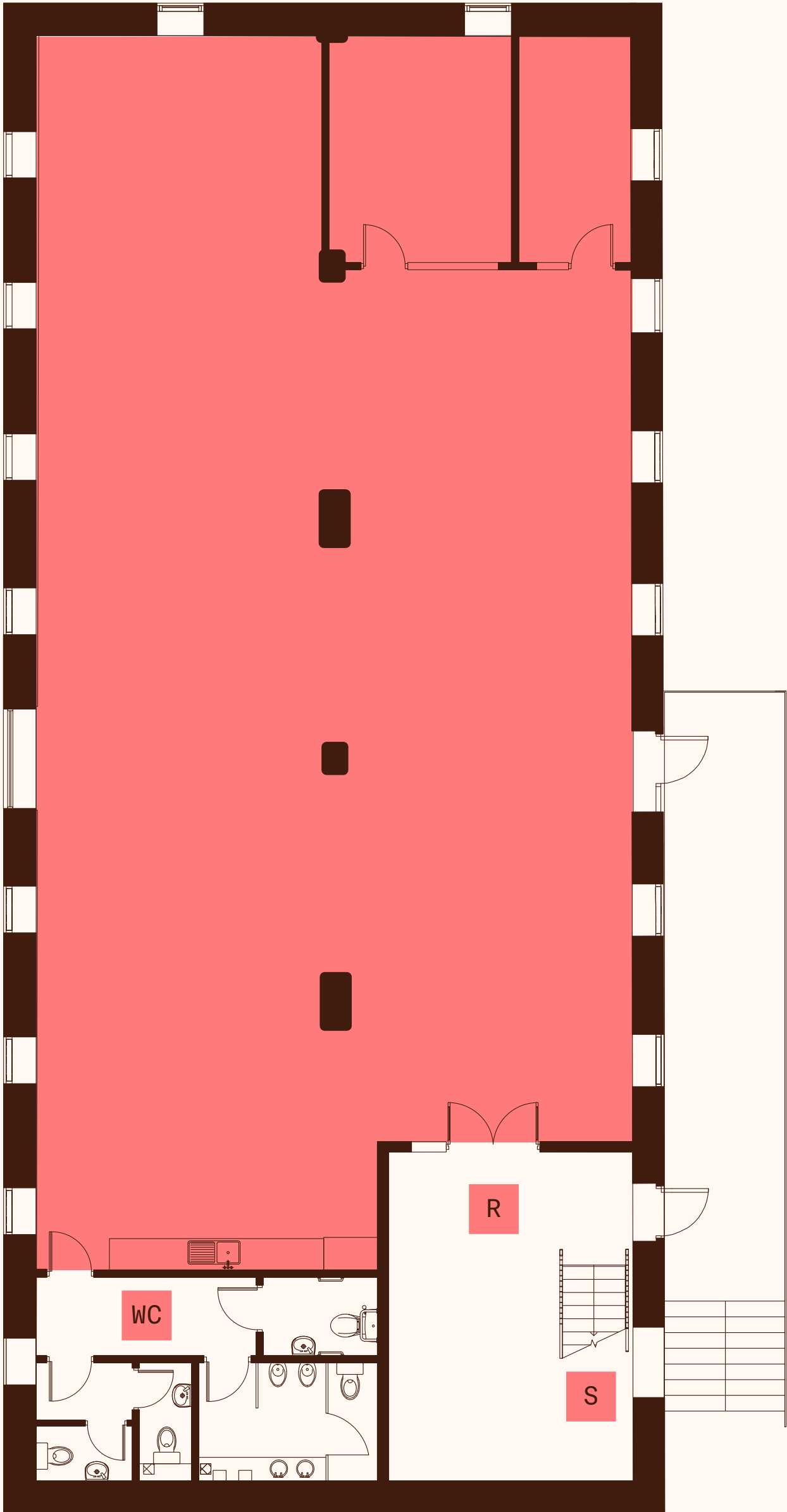
RECEPTION / WAITING AREA

WC

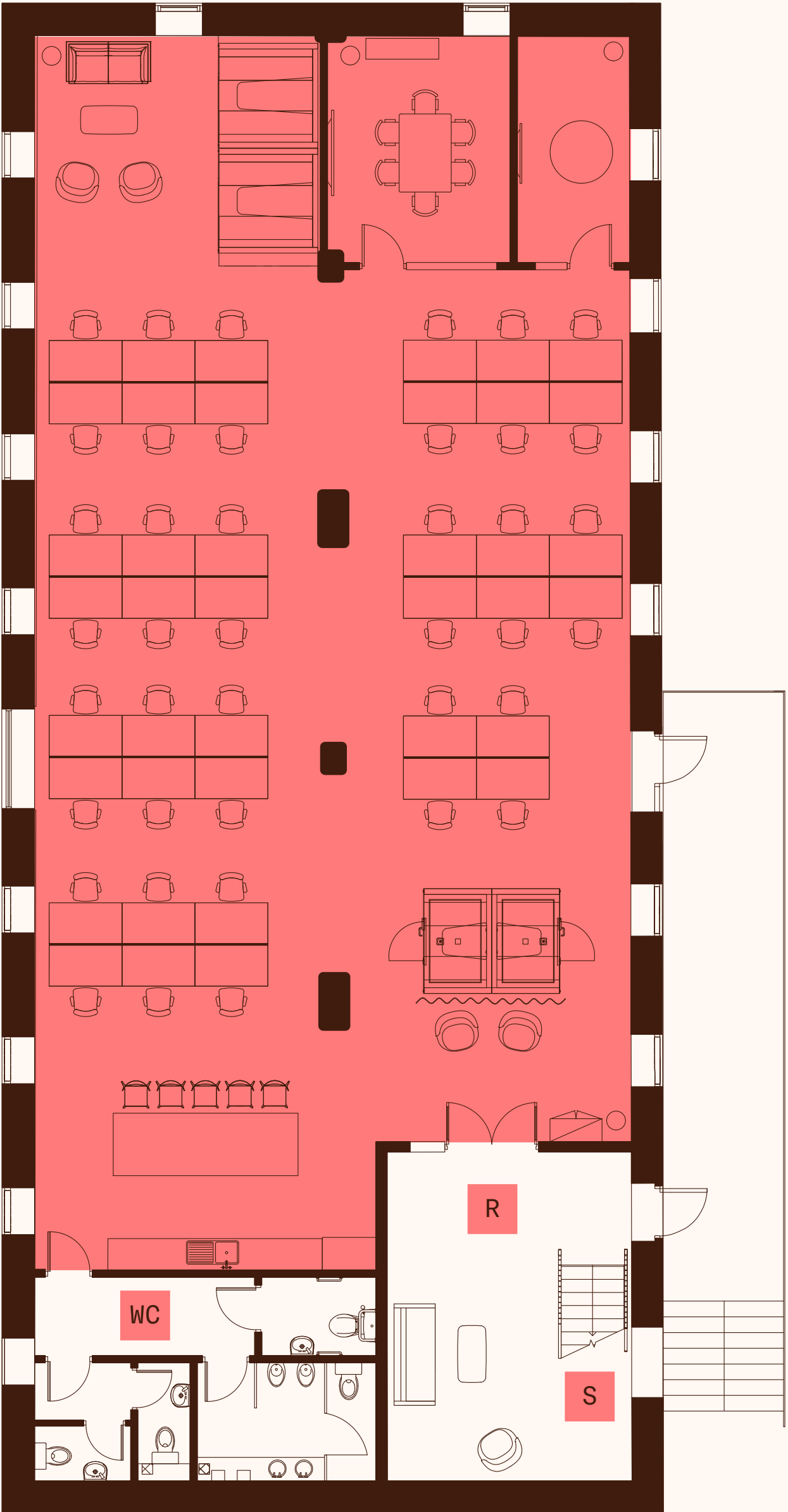
BATHROOMS

S

STAIRCASE



OPEN PLAN



FITTED VISUALISATION

# FIRST FLOOR

ACCOMMODATION

SQ FT	SQ M	STATUS
3,385	314	AVAILABLE

The first floor provides open plan workspace, ready for a bespoke occupier fit out with within this outstanding Grade II-listed mill.

