



SMITHFIELD

STOKE ON TRENT



A SPACE TO INSPIRE & TRANSFORM

Retail & Leisure Opportunity. Up To 1,200 Sq Ft To Let.

WELCOME TO SMITHFIELD

Smithfield is currently home to over 200,000 sq ft grade A office space at 1 & 2 Smithfield, over 200 residents living in Clayworks, a 140 bed Hilton Garden Inn Hotel, a 730 space multi-storey car park and Smithfield Works a new managed workspace offering a mix of shared office spaces, hot desking, private workspaces and open space.



1

2

3A

3B

4

5

6

Future Residential

Future Office

Future Office

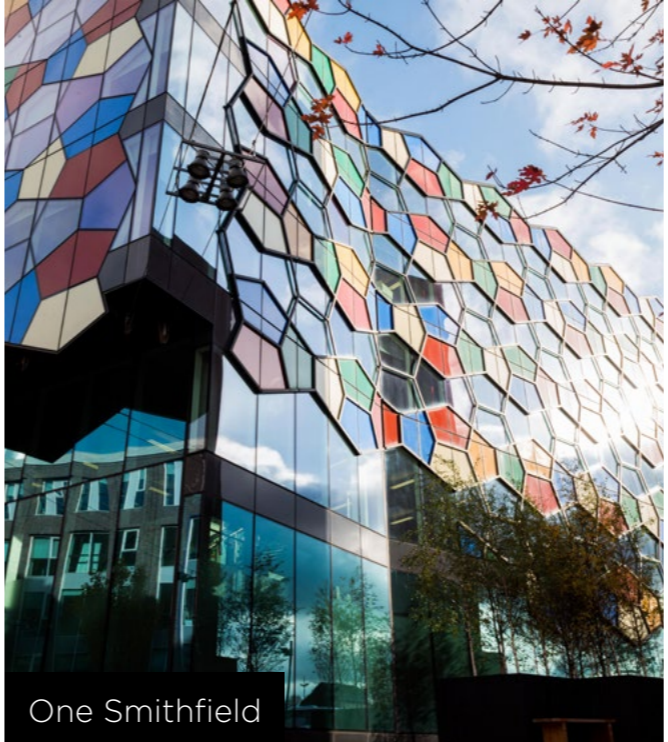
Future Office

Future Mixed-Use

Future Mixed-Use

- 1. Clayworks
- 2. 2 Smithfield
- 3A/3B. Smithfield Works
- 4. 1 Smithfield
- 5. Hilton Garden Inn
- 6. MSCP

Say hello to Smithfield, Stoke-on-Trent's thriving new urban quarter, which when completed, will comprise 1.2 million sq ft of office, retail and hotel space.

