



**GRADIENT  
MILL**



**TILEYARD  
NORTH**

TILEYARD NORTH  
WAKEFIELD  
WF1 5FY



GRADIENT MILL

**2,594 – 38,810 SQ FT GRADE A  
WORKSPACE AVAILABLE SUMMER 2024**





**Tileyard North** is a hub to create, stay and play – featuring flexible workspaces, event spaces, recording studios, creative edit suites, along with food and beverage offerings and plans for a boutique hotel, along the Calder riverside in Wakefield, West Yorkshire.

The former Rutland Mills has been transformed into a 135,000 sqft creative industries destination, the sister to Tileyard London, the largest creative community in Europe.

This extraordinary new cultural cluster formed from a collection of Grade II listed buildings alongside new build – Gradient Mill – will provide room for growth, boasting exposed features, world-class collective facilities, and state-of-the-art design & technology.





VISIT OUR WEBSITE



Tileyard North pulls together the top creative talent from across the region in a range of unique spaces, offering a **perfect solution for** a company of any size - from start-ups to established industry

giants and everyone in between. Join musicians, independent businesses, video producers, games developers, makers and **innovators** as we support their evolution in Wakefield.







WHAT'S TO COME



That's not all... to cater for the need for increased hotel destinations in the city, the later phase of the development aims to provide accommodation on-site with a **boutique hotel** and **riverside terrace bar & restaurant**. All whilst restoring the historic gem - Phoenix Mill - the oldest building on the development.

WELCOME TO THE COMMUNITY

Take a moment to **refuel and relax** in The Yorkshire Brasserie or The Distillery Bar, sitting at the heart of Tileyard North. With both internal and external event spaces, Tileyard sees a vibrant **programme of activities** all year round for visitors to enjoy.

THE YORKSHIRE BRASSERIE



THE CALDER



# WHO'S HERE WHO'S WHO



**COMMUNITY  
TEAM &  
SOCIAL  
GATHERINGS**



**STATE OF  
THE ART  
PODCAST  
SUITE**



**FILM &  
PHOTO  
STUDIO  
FOR HIRE**



**PLUG &  
PLAY  
RECORDING  
STUDIOS**



**BOOKABLE  
MEETING  
ROOMS &  
EVENT SPACE**



“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



“The creative industries hub is what attracted us to it, since it was announced it was going to be created, we were adamant we wanted to be here. It’s being part of that growing community, a place where events are happening – lovely building, lovely spaces!”

**Darren Bailey**  
Director, Architecture 1B





Credit: Jason Ingram



Image courtesy of The Hepworth Wakefield



Credit: Hawkins Brown

## ON THE WATERFRONT

+ The final piece to Wakefield's Waterfront Masterplan.

Place your business on the border of the River Calder and stand next to David Chipperfield's 'The Hepworth Wakefield' Gallery. Make the most of The Hepworth Wakefield Garden aside Tileyard North, as it changes throughout the seasons.



