

TILEYARD NORTH  
WAKEFIELD  
WF1 5FY

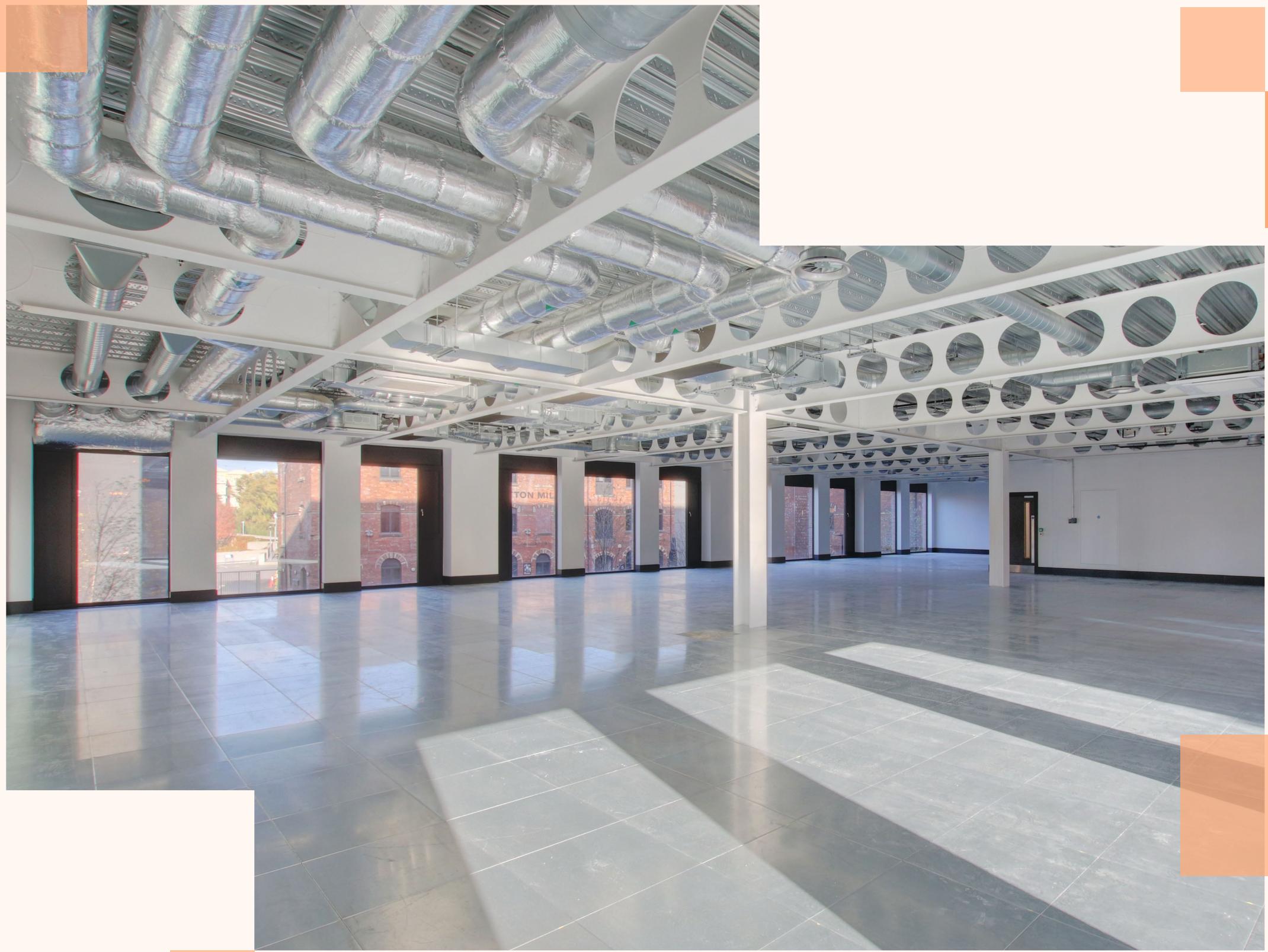
RIVERSIDE  
WORKSPACE  
TO LET



**GRADIENT  
MILL**

@TILEYARD  
NORTH

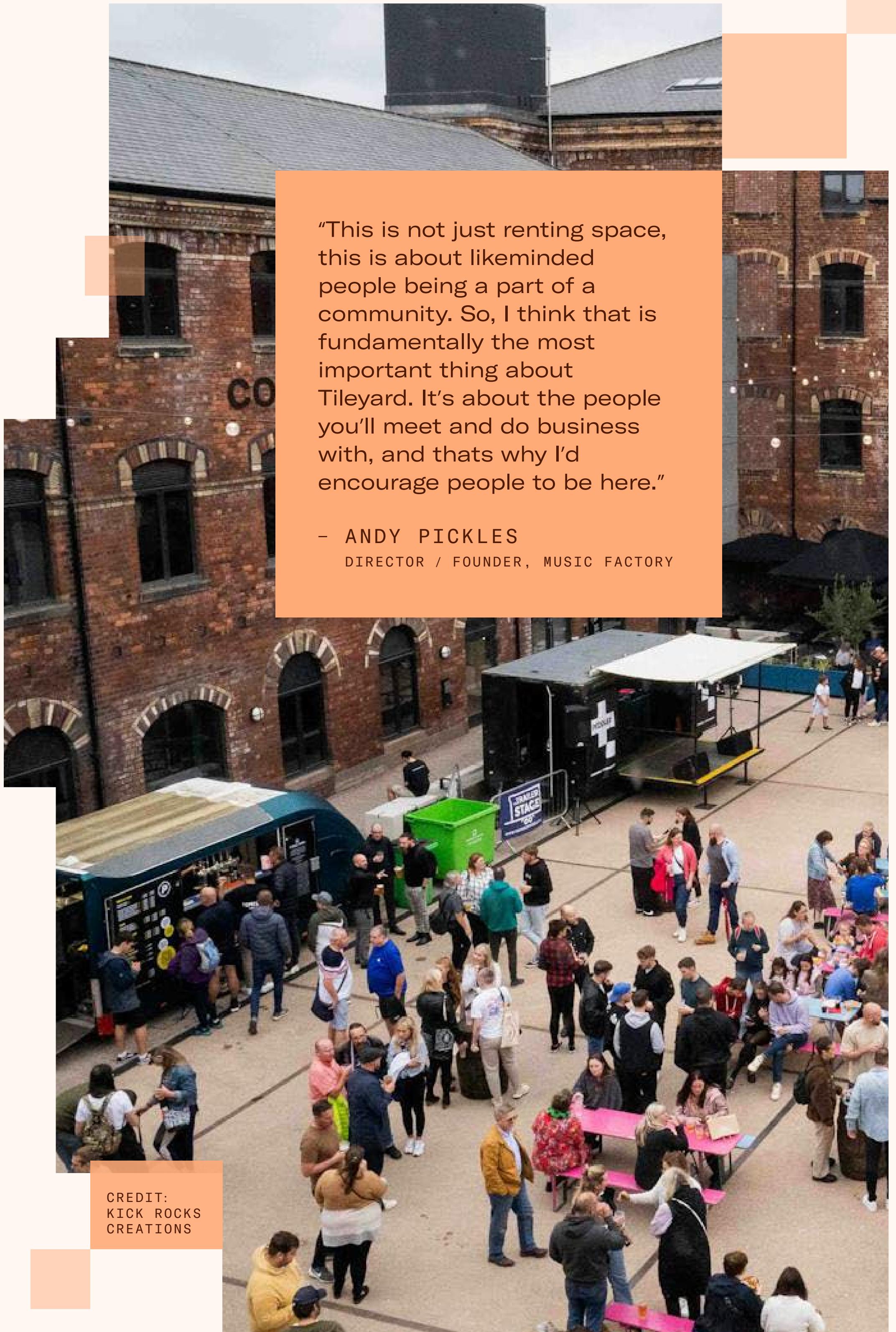
[TILEYARDNORTH.CO.UK](http://TILEYARDNORTH.CO.UK)



# INTRODUCING GRADIENT MILL

**Gradient Mill** at Tileyard North is a new build high-specification, sustainable office building with only final spaces now remaining. Light, spacious and designed for wellbeing, it's the ideal home for teams who care about people, ideas and impact.