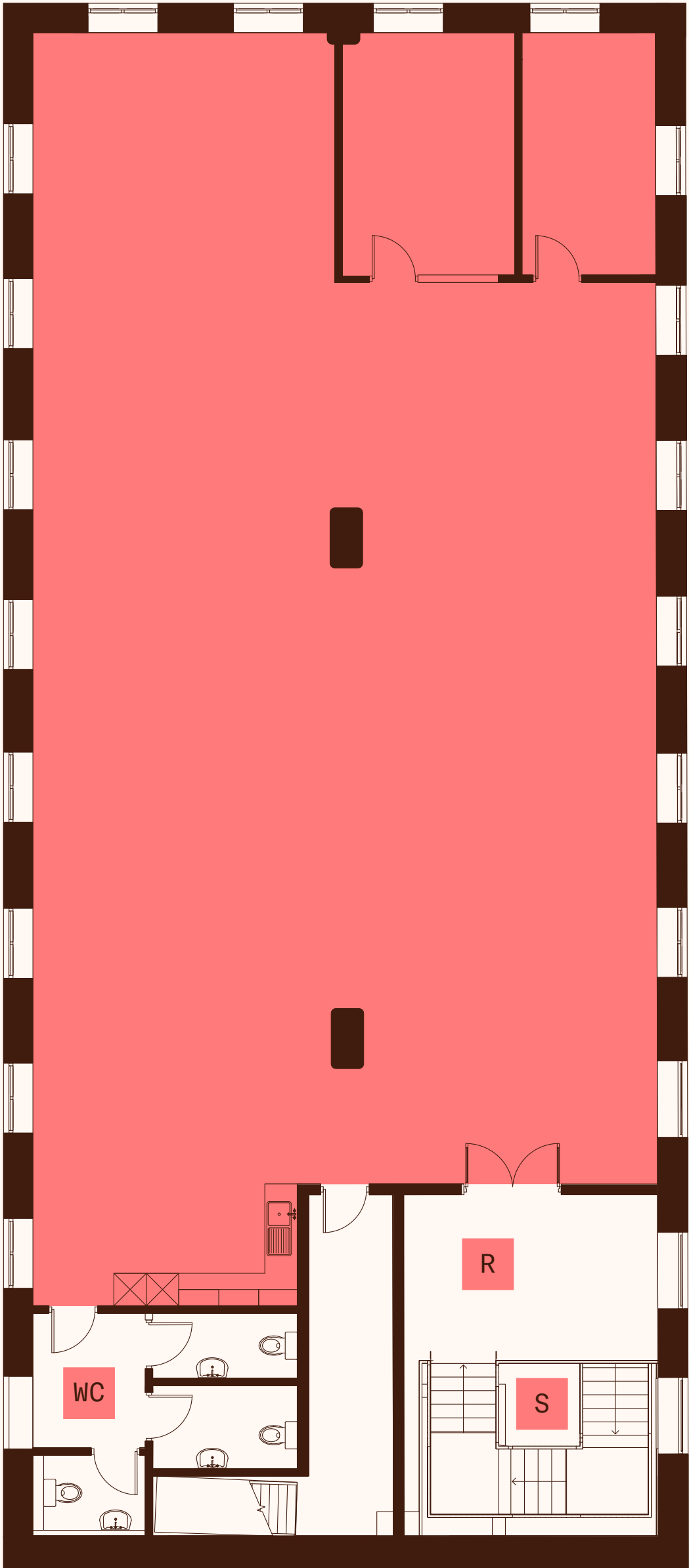
Our “fitted visualisation” demonstrates the suite could include: up to 50 fixed desks, 2 dedicated meeting rooms, kitchen facilities & generous collaboration and break out spaces.