## 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 RIVERSIDE DECK
- 10 CAR PARKING

## THE WIDER COMMUNITY

- 11 HEPWORTH GARDEN
- 12 HEPWORTH GALLERY
- 13 HEBBLE WHARF
- 14 NAVIGATION WAREHOUSE
- 15 THE BRIGDE INN



**WHAT'S  
HERE**





### THE CALDER

FUTURE RIVERSIDE HOTEL WITH RIVER DECK, BAR & RESTAURANT

### CUTTER MILL

FILM & PHOTO STUDIO, 2-WORK COWORKING AND FLEXIBLE SPACE



### COTTON MILL

MUSIC STUDIOS, PODCAST SUITE & WORKSPACE

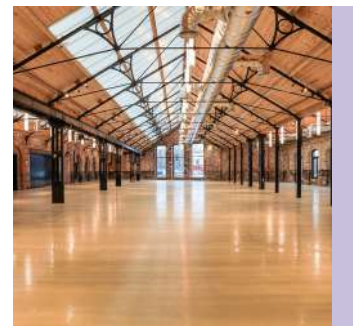
### CORN MILL

WORKSPACE, THE DISTILLERY BAR & THE YORKSHIRE BRASSERIE



### CARDING SHED & THE MILL

**THE MILL** 130 CAPACITY EVENT SPACE & **CARDING SHED** 900 CAPACITY EVENT SPACE



### PHOENIX MILL

THE OLDEST MILL IN THE DEVELOPMENT, FUTURE CREATIVE SPACE

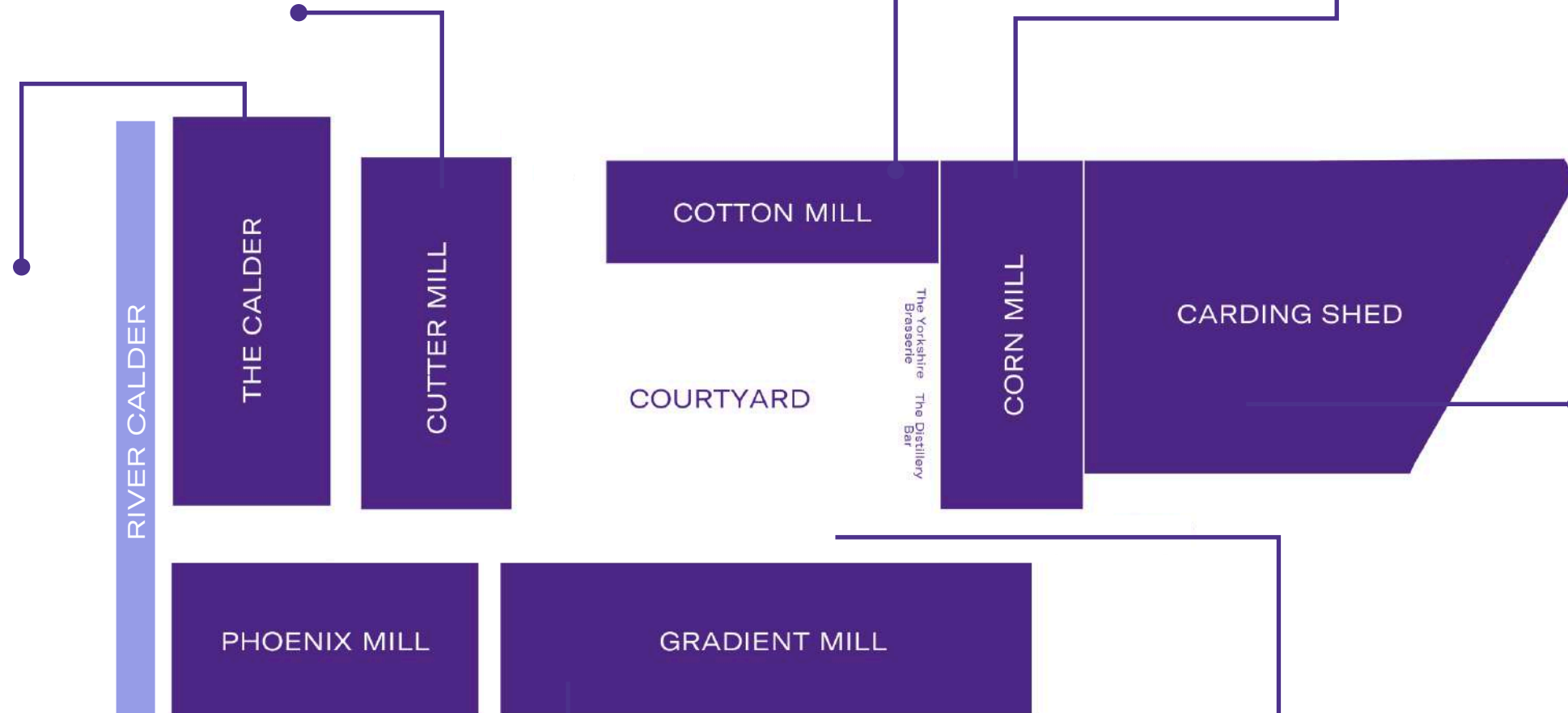


### GRADIENT MILL

NEW-BUILD WORKSPACE, FOOD & BEVERAGE

### COURTYARD

PUBLIC CENTRAL COURTYARD & EXTERNAL EVENT SPACE





# IN THE HEART OF WAKEFIELD

Tileyard North is conveniently located on Wakefield's Waterfront. Only a short walk from Wakefield Kirkgate Station, shops, and the city centre, making travel easy.

