

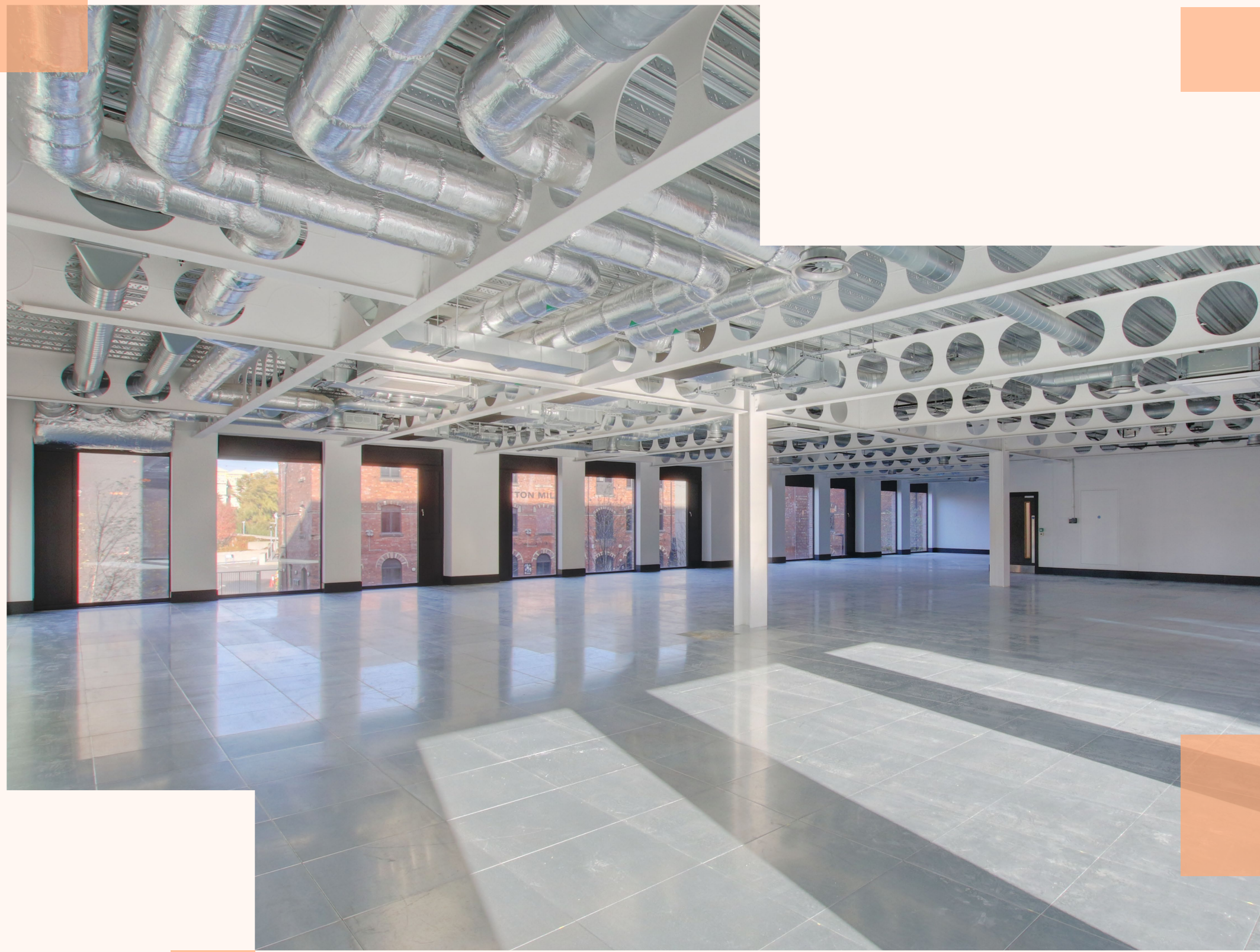
TILEYARD NORTH
WAKEFIELD
WF1 5FY

RIVERSIDE
WORKSPACE
TO LET



GRADIENT
MILL @TILEYARD
NORTH

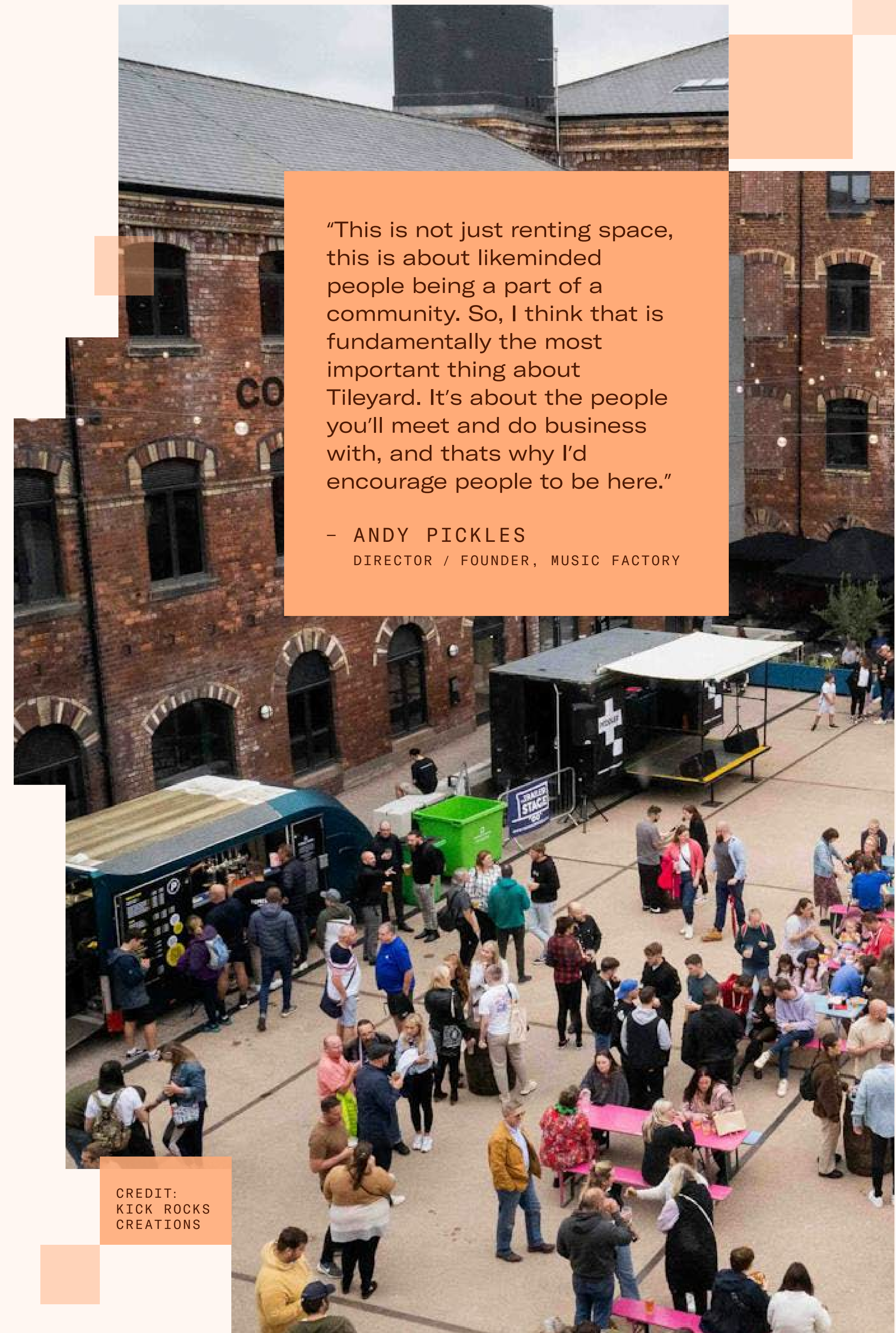
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INTRODUCING GRADIENT MILL

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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"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
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

