

1

SMITHFIELD

STOKE-ON-TRENT

Grade A Offices

8,439 - 26,405 sq ft

www.1smithfieldstoke.co.uk



Be part of a distinctive new business district

Smithfield provides high quality office accommodation set within attractive public realm with on site amenities including the 140 bedroom Hilton Garden Inn hotel.

Convenient on site car parking is available at the 730 space Smithfield multi-storey car park which also provides EV charging points.





An Inspiring Working Environment

Specification

GROUND FLOOR

Impressive entrance reception
Full height atrium

OFFICE FLOORS

Large efficient floor plates with excellent natural light
Raised access floor (500mm void)
Category 6 cabling and carpets fitted
Mixed mode air conditioning
LG7 lighting
3m floor to ceiling height

COMMON AREAS

Male, female and disabled toilet facilities on each floor
Three 13 person passenger lifts
Showers, locker room and changing facilities
Cycle rack in the adjacent building 2 Smithfield

EXTERNAL

Attractive, high quality public realm
Car parking spaces available within Smithfield multi-storey car park with additional spaces within easy walking distance



Smithfield multi-storey car park

ACCOMMODATION

FLOOR	sq ft	sq m
Part First	8,439	784
Second	17,966	1,669
Total	26,405	2,453

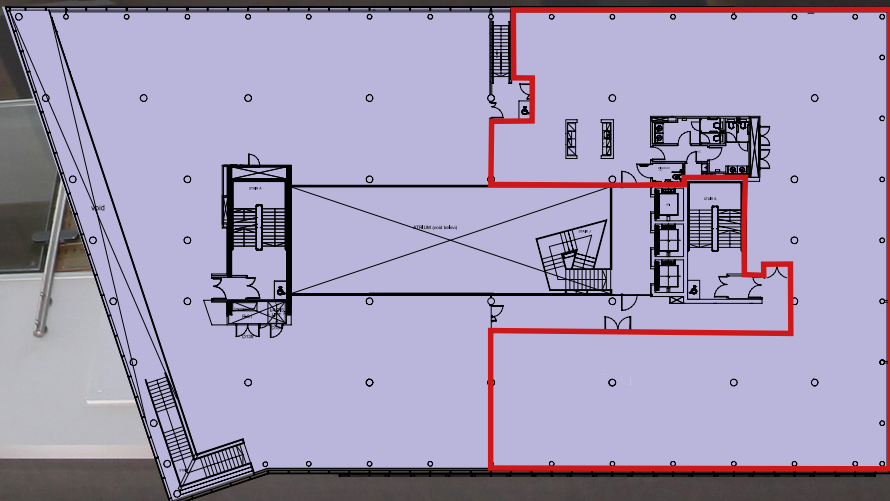
Lease terms available upon request.

Impressive on every level

Spacious reception creating the right first impression

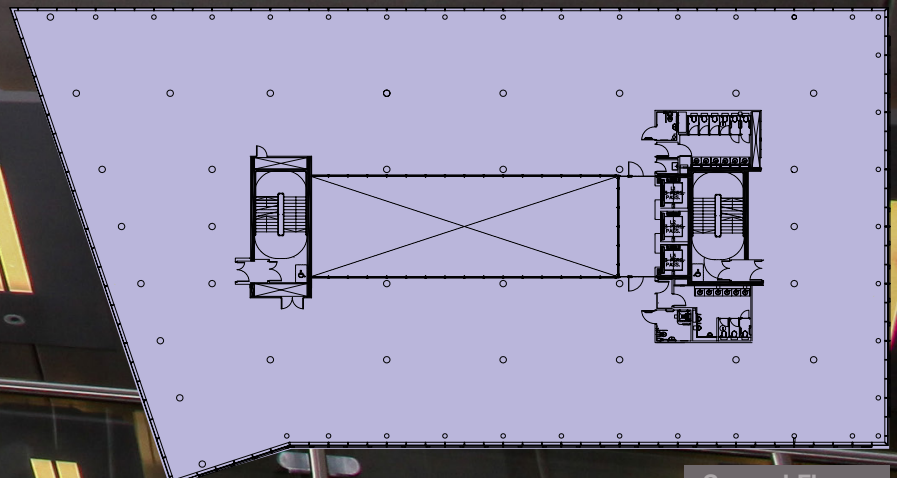


Full height atrium maximising natural light throughout the building



Part First Floor

See website for pdf plans



Second Floor

Plenty of reasons to choose Stoke

2.42 million people within a 45 minute drive, 7.6 million within 60 minute drive

Higher economic activity rate of 76.8%, more than Manchester (72%) and Birmingham (71%)

543,610 students and access to 26 universities within a 1 hour drive

Save up to 14% in wage costs compared with the national average

41% cheaper housing than Manchester and 36% cheaper housing than Birmingham

1,480 acres of green space within the city of Stoke-on-Trent

Stoke-on-Trent chosen by Government as a hub for the Home Office and the location for its Office for Place, generating over 500 new jobs in the city



Already home to Vodafone, LA International, Wardell Armstrong, Steelite International, Wedgwood, Royal Doulton, GAP Europe, Screwfix, Unilever, Michelin, bet365, JCB, Emma Bridgewater