## WITHIN REACH

### By Foot

- + Kirkgate Station - 5 mins
- + Westgate Station - 15 mins

### By Road

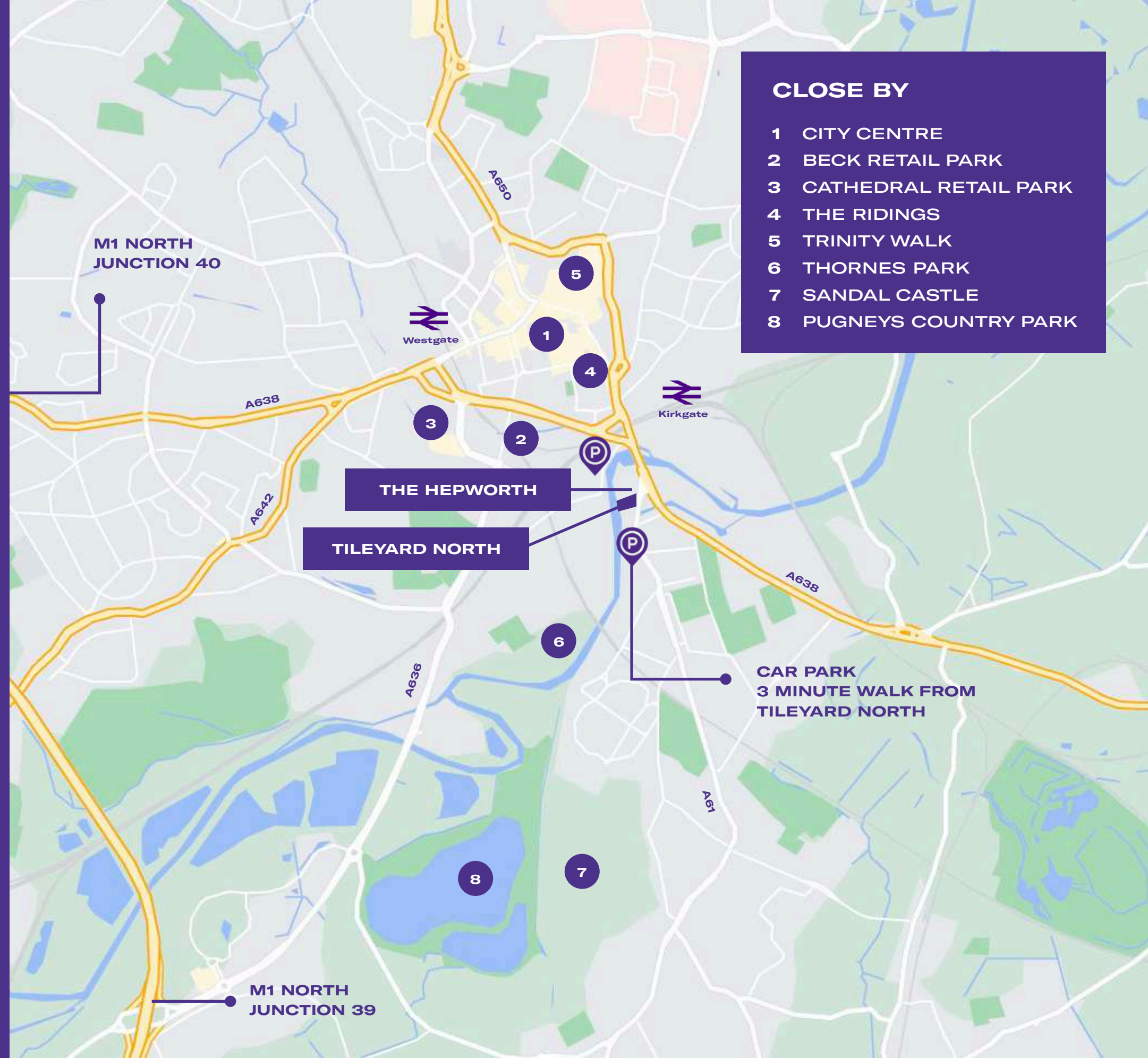
- + M1 - 3 miles
- + Leeds - 8 miles
- + Sheffield - 21 miles
- + Manchester - 33 miles

