

TILEYARD NORTH
WAKEFIELD
WF1 5FY

FLEXIBLE WORKSPACE TO LET

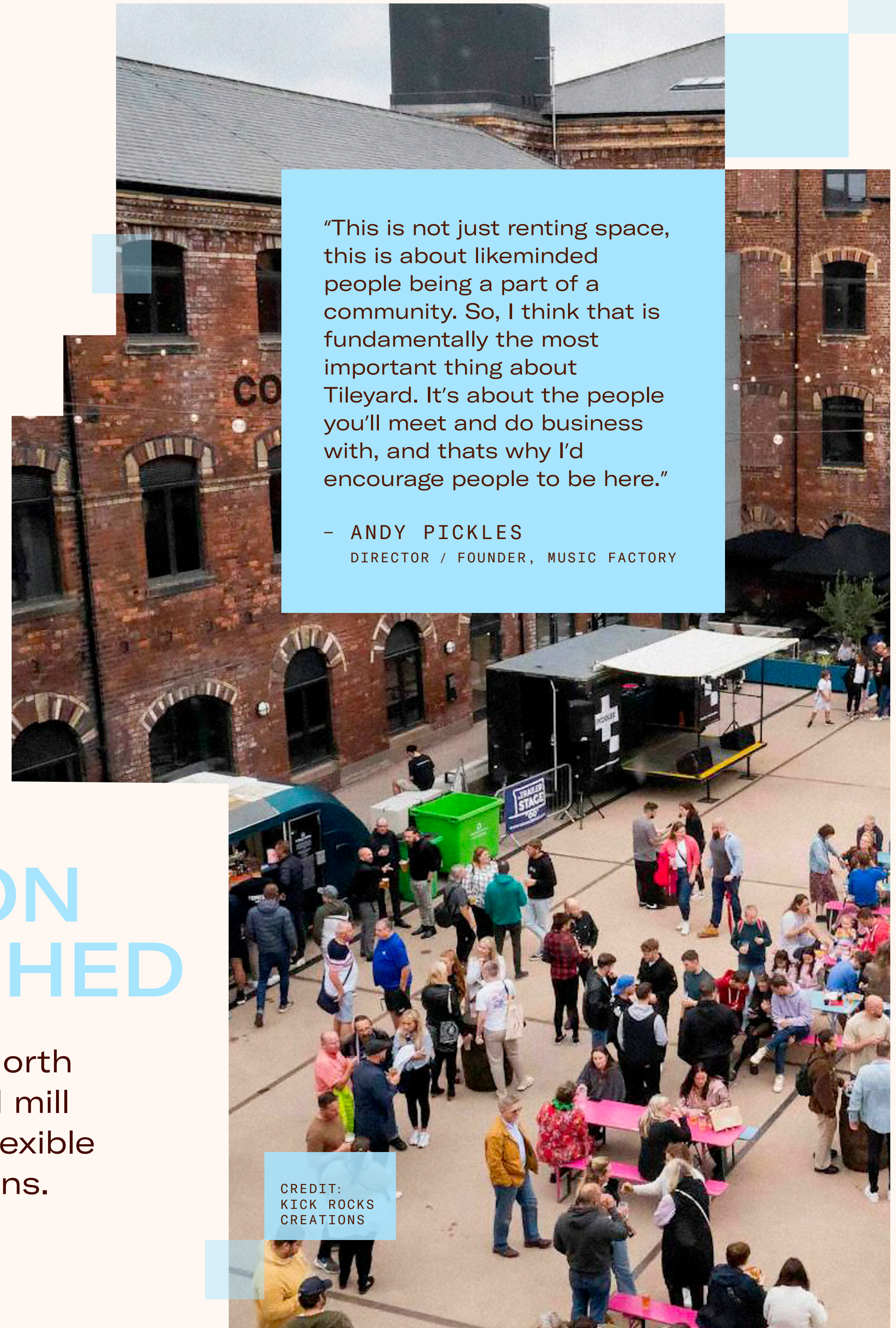
SUITABLE FOR
ALTERNATIVE USES



CORN, CUTTER,
COTTON **MILL** &
THE CARDING **SHED**

TILEYARDNORTH.CO.UK

@TILEYARD
NORTH



"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

INTRODUCING CORN, CUTTER, COTTON MILL & THE CARDING SHED

Corn, Cutter, Cotton Mill & the Carding Shed at Tileyard North comprise three recently converted and newly refurbished mill buildings which now offer a range of high specification, flexible workspaces for both growing and established organisations.

CORN MILL CUTTER MILL COTTON MILL

**READY TO GO FLEXIBLE OFFICE SUITES
FROM 62 SQ FT – 1,500 SQ FT.**

Suites can be adapted to suit bespoke occupier requirements.