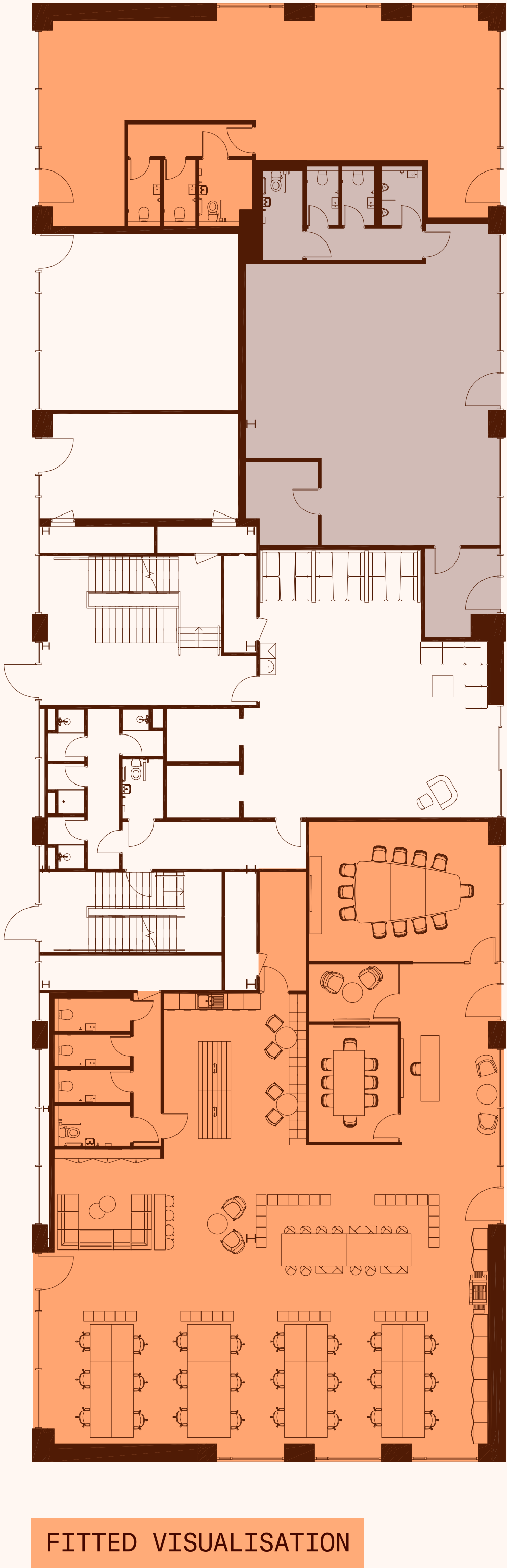
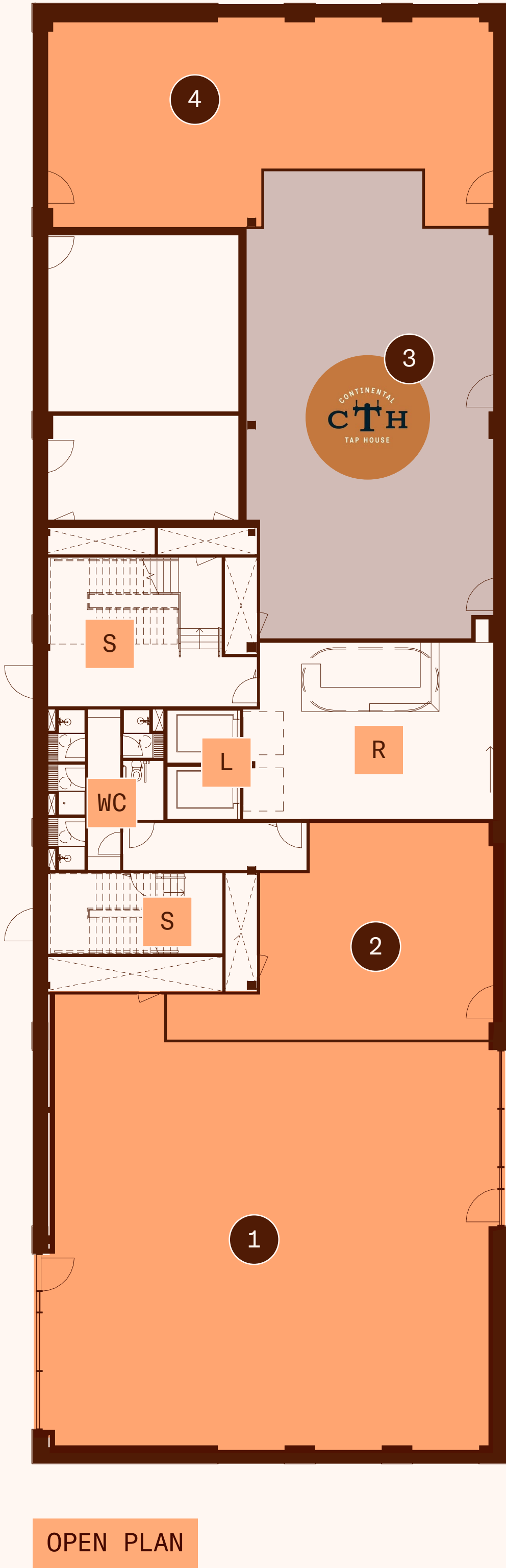
SHOWER & LOCKER AREA

L

LIFTS

S

STAIRCASE



FIRST FLOOR

ACCOMMODATION

		SQ FT	SQ M	STATUS
1	1ST FLOOR UNIT 1	3,940	366	AVAILABLE
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 visulation” demonstrates the suite could include: 40x fixed desks, 2x dedicated meeting rooms, kitchen facilities & generous collaboration and break out spaces.

