

# TO LET (PRELIMINARY DETAILS)

GRADE A THIRD FLOOR OFFICE PREMISES

SMITHFIELD TWO, LEONARD COATES WAY, HANLEY, STOKE ON TRENT, ST1 3DH

**OBi**  
OFFICE PROPERTY  
0161 237 1717

**M**  
mounsey  
CHARTERED  
SURVEYORS



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)

[f](#) [t](#) [in](#)

# GRADE A THIRD FLOOR OFFICE

## Available as a whole or in part

SMITHFIELD TWO, LEONARD COATES WAY,  
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### LOCATION

Smithfield development was constructed in 2018 and now boasts occupiers such as Stoke on Trent Library, Davies Group, Home Office, NHS, and Staffordshire Police.

The scheme also benefits from a 140 bedroom Hilton hotel, the Clayworks building offers residential apartments along with ground floor workspace and the recently constructed, 730 space Smithfield multi-storey car park, provides parking including EV charging.

Smithfield Two is located on the Northern side of the scheme fronting A5008 ring road and Broad Street. The ring road provides access to the further road network into the City Centre and towns of Stoke on Trent with the A500 located approximately 1.3 miles from the property. The A500 provides links to Newcastle under Lyme to the North along with Junction 16 of the M6 approx. 5.5 miles to the South.

Smithfield multi-storey car park is situated on the A5008 directly opposite the scheme and there is a variety of alternative pay and display and short/long stay parking surrounding the building.

### DESCRIPTION

The premises comprise of a grade A office space with a reception entrance area and large, full height, central atrium. Four, 13 person, passenger lifts give access to the third floor. There are communal toilets and showers on each floor and the building requires fob access throughout.

The third floor is mainly open plan with kitchen areas at both the east and west wings. The accommodation benefits from exposed finishes, LG7 censored lighting and raised floors providing heating and cooling by way of mixed mode air conditioning.

Externally, parking is available for 100 vehicles. Further information is available from the agents.

Accommodation	SQ M	SQ FT
Third Floor – Office 1 Option	903.5	9,725
Third Floor – Office 2 Option	788	8,482
<b>Total approx. Net Internal Area</b>	<b>1,691.50</b>	<b>18,207</b>

### TENURE

The property is available to lease by way of a subletting. The existing lease expires 2<sup>nd</sup> April 2028.

### RENT

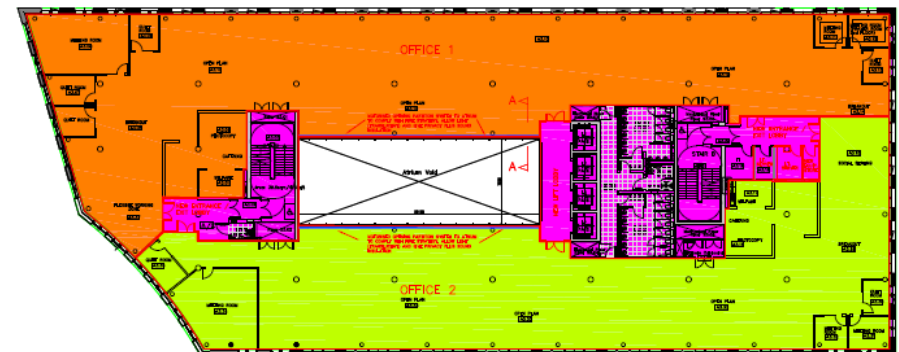
£286,666.25 per annum exclusive.

### RATING ASSESSMENT

The third floor requires revaluation as this is currently combined with further space within the building.