### By Train

- + Leeds - 13 mins
- + Manchester - 1h 3mins
- + Sheffield - 47 mins
- + London KGX - 1h 55 min train

### Free City Bus

- + Every 10 mins 10 - 12 mins
- + 7.30am to 6.36pm Mon to Fri
- + 8.30am to 5pm Sat







# DESIGNED WITH SUSTAINABILITY & WELLBEING IN MIND



LED Lighting



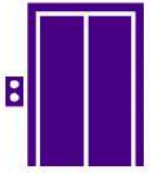
EPC A (target)



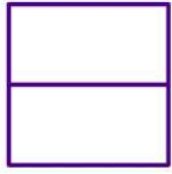
Raised access floor



Energy efficient A/C



High speed lifts



Divisible floor plates



Fresh Air



Business lounge



Excellent natural light



Outdoor spaces



Community Manager



BREEAM excellent (target)



Car parking



Cycle parking



All electric building



Central courtyard



3.6m floor to ceiling height



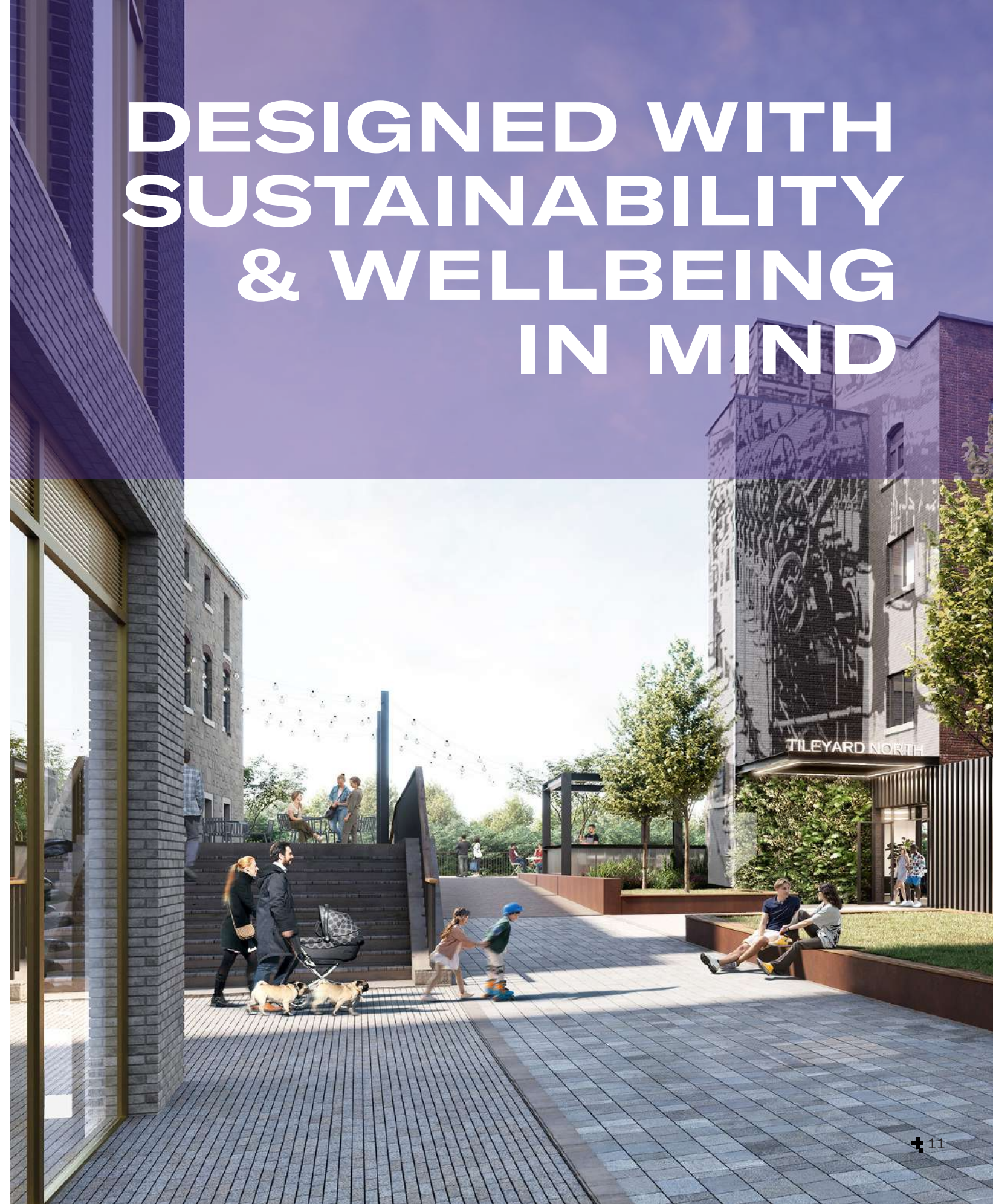
River Deck



Shower facilities



Onsite discounts

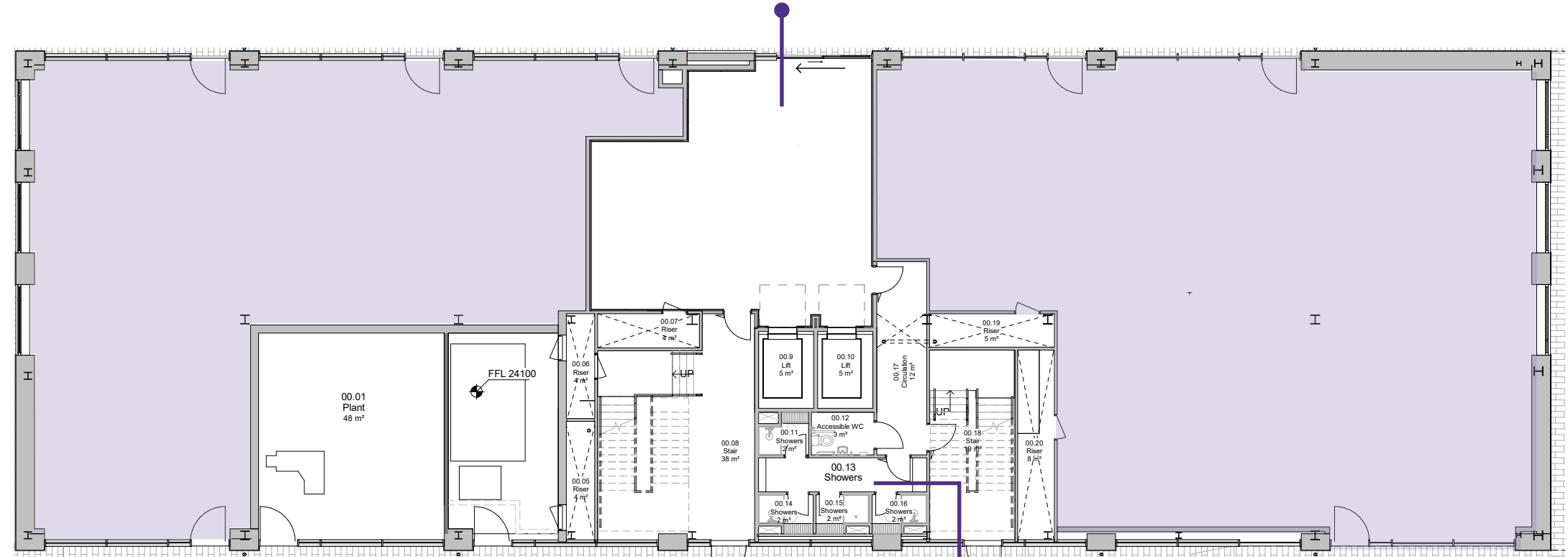






### GROUND FLOOR

RECEPTION & BUSINESS LOUNGE



SHOWER & LOCKER AREA

	SQ FT	SQ M	STATUS
GF Suite A	2,594	241	Available
GF Suite B	3,487	324	Available
01 Floor	8,202	762	Available
02 Floor	8,202	762	Available
03 Floor	8,202	762	Available
04 Floor	8,123	754	Available
<b>TOTAL</b>	<b>38,810</b>	<b>3,605</b>	

