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SMITHFIELD

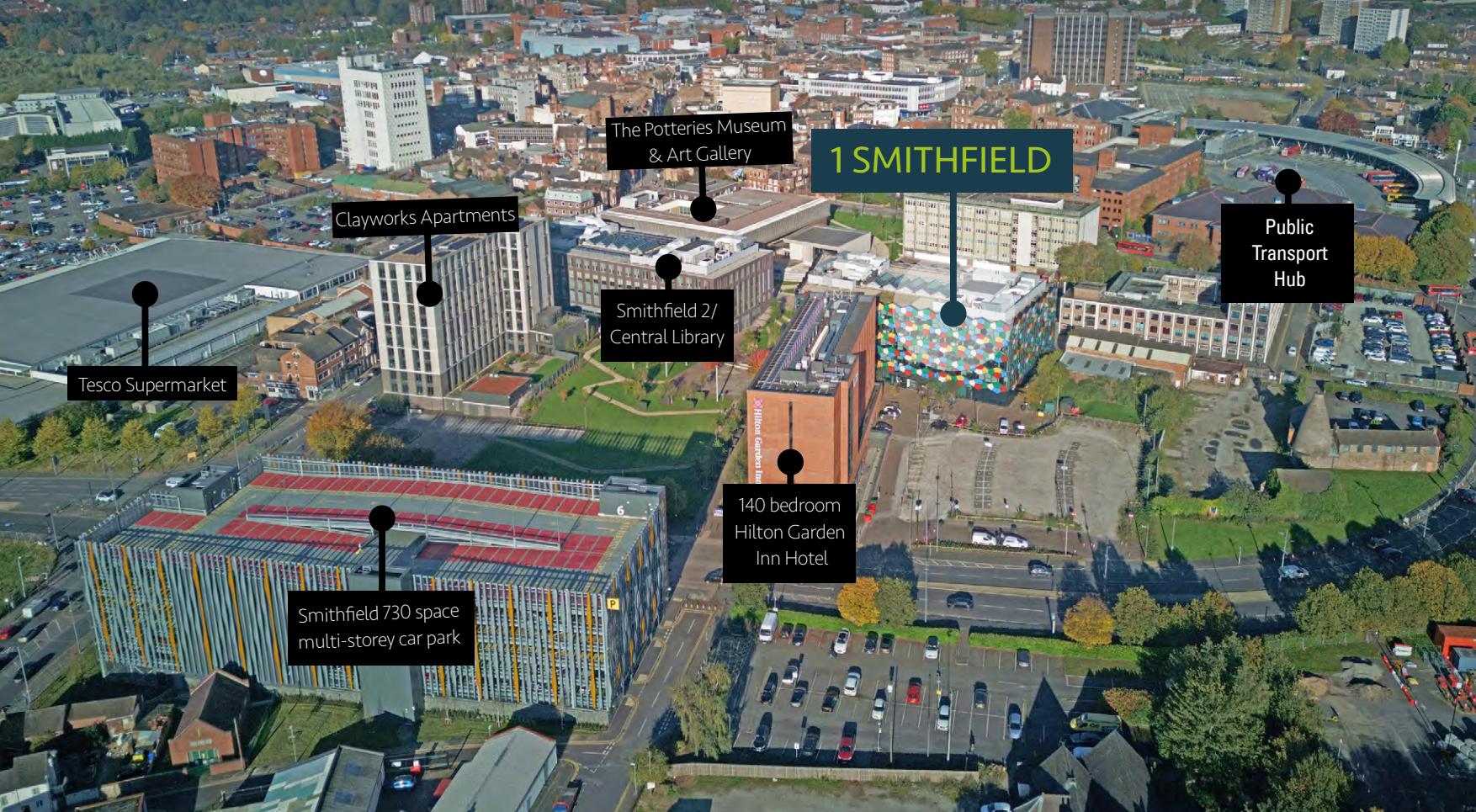
STOKE-ON-TRENT

**Grade A Offices**

Up to 10,764 sq ft

[www.1smithfieldstoke.co.uk](http://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 FLOOR

