

TILEYARD NORTH
WAKEFIELD
WF1 5FY

3,343 - 6,728 SQ FT
CREATIVE WORKSPACE
TO LET

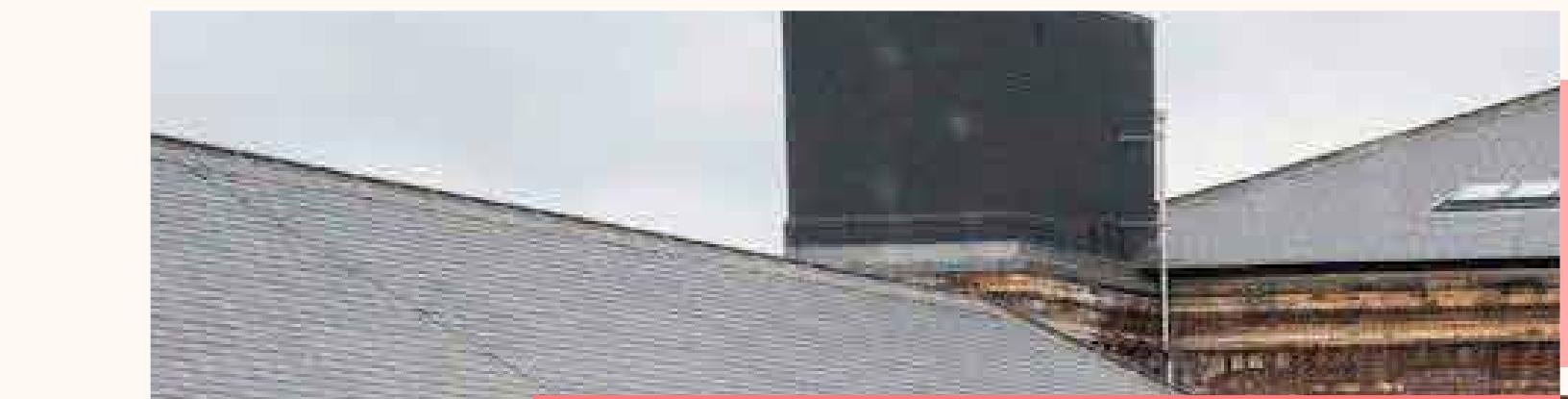
SUITABLE FOR
ALTERNATIVE USES



PHOENIX
MILL

@ TILEYARD
NORTH

TILEYARDNORTH.CO.UK



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.

"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

GROUND FLOOR

ACCOMMODATION

SQ FT	SQ M	STATUS
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3,343	311	AVAILABLE
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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