### Accommodation

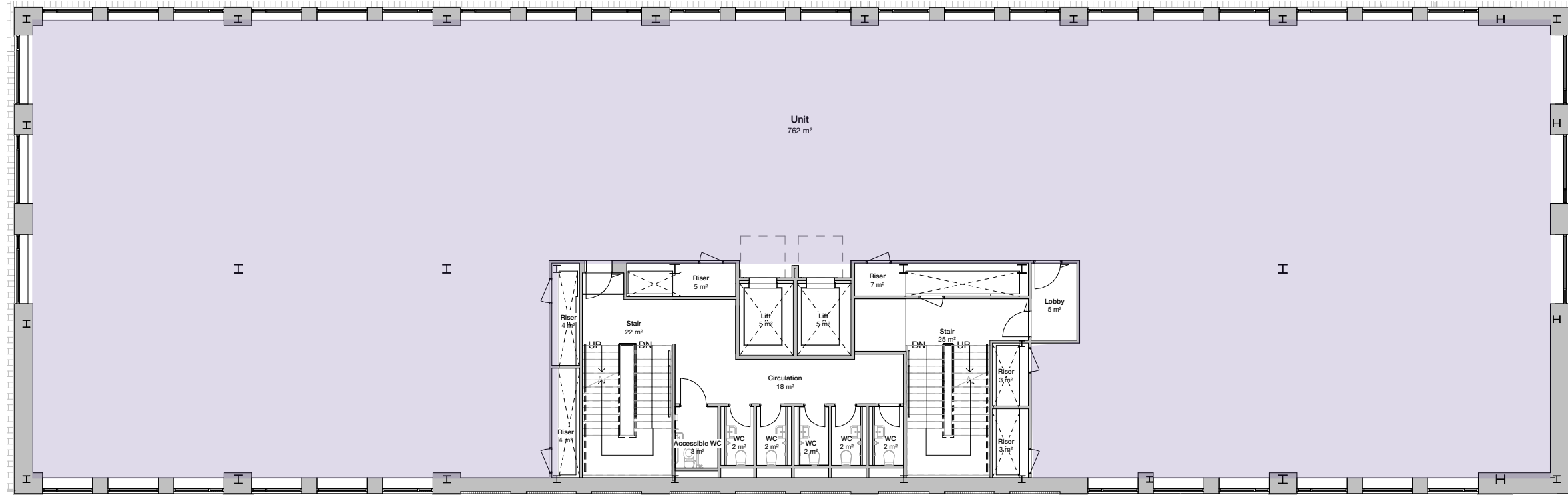
Our ground floor includes a generous reception with a dedicated communal break out zone. Our ground floor units (1 & 2) have been designed with flexibility in-mind, and are suitable for a variety of uses.





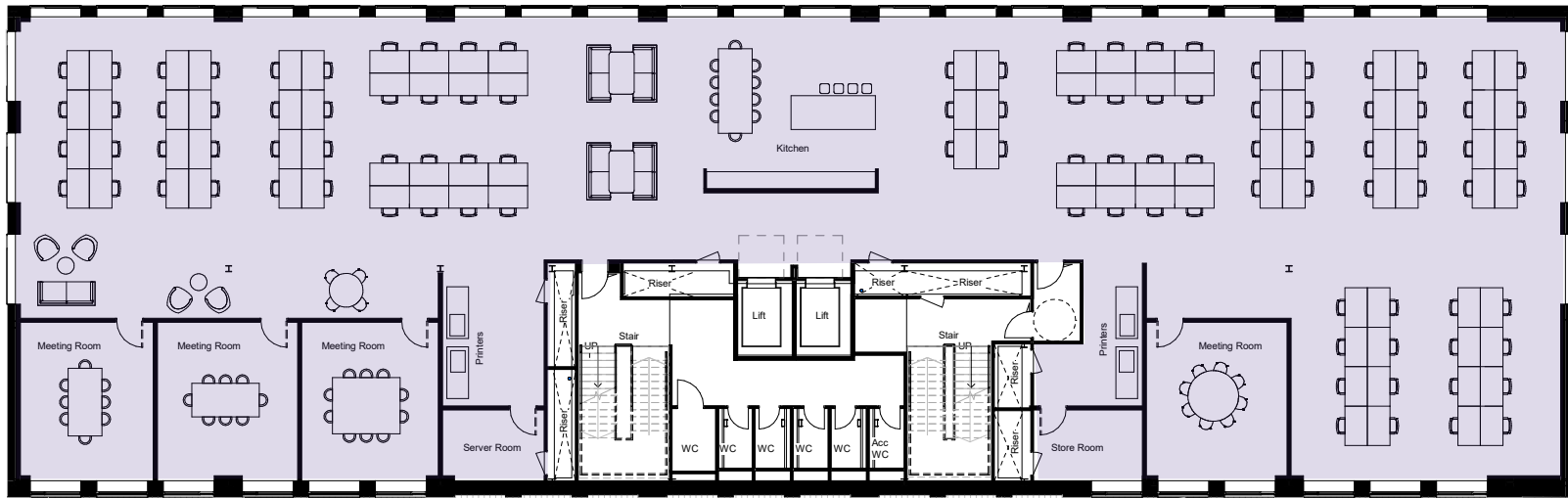
TYPICAL UPPER FLOOR	SQ FT	SQ M
Full Unit	8,202	762

