

# MODERN OFFICE SPACE TO LET

**Vickers**  
carnley



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

- Offices from £850 pcm
- 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.

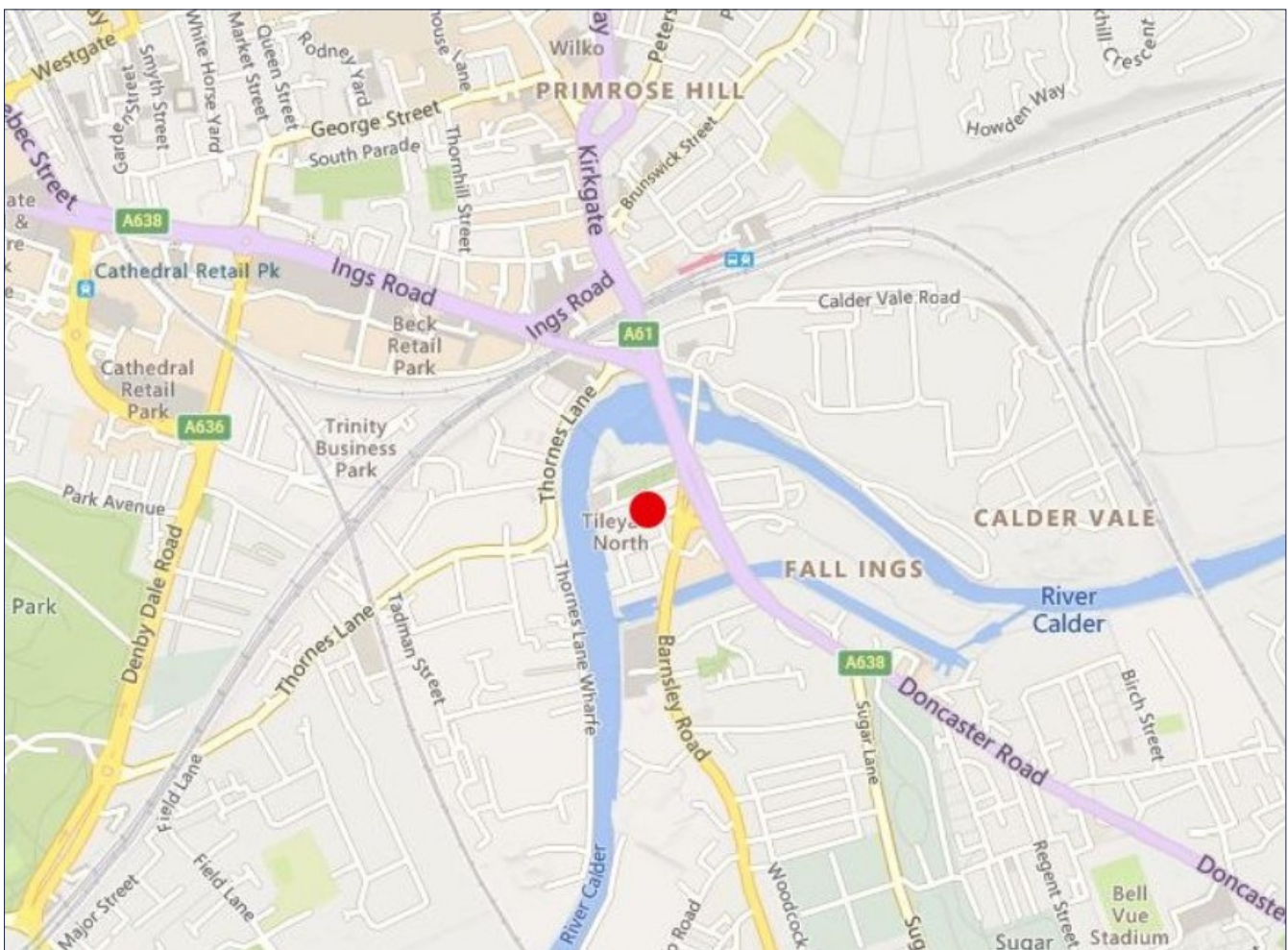
The suites are available on flexible terms and include an all inclusive rental including utilities, Wi-Fi, furniture, and meeting rooms. Kitchen & Wc facilities available on each floor.

