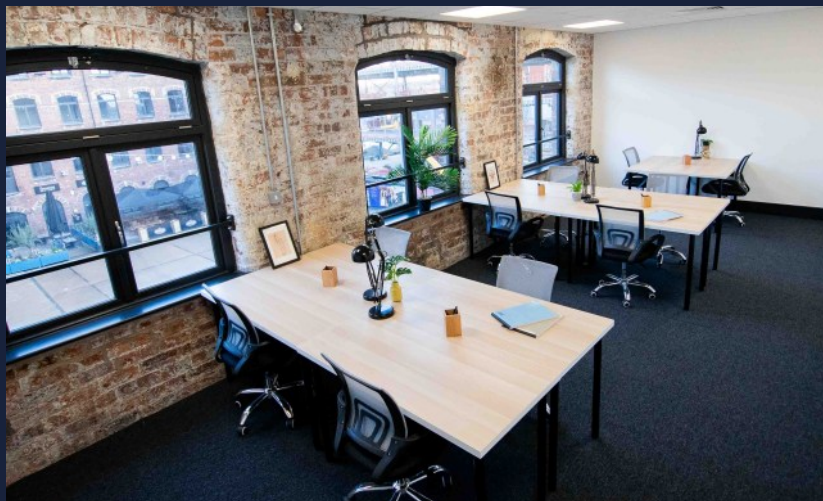


MODERN OFFICE SPACE TO LET



CUTTER MILL, TILEYARD NORTH, WAKEFIELD, WF1 5FY



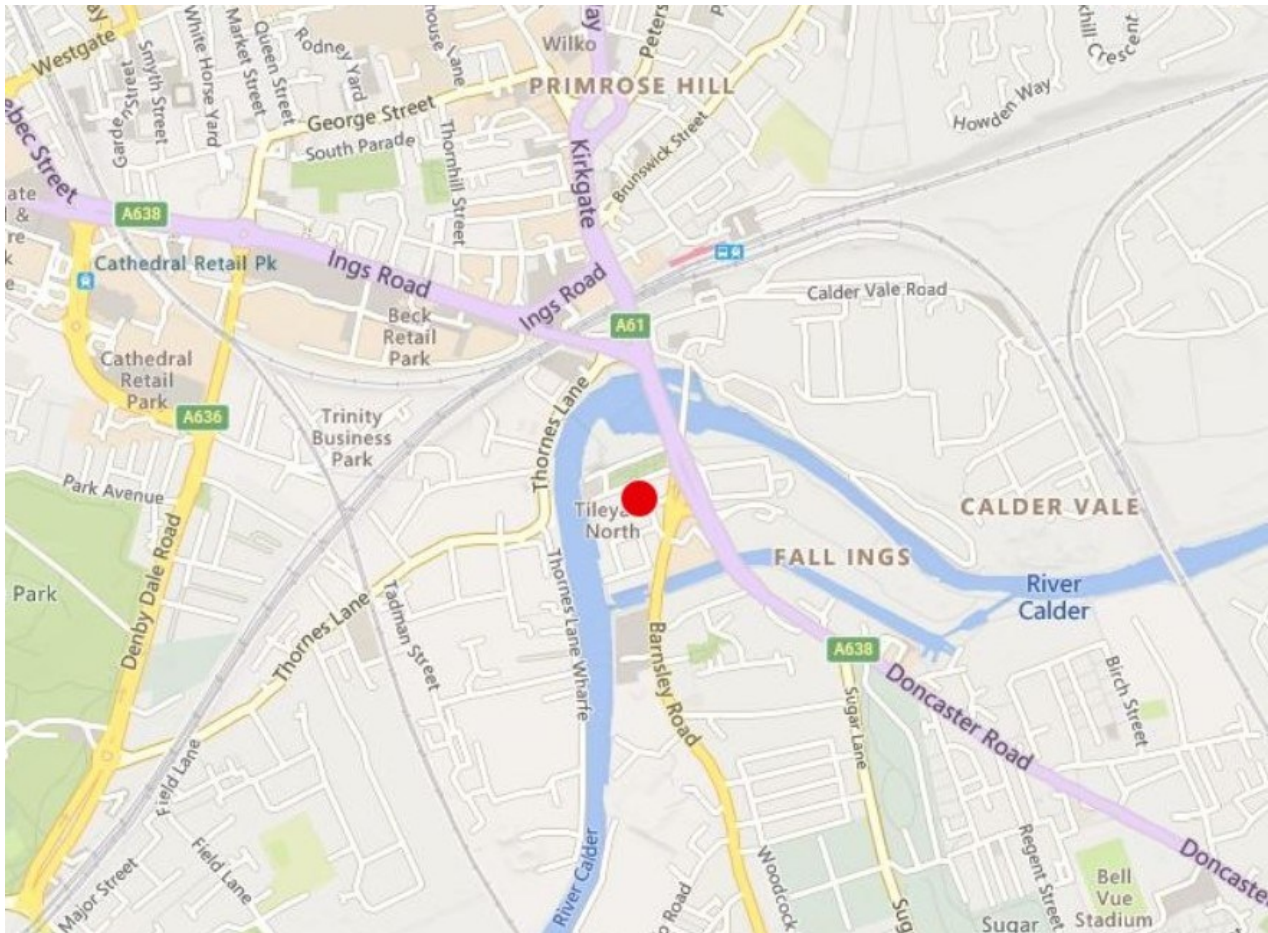
- Offices from £350 per month
- Flexible terms
- All inclusive rental
- Excellent location
- Modern working environment
- High speed Wi-Fi
- Kitchen & Wc facilities
- Fully furnished suites