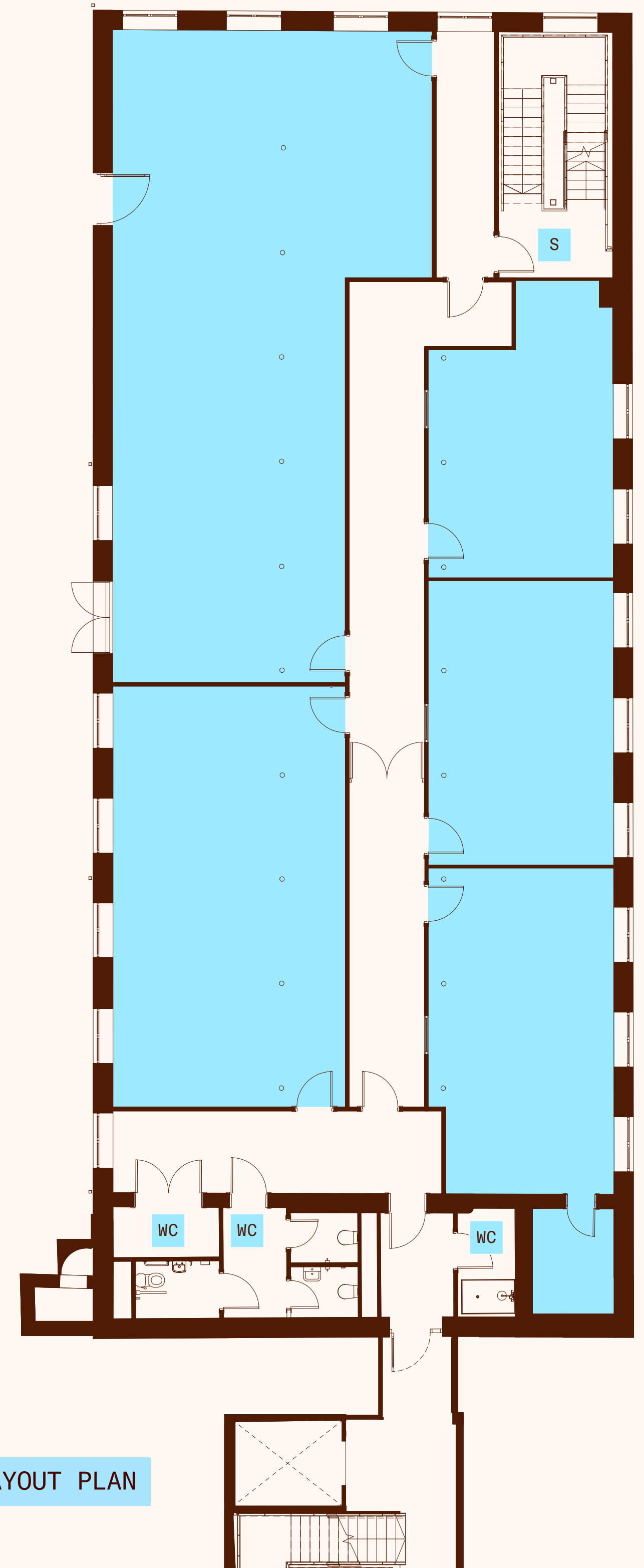
Corn Mill, Cutter Mill & Cotton Mill provide a range of flexible suites available on an “all inclusive” and flexible basis with easy in, easy out arrangements allowing your business to grow within the estate.

Corn Mill is home to the Tileyard Cafe and The Distillery Gin Bar at ground level, with flexible workspace across the upper floors.

Cutter Mill offers a selection of our smallest available suites, alongside serviced office provider 2-Work and a dedicated photography studio, with access to communal meeting rooms.

Cotton Mill features unrivalled podcast and recording studios, complemented by flexible workspace throughout the building.