- R

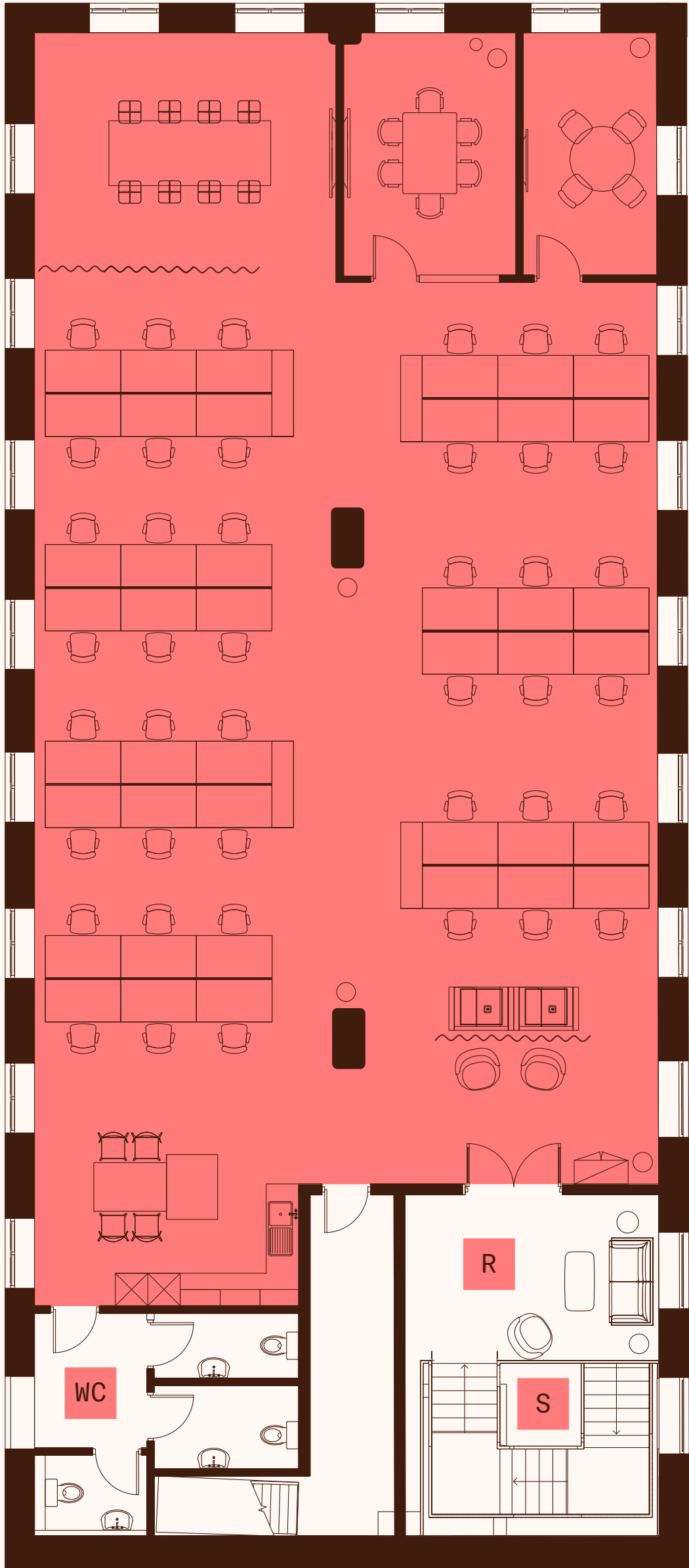
RECEPTION / WAITING AREA
- WC

BATHROOMS
- S

STAIRCASE



OPEN PLAN



FITTED VISUALISATION

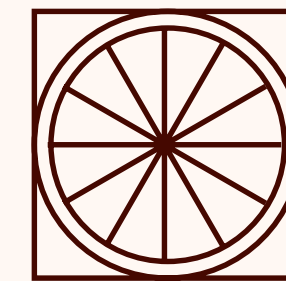




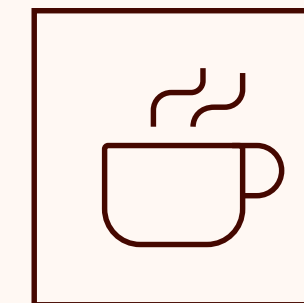
# TILEYARD NORTH HIGHLIGHTS

This high-quality, modern workspace is supported by a comprehensive range of amenities, including secure bike storage, an on-site cafe, private meeting rooms and dedicated podcast facilities. On-site parking and riverside views further enhance the day-to-day experience, creating a well-connected and inspiring environment for dynamic, forward-thinking teams.

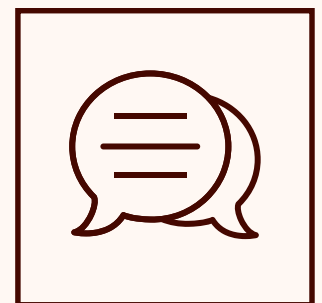
[TILEYARDNORTH.CO.UK](https://tileyardnorth.co.uk)



BIKE  
STORAGE



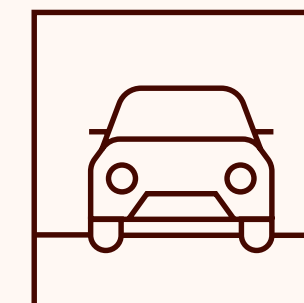
ON-SITE  
CAFE



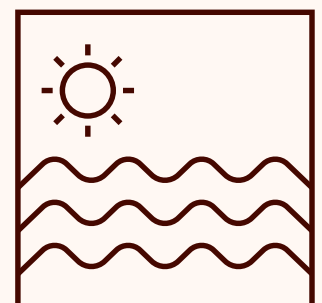
MEETING  
ROOMS



PODCAST  
FACILITIES



ON-SITE  
PARKING



RIVERSIDE  
VIEWS

## ALTERNATIVE USES

GALLERY / CRAFT WORKSHOPS

CAFE / RESTAURANT

GYM / FITNESS STUDIO

CLINIC