An attractive business location equidistant between Manchester and Birmingham

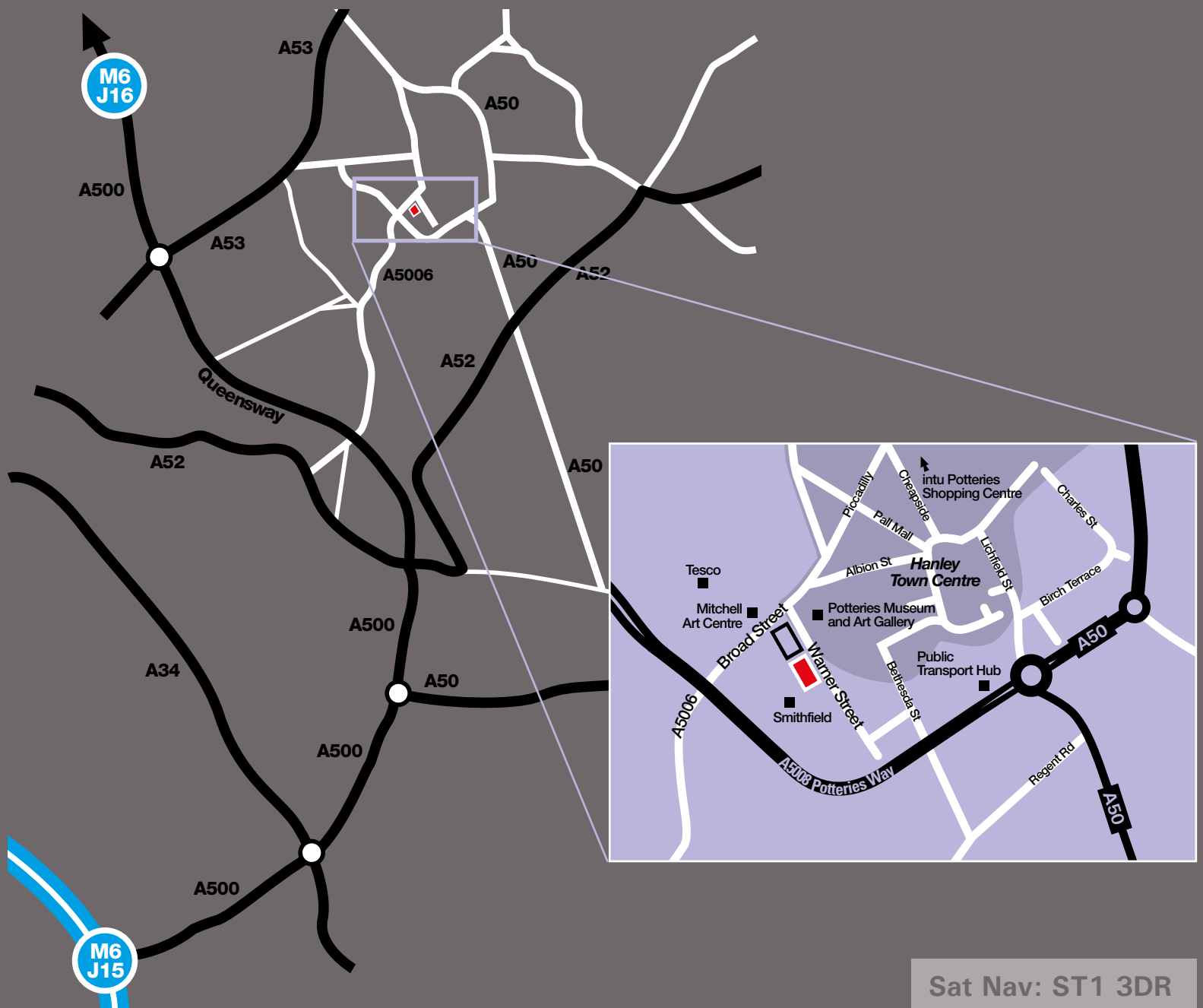
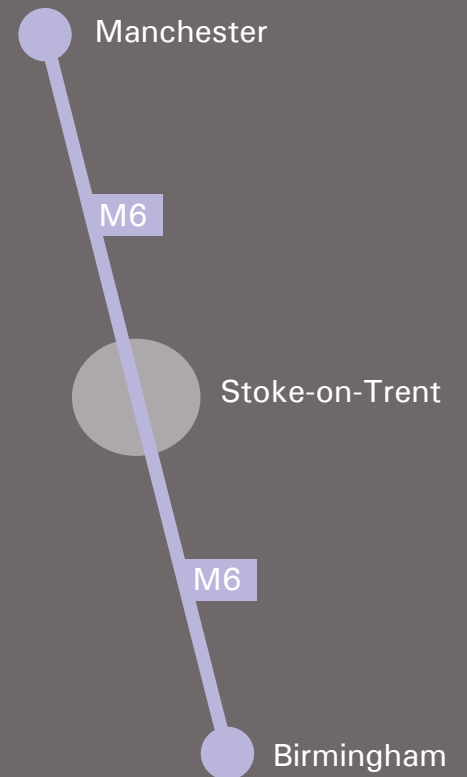
In the heart of Stoke on Trent city centre, only 4.5 miles from J15 M6 and 9 miles from J16 M6

In close proximity to the new city centre public transport hub

A short walk to the revitalized central shopping area

Manchester, East Midlands and Birmingham airports within an hour

London - 91 minutes | Birmingham - 48 minutes | Manchester - 39 minutes by train



For further information
or to arrange a viewing contact:

andrew.venables@avisonyoung.com
07721 483 159



www.1smithfieldstoke.co.uk



Avison Young is the trading name of Avison Young (UK) Ltd registered in England and Wales under company number 6382509. Our registered office is at 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS. Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT. 5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

October 2023