WC

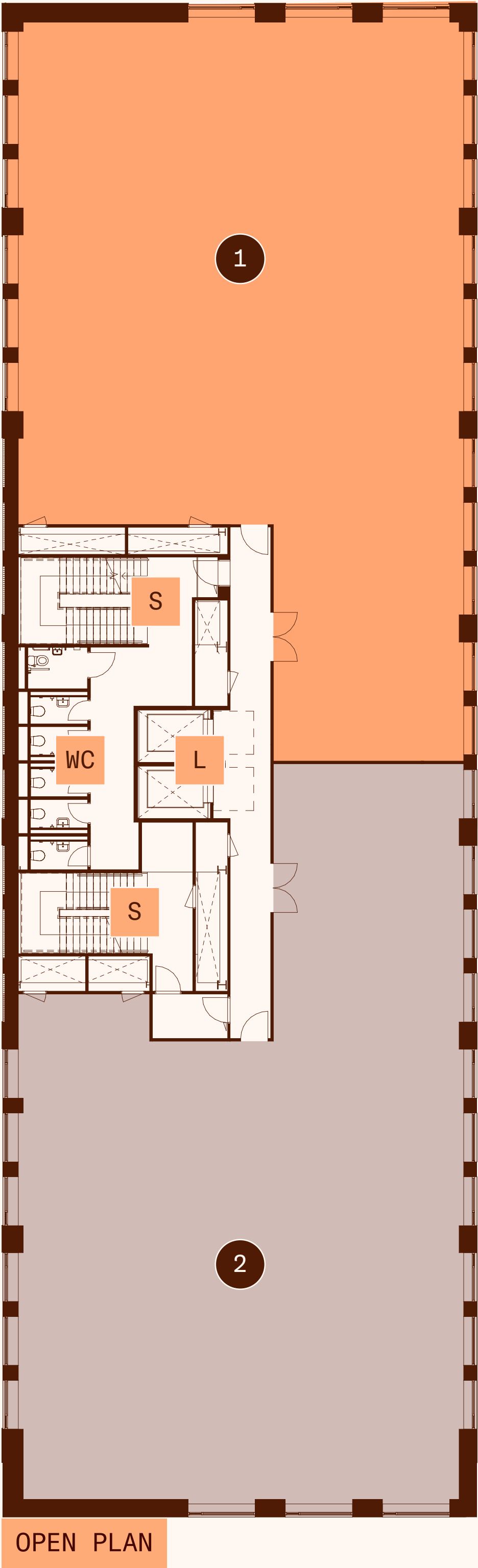
SHOWER & LOCKER AREA

L

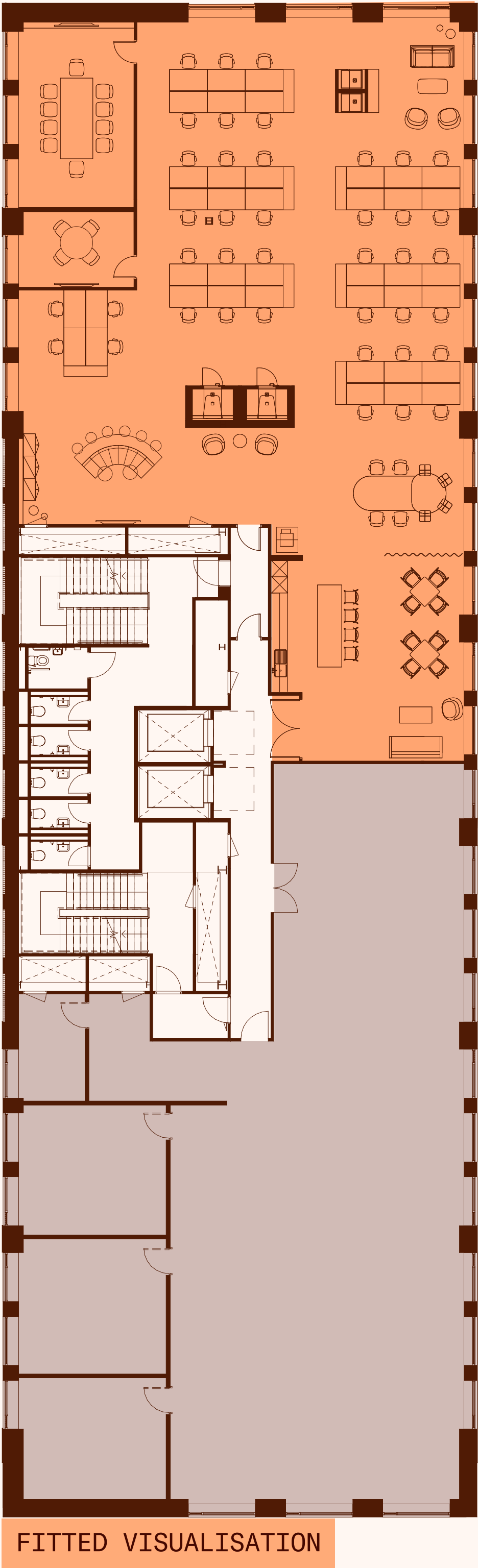
LIFTS

S

STAIRCASE



OPEN PLAN



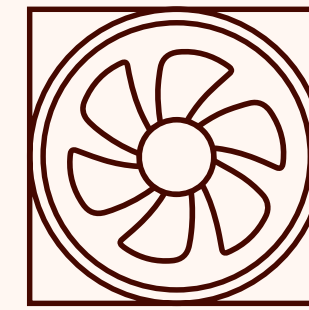
FITTED VISUALISATION



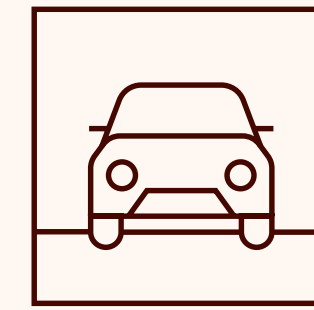
BUILDING HIGHLIGHTS

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.

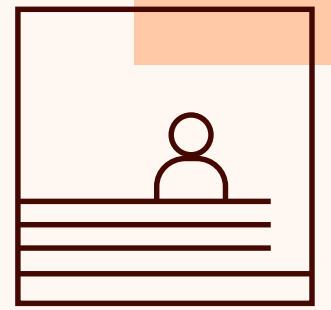
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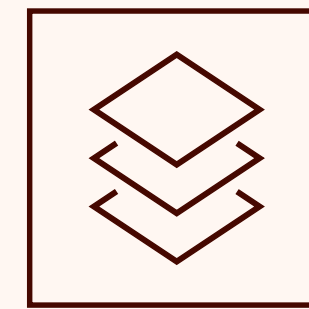
EXPOSED
SERVICES



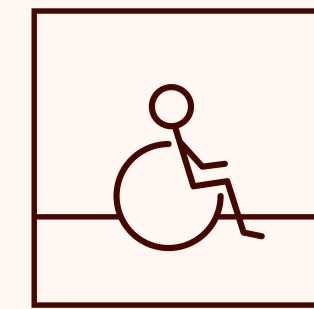