WC BATHROOMS S STAIRCASE R RECEPTION / WAITING AREA



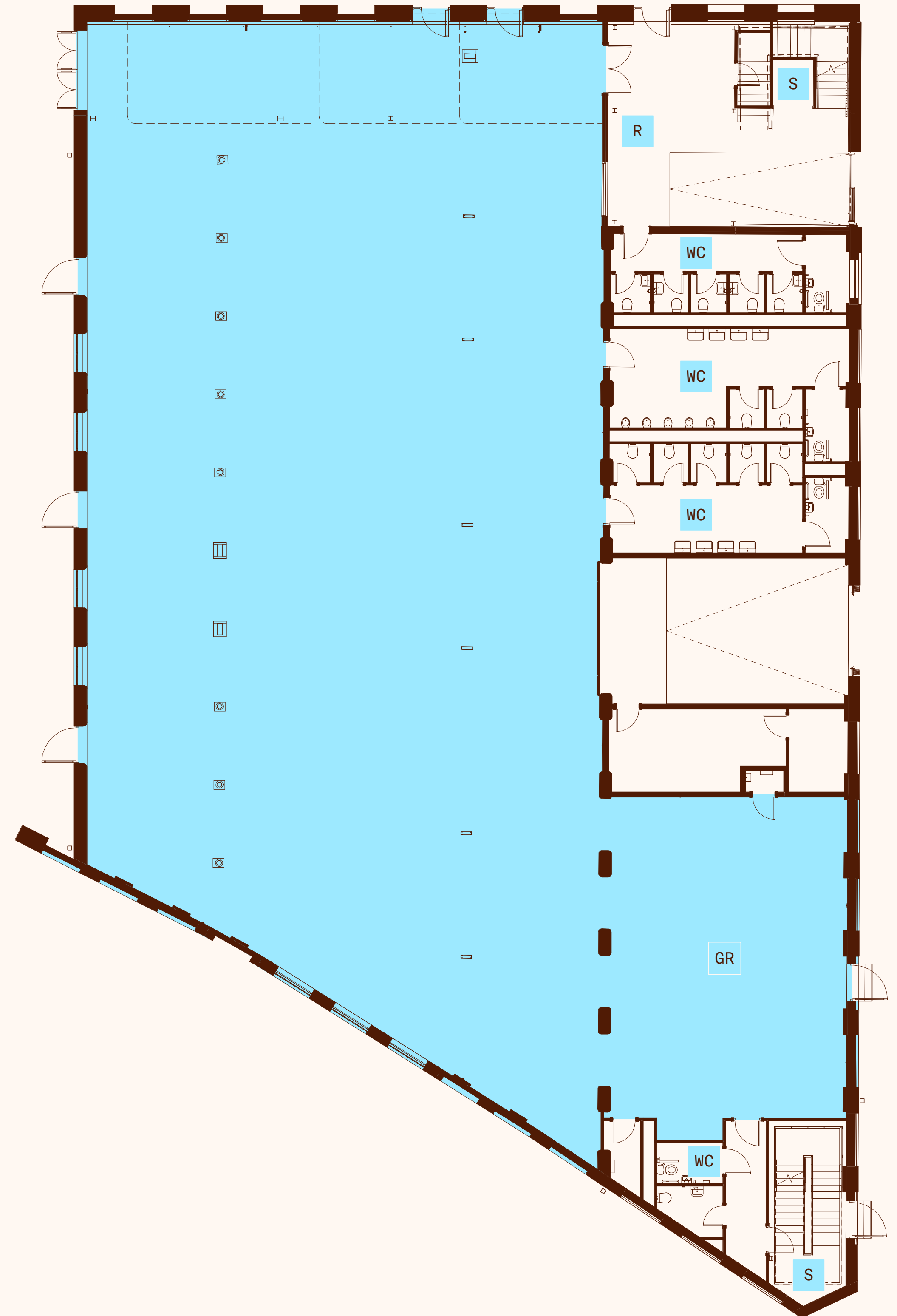
EXAMPLE FLOOR LAYOUT PLAN

CARDING SHED

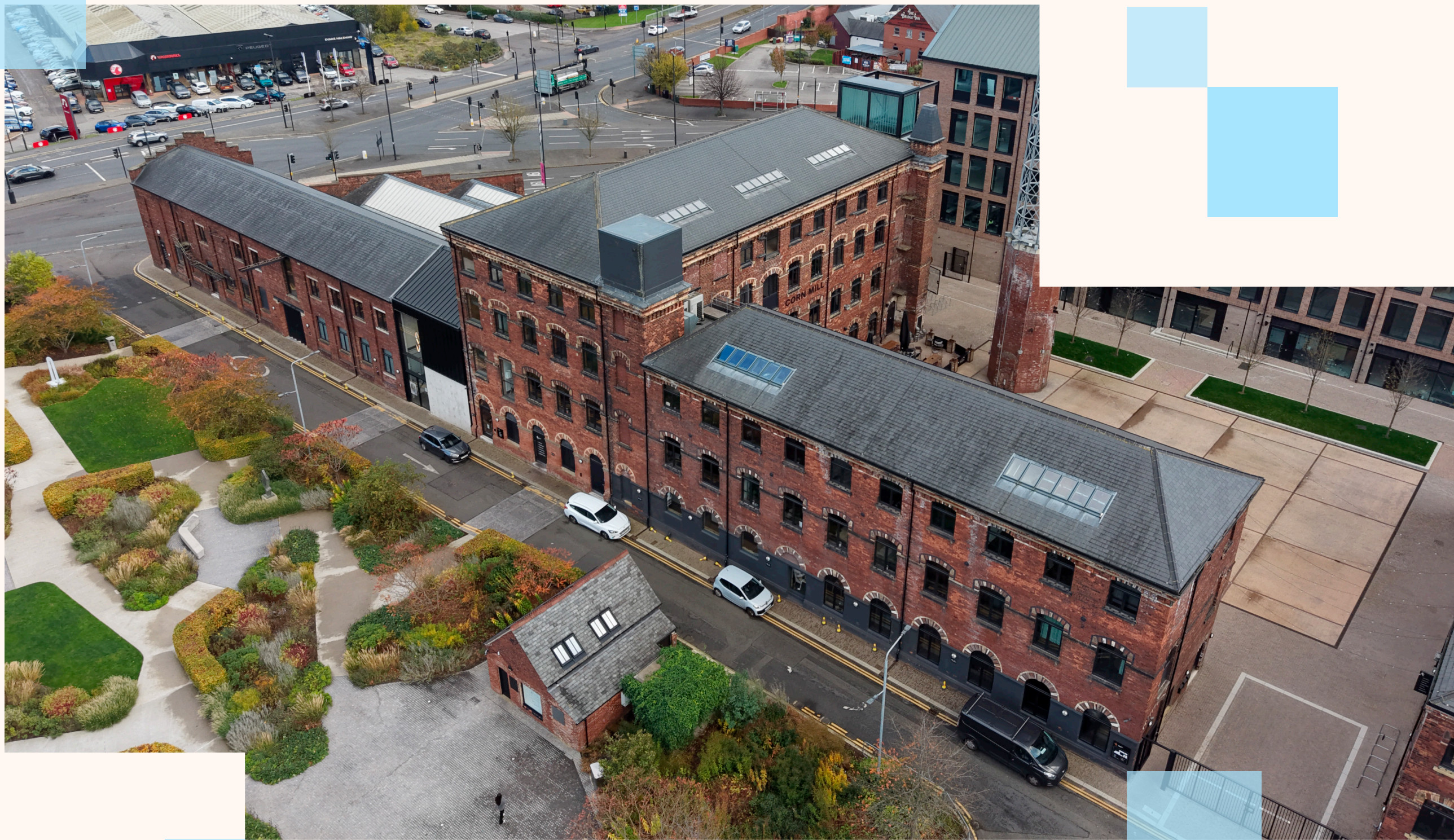
ACCOMMODATION

AREA	SQ FT	SQ M	STATUS
TOTAL	8,632	802	AVAILABLE
MAIN	7,502	670	AVAILABLE
GREEN ROOM	1,130	105	AVAILABLE

Unique open plan, single floor flexible space which has the potential for a variety of uses including events, office space, fitness or clinical uses. The space is like no other across the region and provides unrivalled potential.



- GR GREEN ROOM
- R RECEPTION / WAITING AREA
- WC BATHROOMS
- S STAIRCASE