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CREDIT:  
KICK ROCKS  
CREATIONS

# GROUND FLOOR

## ACCOMMODATION

	SQ FT	SQ M	STATUS
1 GF UNIT 1	2,723	253	AVAILABLE
2 GF UNIT 2	753	68.3	AVAILABLE
3 GF UNIT 3	1,389	129	OCCUPIED (CTH)
4 GF UNIT 4	1,184	110	AVAILABLE

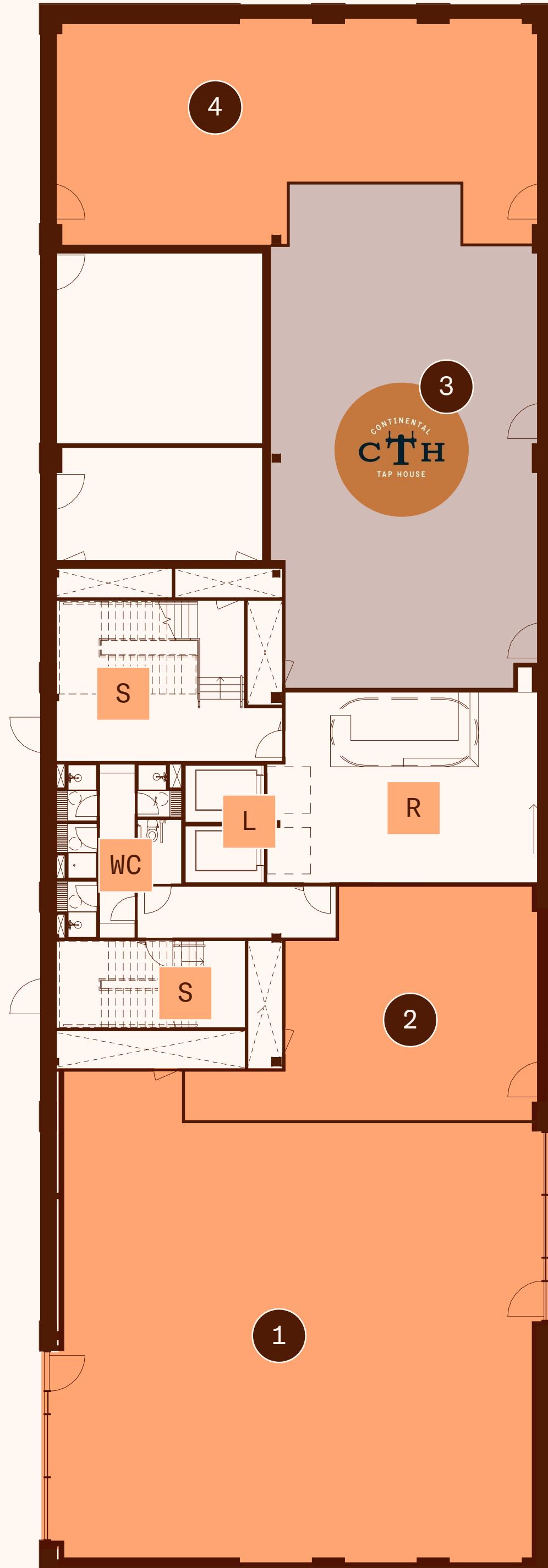
Our ground floor includes a generous reception with a dedicated communal breakout zone. The units have been designed with flexibility in-mind, and are suitable for a variety of uses.