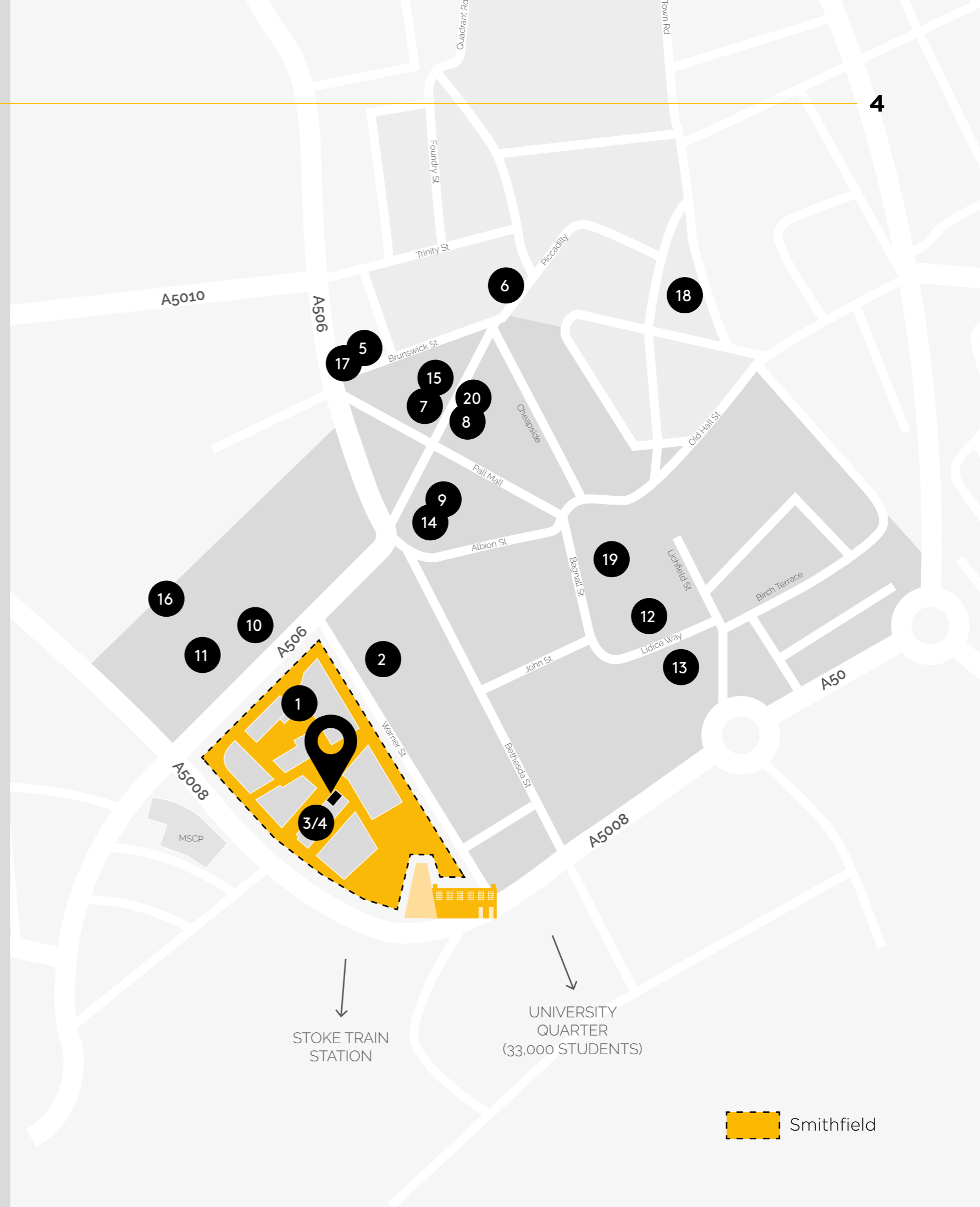


PERFECTLY PLACED

The retail/leisure opportunity is located on the ground floor of the Hilton Garden Inn 4* Hotel in the centre of the £250m Smithfield development. Right at the heart of the City Centre, Smithfield is building a community that is perfectly placed for future growth.