WITHIN REACH

BY FOOT

KIRKGATE STATION	8 MINS
WESTGATE STATION	21 MINS

BY ROAD

M1	3 MILES
LEEDS	8 MILES
SHEFFIELD	21 MILES
MANCHESTER	33 MILES

BY TRAIN

LEEDS	13 MINS
SHEFFIELD	47 MINS
MANCHESTER	1H 3 MINS
LONDON KGX	1H 55 MINS

WIDER COMMUNITY

- 10 HEPWORTH GARDEN
- 11 HEPWORTH GALLERY
- 12 HEBBLE WHARF
- 13 NAVIGATION WAREHOUSE
- 14 THE BRIDGE INN

# THE FINAL PIECE TO WAKEFIELD'S WATERFRONT MASTERPLAN

Place your business on the border of the River Calder with convenient transport options by foot, road, and train, all within easy reach. Standing next to David Chipperfield's 'The Hepworth Wakefield' Gallery, make the most of the wider community with the gallery and its gardens, providing the perfect home for your team all year round.



TILEYARD NORTH

- 1 COURTYARD
- 2 COTTON MILL
- 3 CUTTER MILL
- 4 CORN MILL
- 5 CARDING SHED
- 6 GRADIENT MILL
- 7 THE CALDER
- 8 PHOENIX MILL
- 9 CAR PARKING



# BE HERE

For all enquiries, please contact  
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