We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

Example Subdivision Layout



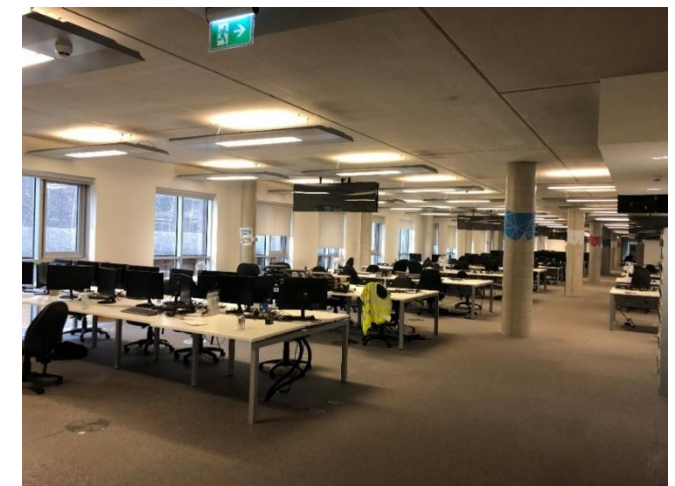
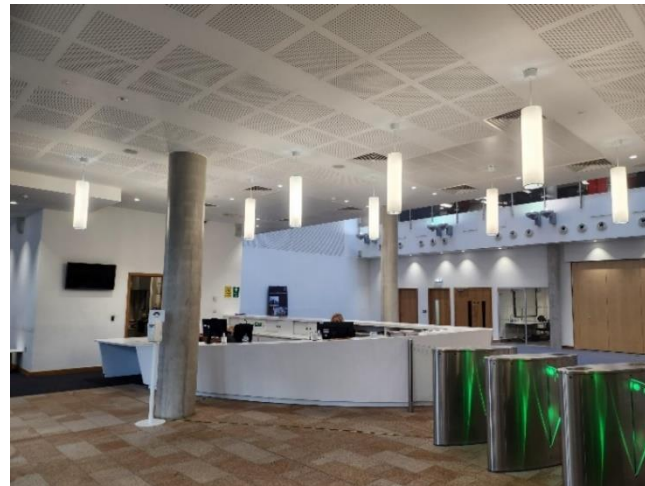
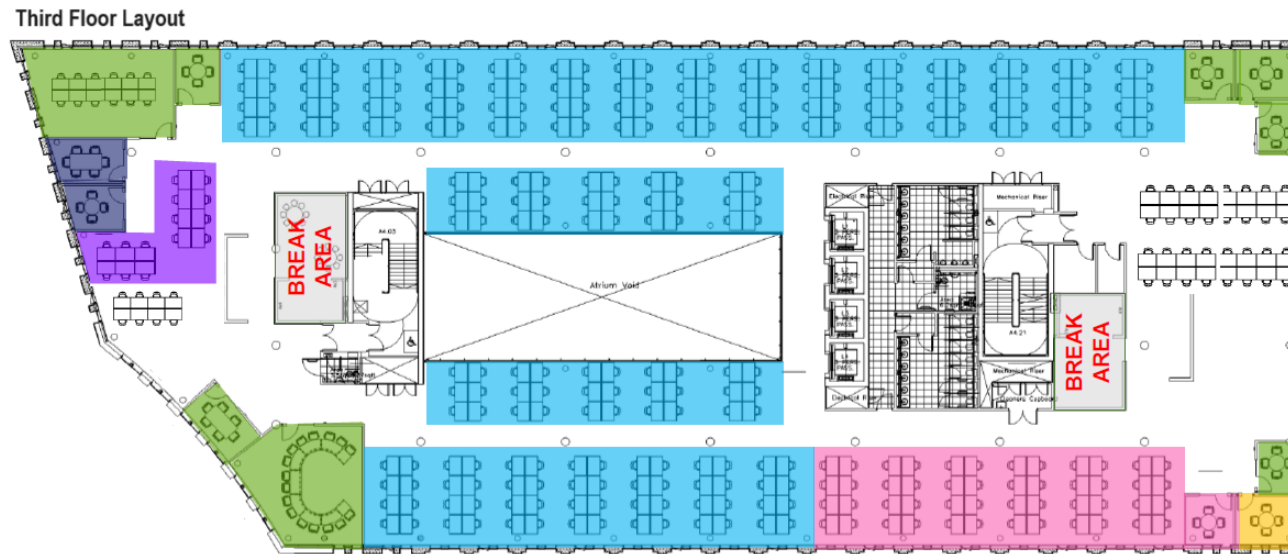
#### FLOOR AREA KEY:

<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> OFFICE 1 FLOOR AREA = 903.5 m <sup>2</sup>	<span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> SHARED COMMUNAL AREAS = 368.5 m <sup>2</sup> (STAIRS, LIFTS, LOBBIES, TOILETS ETC.)
<span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> OFFICE 2 FLOOR AREA = 788 m <sup>2</sup>	

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### EPC

EPC Rating – B (35)

### SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

### SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the building both internally and externally. The cost of this is additional to the rent. Further details are available from the agents.