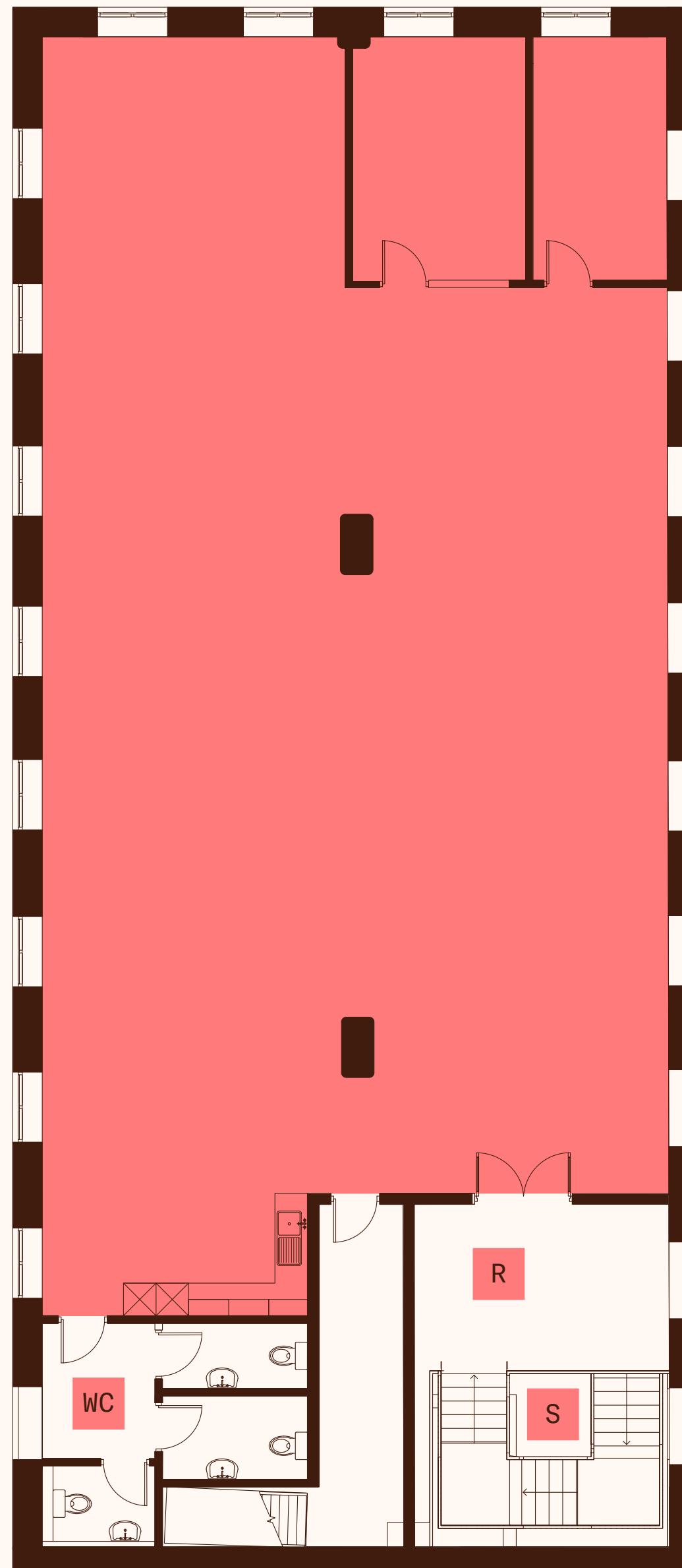
SQ FT	SQ M	STATUS
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3,385	314	AVAILABLE
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