R RECEPTION & BUSINESS LOUNGE

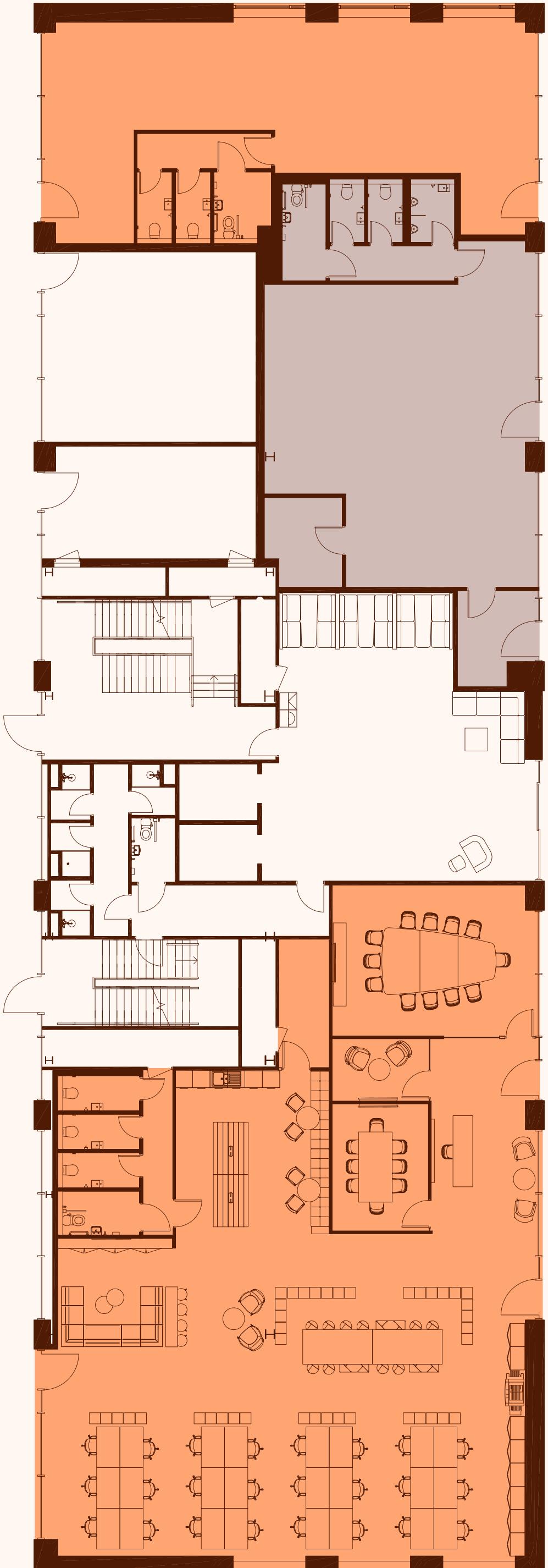
WC SHOWER & LOCKER AREA

L LIFTS

S STAIRCASE



OPEN PLAN



FITTED VISUALISATION

# FIRST FLOOR

## ACCOMMODATION

	SQ FT	SQ M	STATUS	
1 1	1ST FLOOR UNIT 1	3,940	366	AVAILABLE
2 2	1ST FLOOR UNIT 2	8,843	821.5	OCCUPIED (NHS)

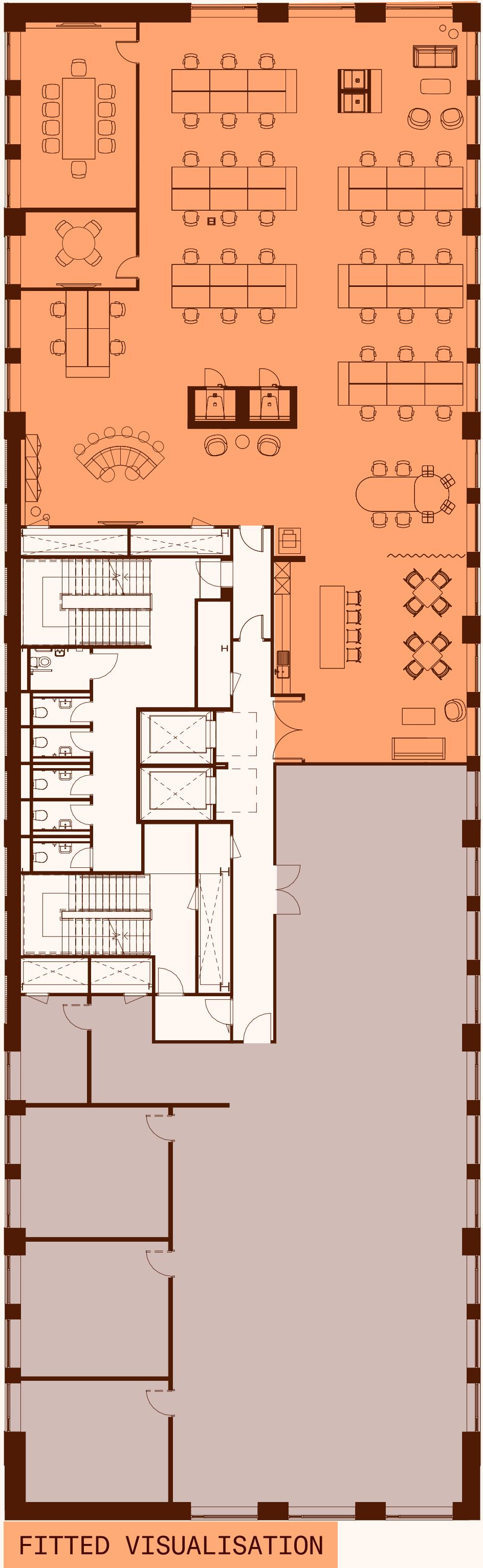
The first floor provides open plan workspace, ready for a bespoke occupier fit out with views overlooking the River Calder.

Our “fitted visualisation” demonstrates the suite could include: 40x fixed desks, 2x dedicated meeting rooms, kitchen facilities & generous collaboration and break out spaces.