### TYPICAL UPPER FLOOR

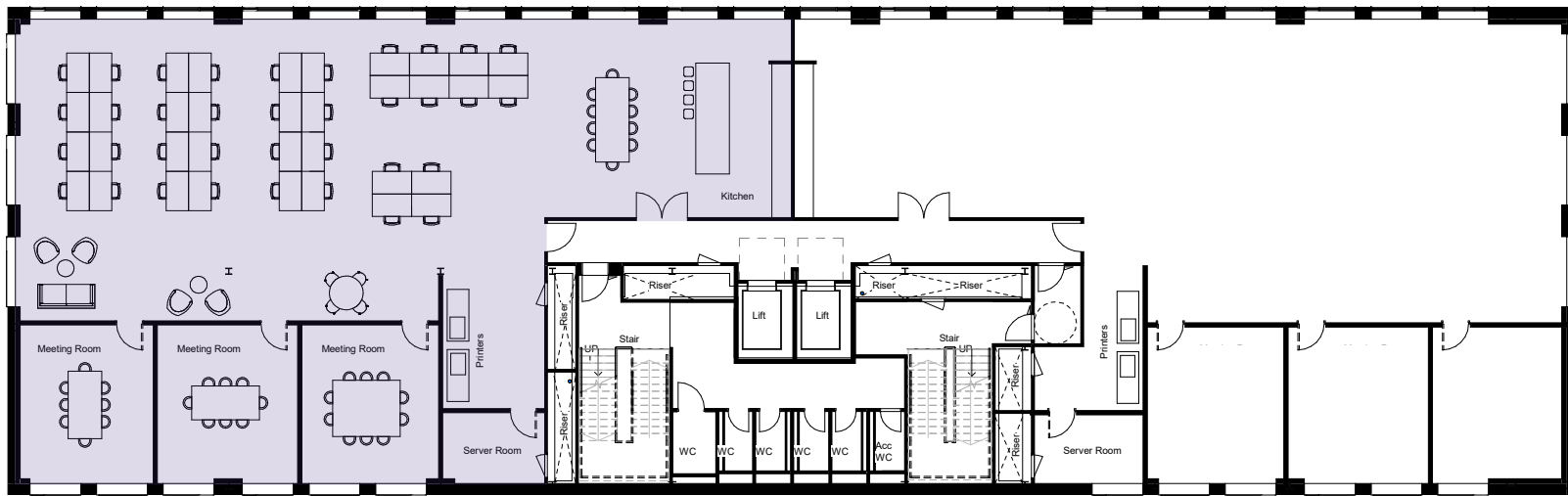


**CONNECT & COLLABORATE**





**FULL FLOOR SPACE PLAN**



**PLAN SHOWING TYPICAL SPLIT**

**Typical full floor layout**

- + 102 desk spaces
- + 5x breakout spaces
- + 3x 8 person meeting room
- + 1x 10 person meeting room
- + Kitchen with seating areas
- + 2x printer areas
- + 1x store room
- + 1x server room

**Typical floor split - Suite A**

- + 36 desk spaces
- + 3x breakout spaces
- + 2x 8 person meeting room
- + 1x 10 person meeting room
- + Kitchen with seating areas
- + 1x printer area
- + 1x server room

TYPICAL SPLIT	SQ FT	SQ M
Suite A	3,900	362
Suite B	3,850	357

- + Further splits available from 3,000 sq ft



# BE HERE

For all enquiries, please contact the joint leasing agents:



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**wakefieldcouncil**

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UP**