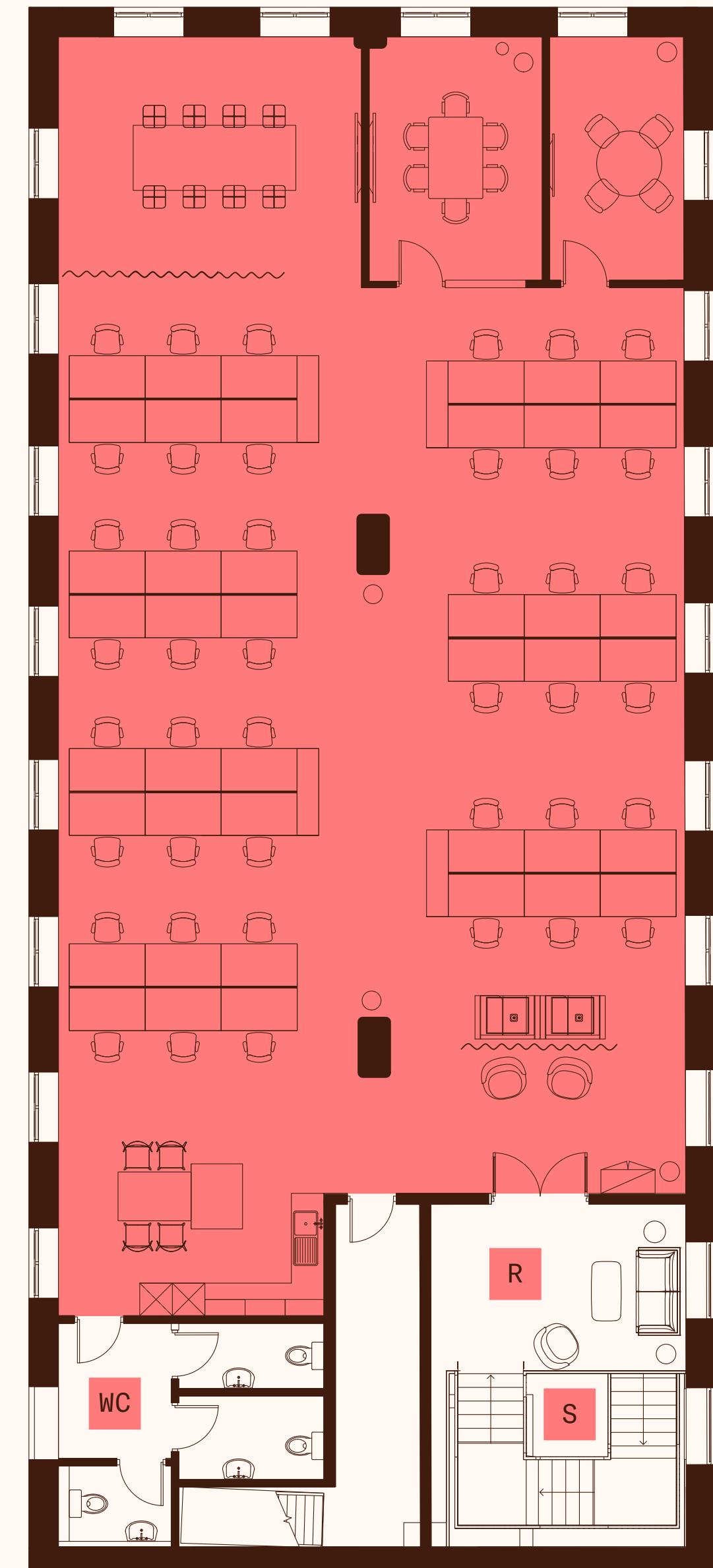
The first floor provides open plan workspace, ready for a bespoke occupier fit out within this outstanding Grade II-listed mill.