WC SHOWER & LOCKER AREA

L LIFTS

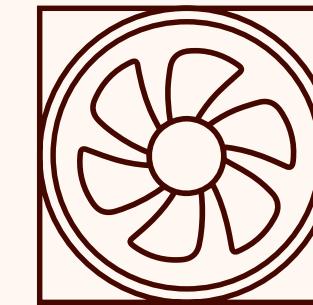
S STAIRCASE



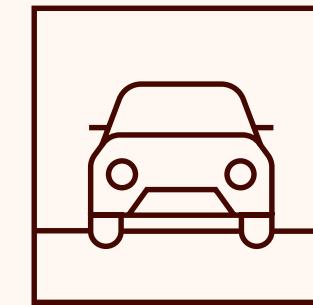


# BUILDING HIGHLIGHTS

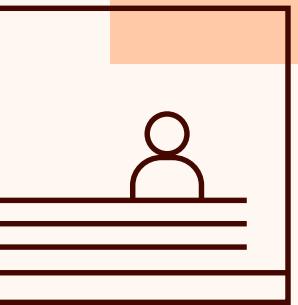
This high-quality, modern workspace offers a light, contemporary environment with on-site parking and concierge services for everyday ease. Thoughtfully designed with raised floors, lift access and full DDA compliance, the building features floor-to-ceiling glazing, river views and on-site shower facilities: creating a comfortable, connected setting for forward-thinking teams.



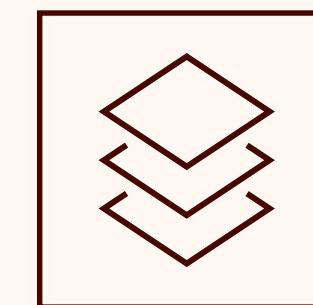
EXPOSED  
SERVICES



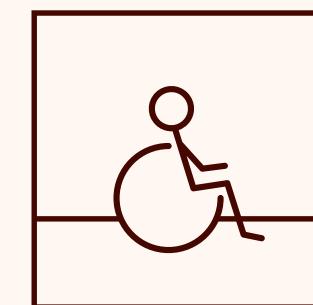
ON-SITE  
PARKING



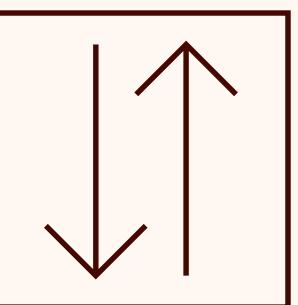
CONCIERGE  
SERVICES



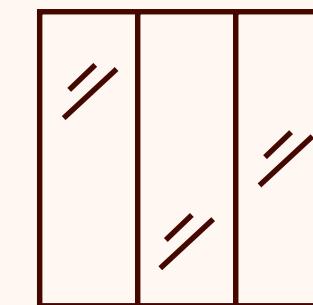
RAISED  
FLOORING



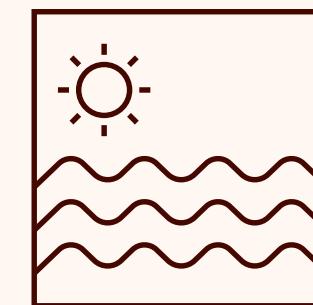
DDA  
COMPLIANT



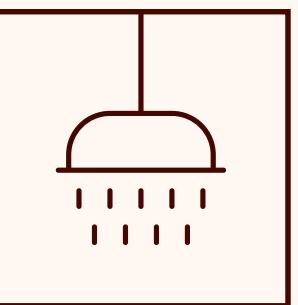
LIFT  
ACCESS



FLOOR TO CEILING  
GLAZING



RIVER  
VIEWS



SHOWER  
FACILITIES

## SUSTAINABLE WORKSPACE

BREEAM EXCELLENT

EPC A

ALL ELECTRIC BUILDING

NATURAL VENTILATION

WITHIN REACH

BY FOOT

KIRKGATE STATION	8 MINS
WESTGATE STATION	36 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