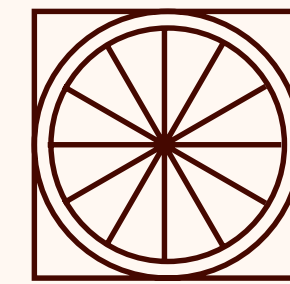


TILEYARD NORTH

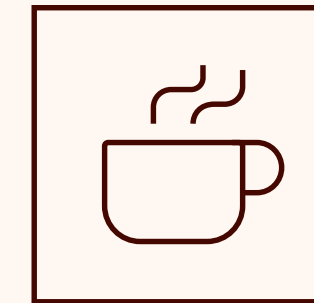
HIGHLIGHTS

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.

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BIKE
STORAGE



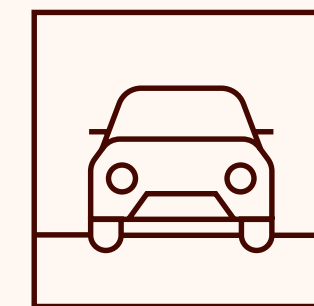
ON-SITE
CAFE



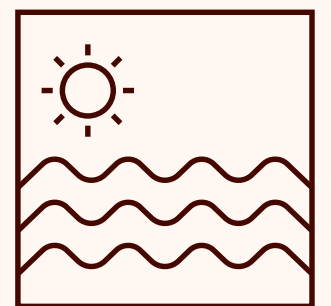
MEETING
ROOMS



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

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

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

BE HERE

For all enquiries, please contact the joint leasing agents:

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