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

## LOCATION

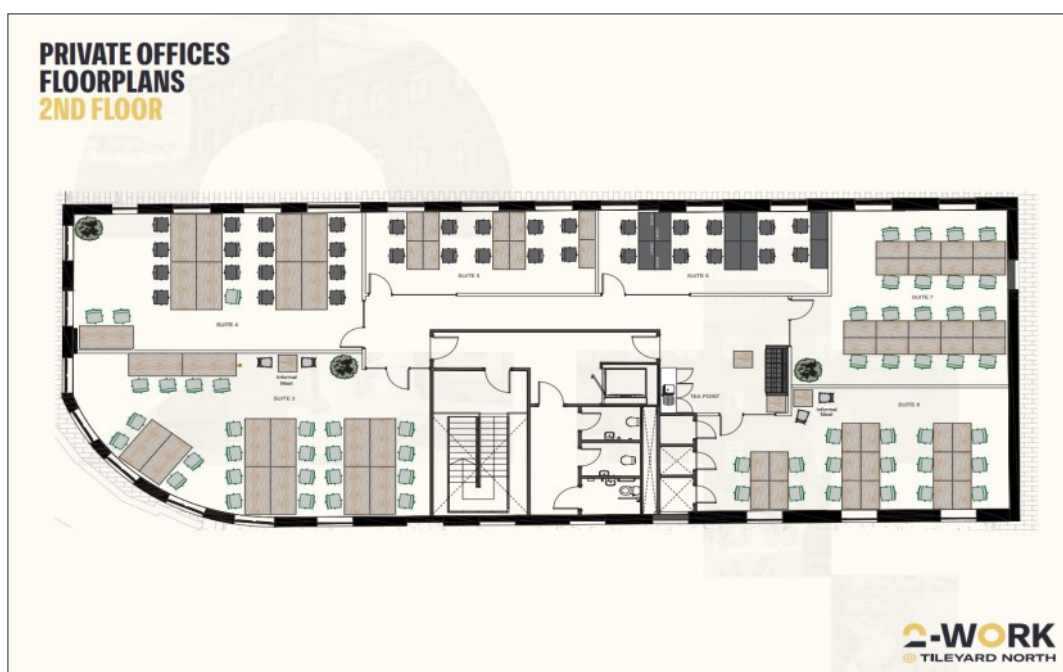
2-Work@Tileyard North is perfectly situated within the exciting development of Rutland Mills which neighbours the world-famous Hepworth Gallery, a truly iconic Wakefield landmark.

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.



## ACCOMODATION

Suite 1A	(130 sq ft).	3 desks,	from £825 per month
Suite 2	(450 sq ft),	10 desks,	from £2,750 per month
Suite 3	(850 sq ft),	24 desks,	from £6,600 per month
Suite 4	(700 sq ft),	18 desks,	from £4,950 per month
Suite 5	(400 sq ft),	8-10 desks,	from £2,200 per month
Suite 6	(400 sq ft),	8-10 desks,	from £2,200 per month
Suite 7	(600 sq ft),	18 desks,	from £4,950 per month
Suite 8	(600 sq ft),	16 desks,	from £4,400 per month



## RATES

Business Rates are included as part of the rental. Interested parties are advised to confirm any information or figures with the local authority.

## LEGAL COSTS

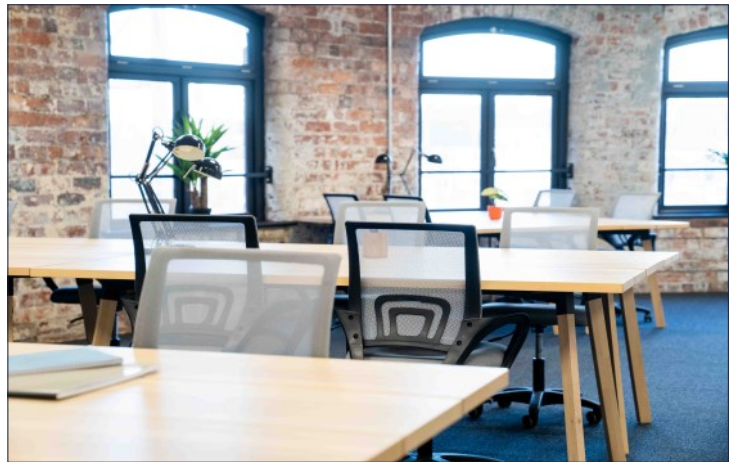
Each party is responsible for their own legal costs.

## VAT

All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

## VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.



## 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.