

# TO LET FULLY SERVICED MODERN OFFICE SUITES

Eddisons



## TILEYARD NORTH, CUTTER MILL, WAKEFIELD, WF1 5FY

### RENTAL ON APPLICATION

- Excellent well located office block.
- Fully serviced with flexible terms available.
- Spacious meeting rooms.

### AVAILABLE SPACE

From 80sq ft – 800sq ft





## LOCATION

2-Work is situated within the exciting development of Tileyard North. The development sits on the River Calder and is easily accessible by road and public transport and is a 5 minute drive from Kirkgate Station.

2-Work at Tileyard members will also receive discounts onsite at the fabulous Yorkshire Brasserie serving locally sourced produce and The Distillery Bar from the team at Forged Spirits. There really is no better place to work, rest and play.

## DESCRIPTION

Within the 135,000sq.ft. development situated in Cutter Mill, coworking, dedicated desks and private office space are available.

There are fully equipped kitchens with event and meeting spaces. Desks can be booked by the hour, day, month or year and with modern superfast wifi. The office spaces are fully furnished and are all inclusive pricing.

Suites available from 80sq.ft. – 800sq.ft.



## RATEABLE VALUE

The suites will require to be reassessed upon occupation.

## EPC

An EPC has been commissioned.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Available to let on terms to be agreed.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)  
Email / [harvey.bland@eddisons.com](mailto:harvey.bland@eddisons.com)

**SUBJECT TO CONTRACT**  
**FILE REF / 731.4518A (1209860)**

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