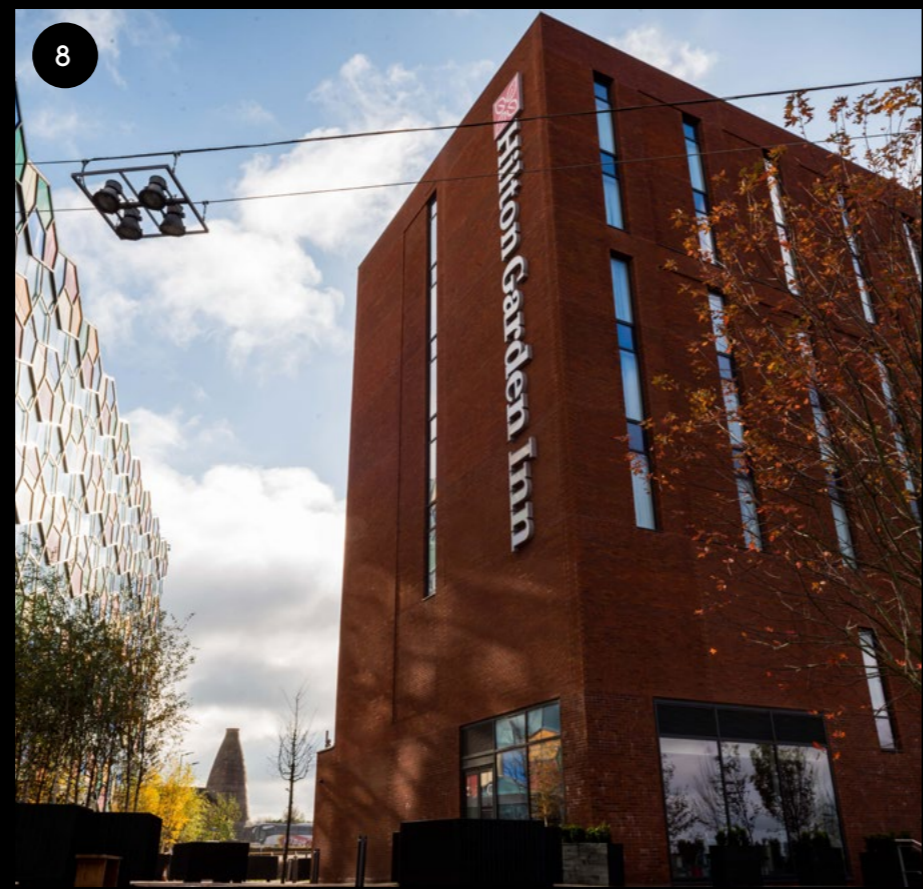
Smithfield is adjacent to the Cultural Quarter. The available retail unit is less than 50 meters away from the Potteries Museum & Art Gallery (PMAG) which has recently completed a multi-million pound project creating a museum gallery to house Stoke-on-Trent's iconic Spitfire, it's also on the doorstep of the Regent Theatre and the Mitchell Arts Centre.

- | | |
|-----------------------------------|--------------------------|
| 1. Smithfield Works | 11. The Underground |
| 2. Potteries Museum & Art Gallery | 12. Victoria Hall |
| 3. Hilton Garden Inn | 13. Hanley Bus Station |
| 4. Restaurant Six | 14. The Quarter Cafe |
| 5. Sugarmill | 15. La Bella Napoli |
| 6. Regent Theatre | 16. Tesco Extra |
| 7. Klay Pizzeria & Bar | 17. Portofino Restaurant |
| 8. North Kitchen & Bar | 18. Waterstones |
| 9. The Slamwich Club | 19. Hanley Town Hall |
| 10. Mitchell Arts Centre | 20. Bottle Craft |



WHAT'S IN THE AREA?

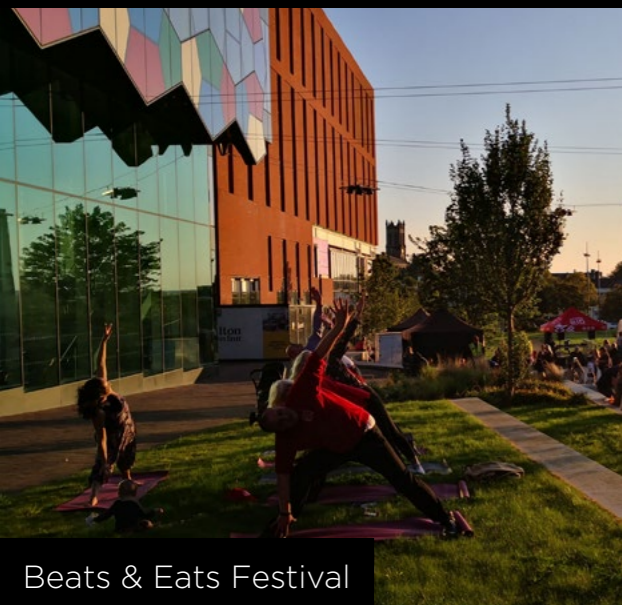
The Smithfield development brings the city together, with so much to explore on the doorstep.