DESCRIPTION

An opportunity to be located in one of Wakefield premier office locations. A variety of office suites are available offering an industrial ambiance but yet having all the practicalities of a modern office environment.

The suites are available on flexible terms and include an all inclusive rental including utilities, Wi-Fi, furniture, and meeting rooms. Kitchen & Wc facilities available on each floor.

The building includes a passenger lift and secure door entry system.



LOCATION

2-Work@Tileyard North is perfectly situated within the exciting development of Rutland Mills which neighbours the world-famous Hepworth Gallery, a truly iconic Wakefield landmark.

Kirkgate Railway Station is within walking distance and gives excellent rail access to London Kings Cross. The regular free city bus also services the estate connecting it with the city centre, bus station and Westgate railway station. Wakefield is conveniently situated for the motorway network giving excellent road access in all directions with the M1 and M62 motorways close by.

ACCOMMODATION

Suite 3a	(300 sq ft)	8 desks
Suite 3b	(220 sq ft)	6 desks
Suite 3c	(360 sq ft)	10 desks
Suite 3	(805 sq ft)	24-30 desks
Suite 11	(105 sq ft)	3 desks
Suite 13	(80 sq ft)	2 desks
Suite 15	(80 sq ft)	2 desks
Suite 16	(400 sq ft)	10-12 desks
Suite 17	(500 sq ft)	12-14 desks

Rent from £350 - £4,500



SUMMARY

RENTAL	£550 pcm - £6,600 pcm
RATEABLE VALUE	Included within the rental.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.

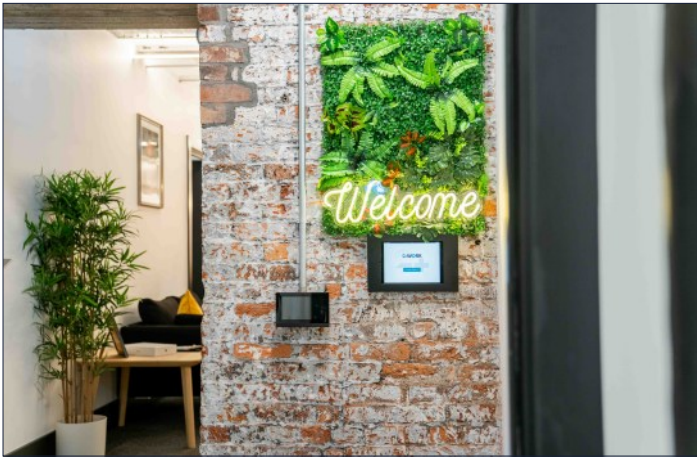
VIEWINGS AND FURTHER ENQUIRIES



Isobel Smith

01924 291500

isobel.smith@vickerscarnley.co.uk



GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were updated April 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.