ON-SITE
PARKING



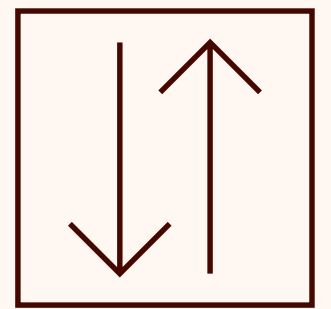
CONCIERGE
SERVICES



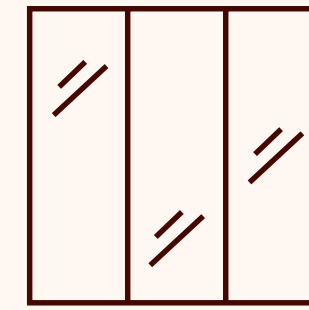
RAISED
FLOORING



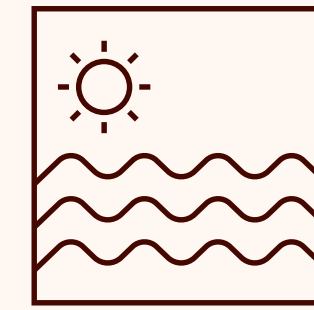
DDA
COMPLIANT



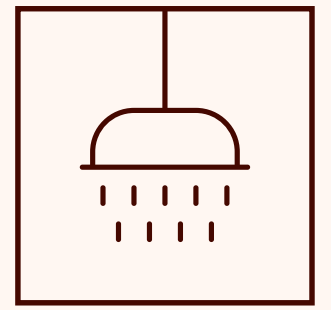
LIFT
ACCESS



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

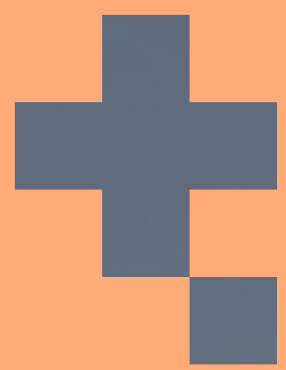
THE FINAL PIECE TO WAKEFIELD'S WATERFRONT MASTERPLAN

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



BE HERE

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