- 1. Bottle Craft
- 2. North Kitchen & Bar
- 3. Potteries Museum & Art Gallery
- 4. The Slamwich Club
- 5. Sugarmill
- 6. Regent Theatre
- 7. Klay Pizzeria & Bar
- 8. Hilton Garden Inn

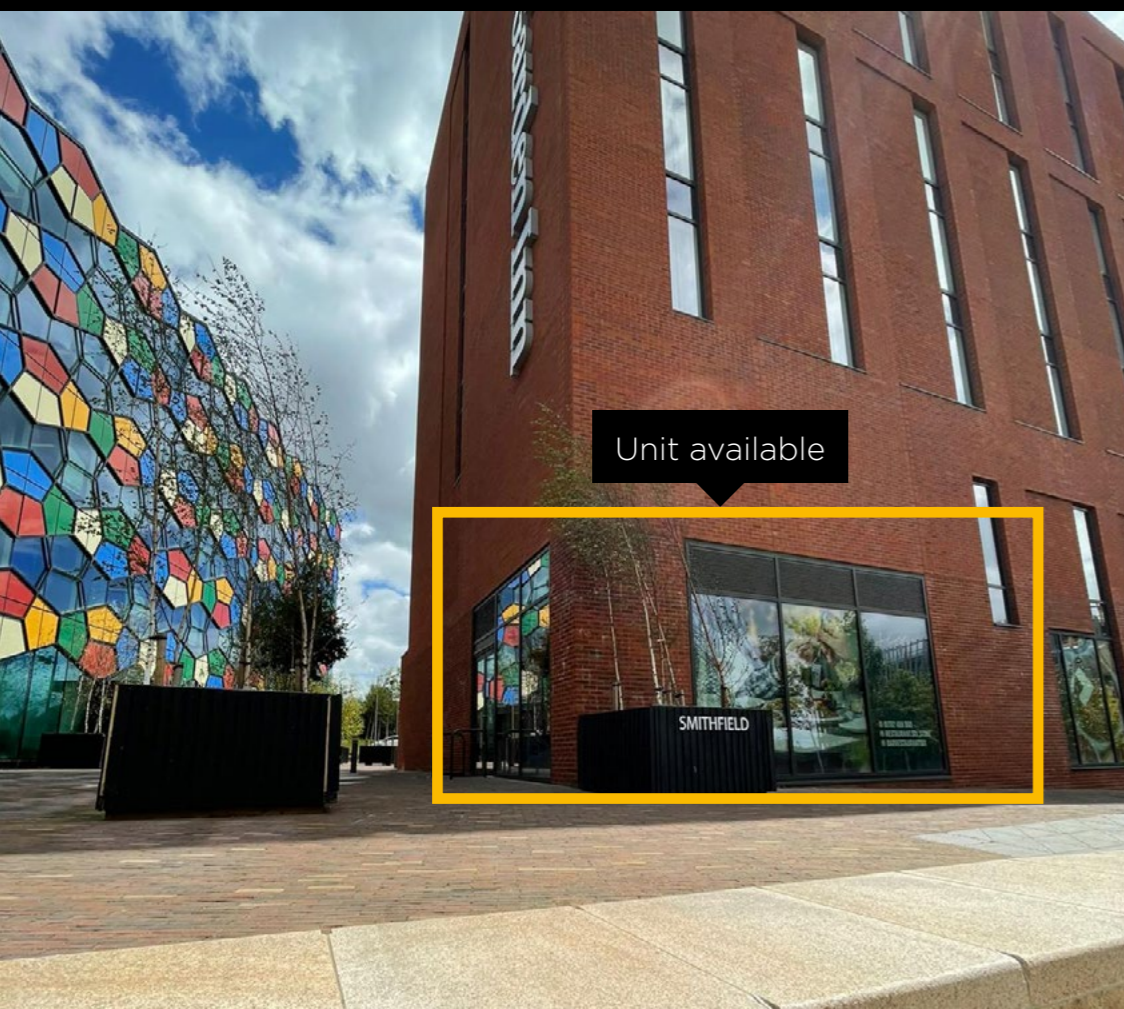
THE LOCATION

The main entrance fronts onto the pedestrianised public realm at Smithfield which holds placemaking events throughout the year, which to date, has seen Warner Brothers display their stunning Harry Potter Wizarding World Wand installation and the 27-foot symbolic Knife Angel an iconic national monument against violence.