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

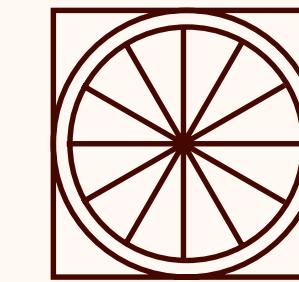


FITTED VISUALISATION

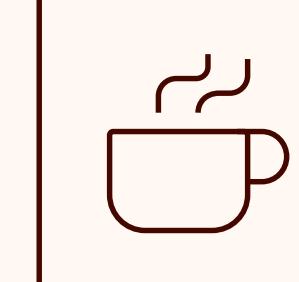


TILEYARD NORTH HIGHLIGHTS

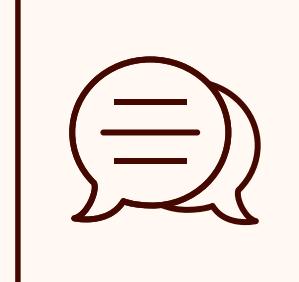
This high-quality, modern workspace is supported by a comprehensive range of amenities, including secure bike storage, an on-site cafe, private meeting rooms and dedicated podcast facilities. On-site parking and riverside views further enhance the day-to-day experience, creating a well-connected and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



BIKE
STORAGE



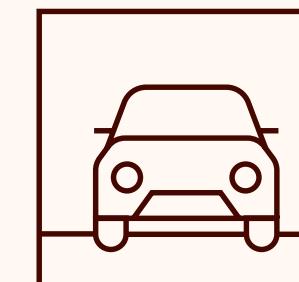
ON-SITE
CAFE



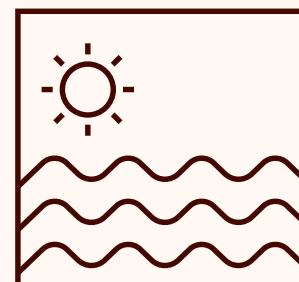
MEETING
ROOMS



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

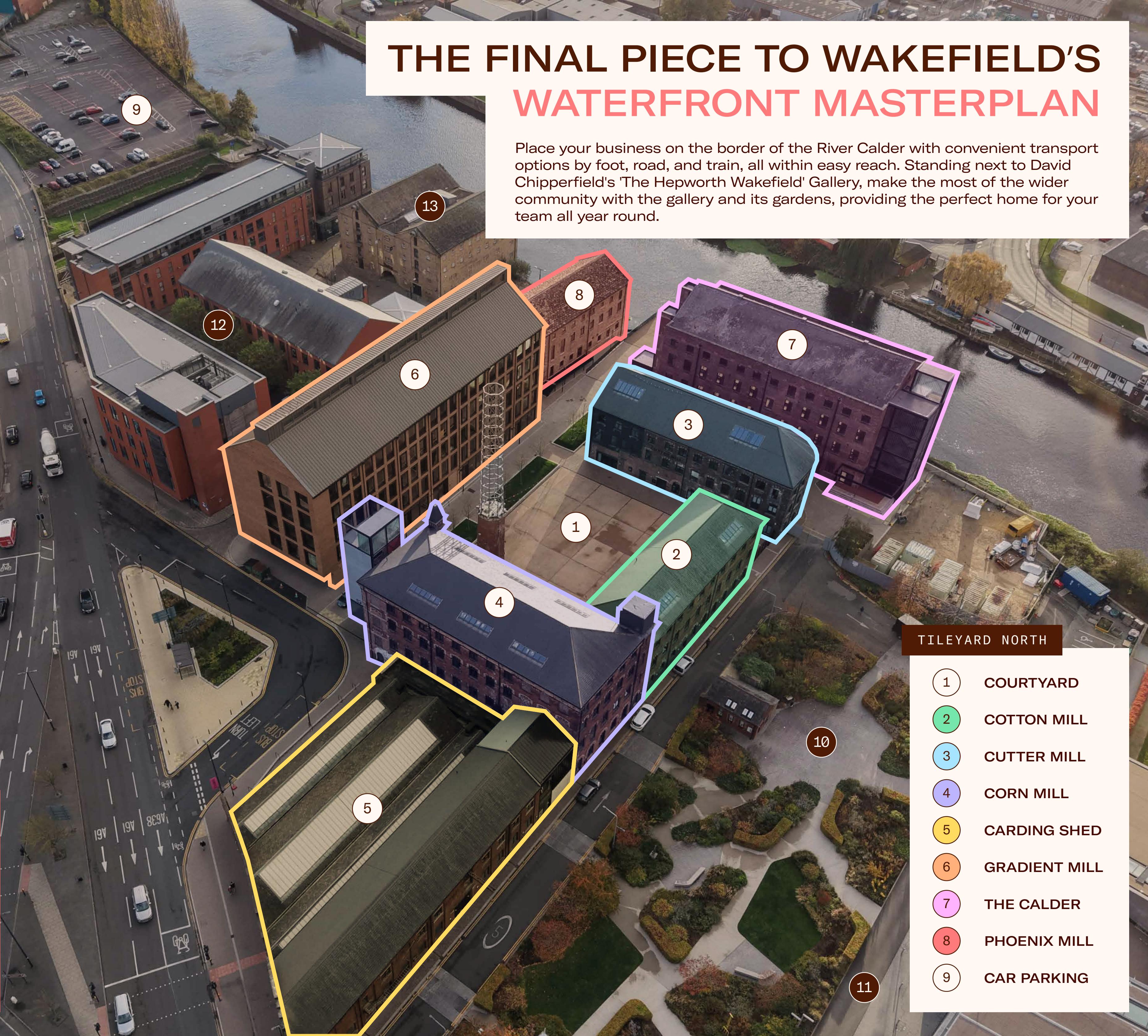


WIDER COMMUNITY

- 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

11

BE HERE

For all enquiries, please contact
the joint leasing agents:



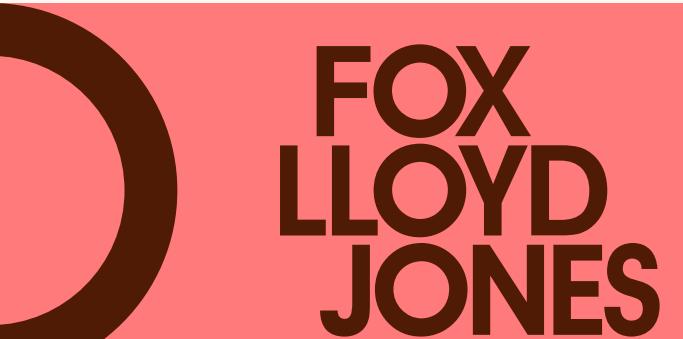
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