### VAT

All prices quoted are exclusive of VAT which is applicable.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

### ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

### CONTACT

**Becky Thomas / Rob Stevenson**

T: 01782 202294

E: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk) / [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU

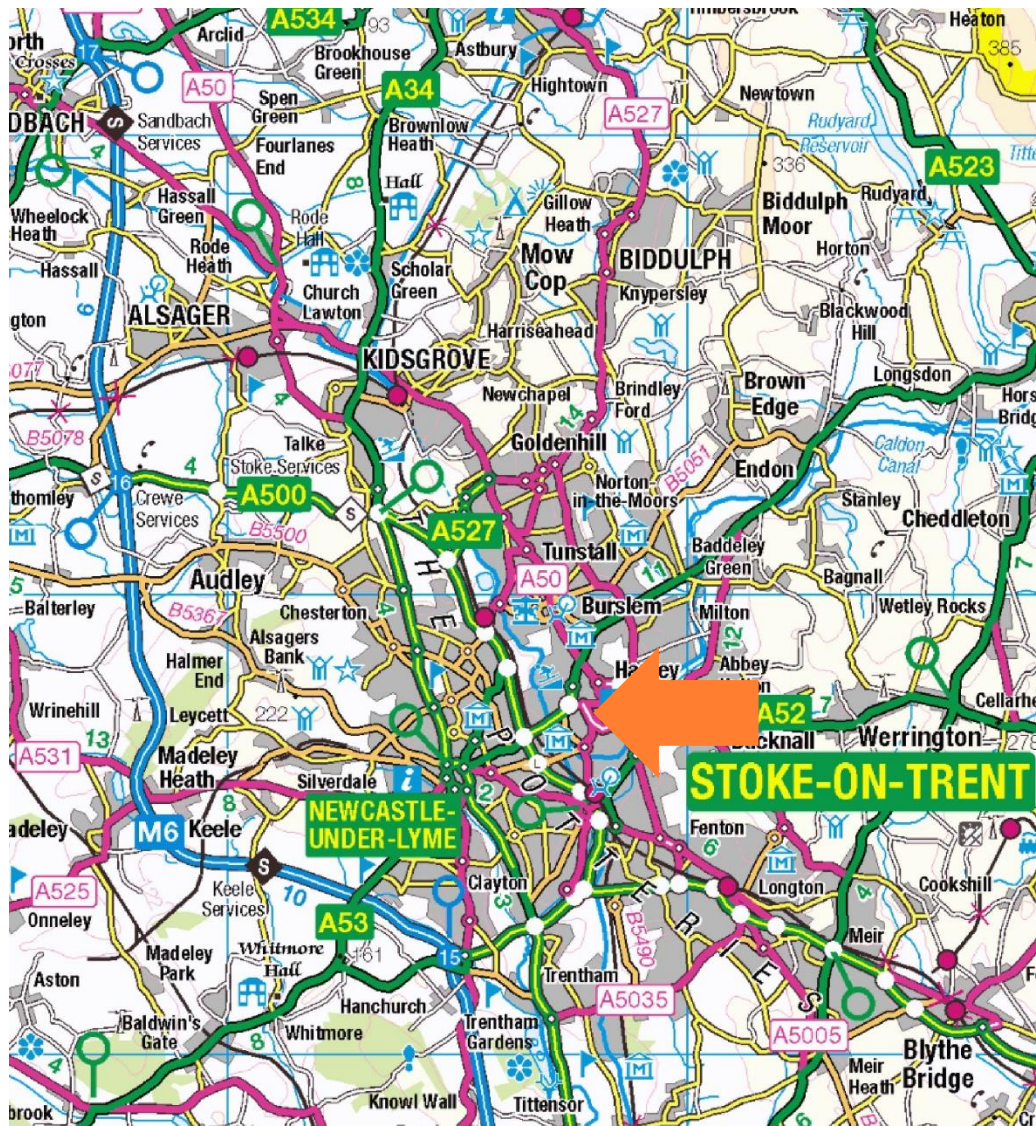
Or Joint Agents



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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

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