Beats & Eats Festival

Knife Angel



Unit available



SCHEDULE OF ACCOMMODATION

- High quality, shell specification
- Available for immediate occupation by way of a new, effectively full repairing & insuring lease for a term to be agreed
- Rent upon application
- Opportunity for outdoor seating
- Short and long term opportunities
- Pop-up/temporary opportunities



Floorplan of Potential Layout:



Retail/Leisure Unit	
Area (sq m)	Area (sq ft)
111	1,199



GET IN TOUCH



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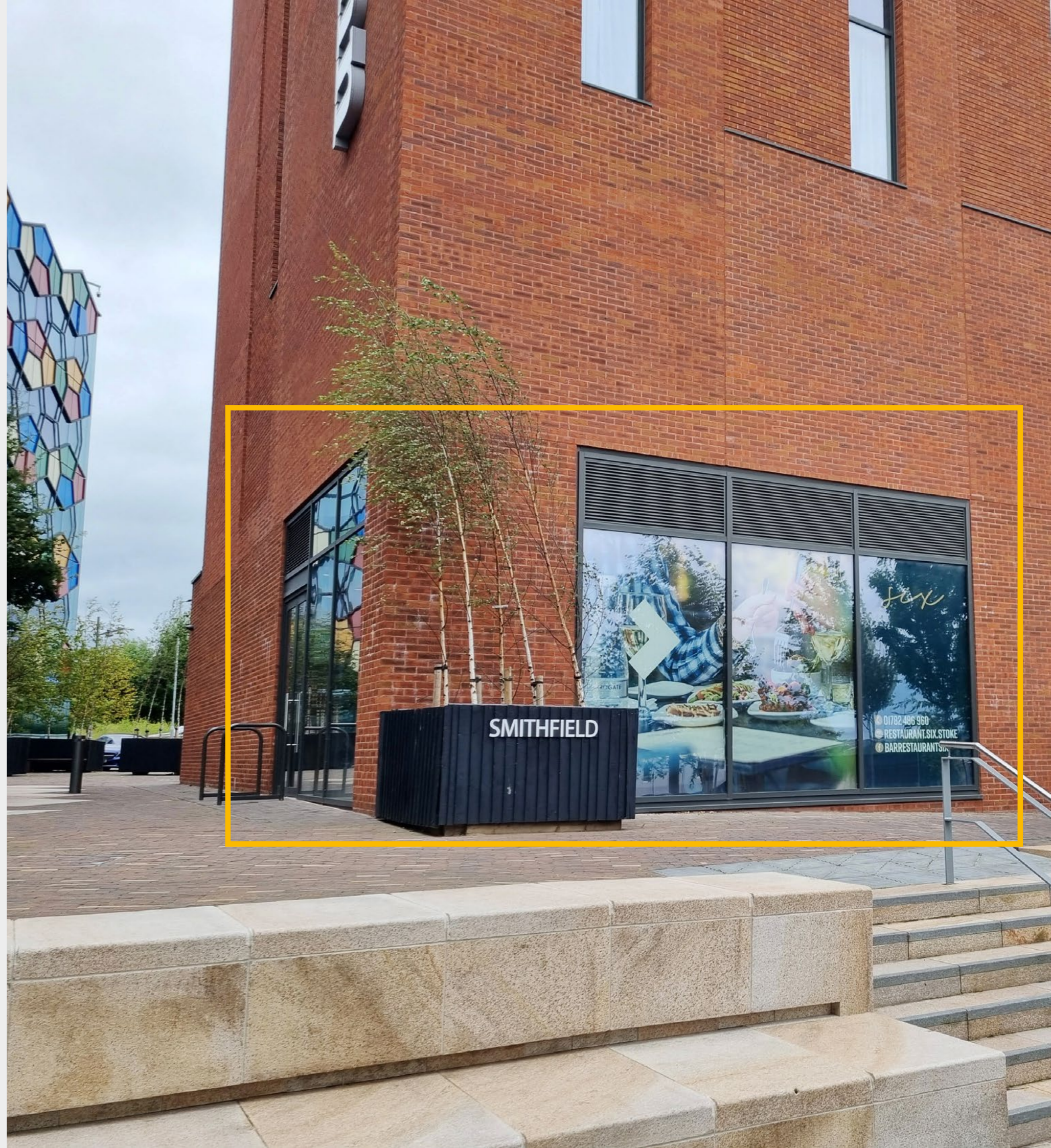
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A development by:

Genr8

All enquiries:

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