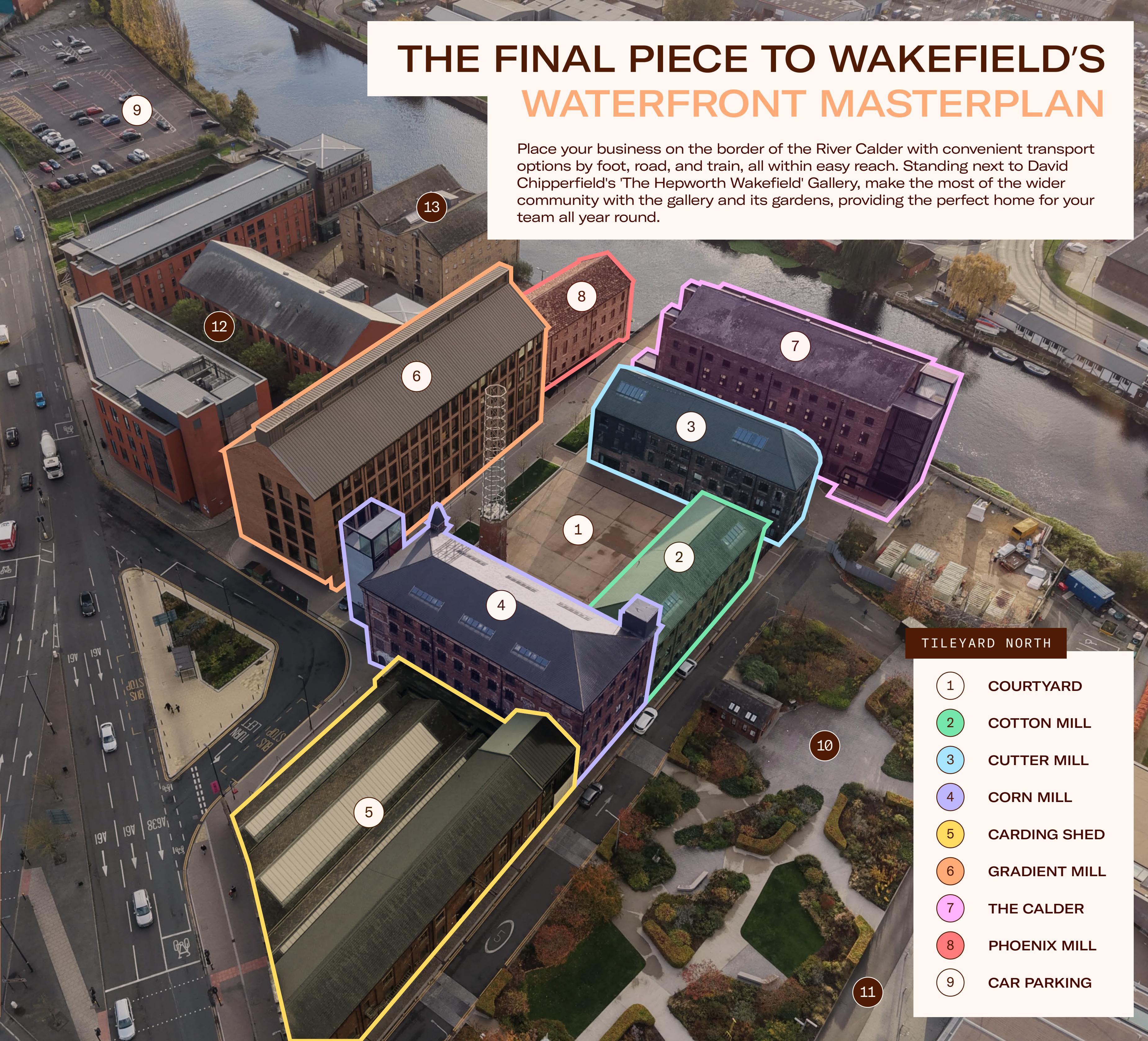


WIDER COMMUNITY

- 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:



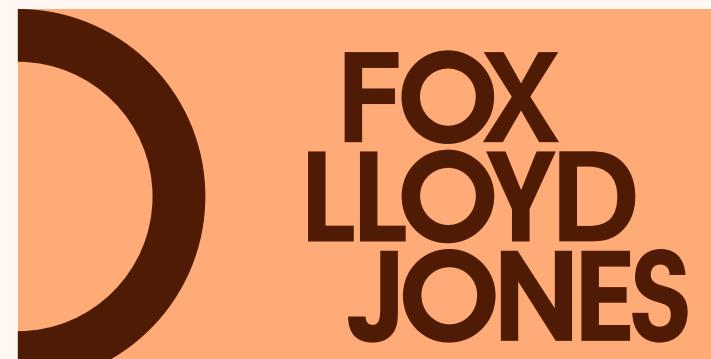
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