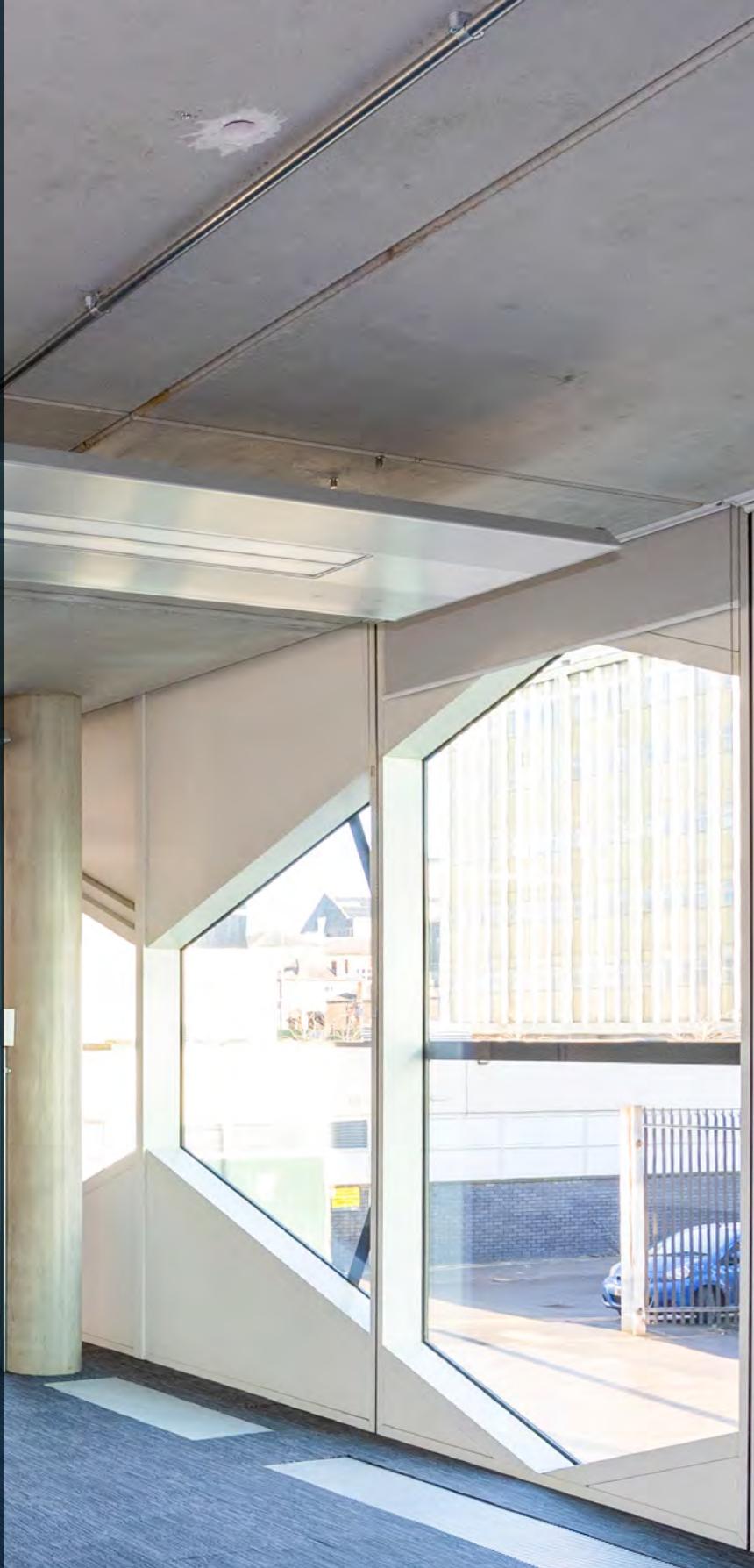
- Large efficient floor plate with excellent natural light
- Raised access floor (500mm void)
- Category 6 cabling and carpets fitted
- Mixed mode air conditioning
- LG7 lighting
- 3m floor to ceiling height

### 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 with additional spaces within easy walking distance



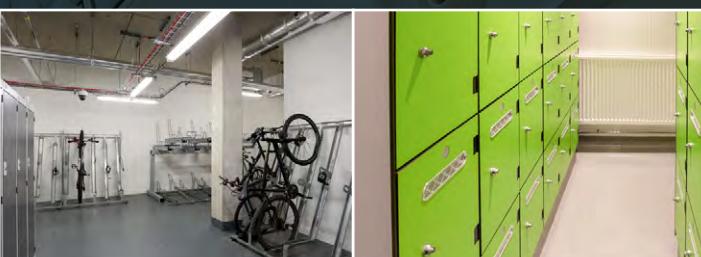
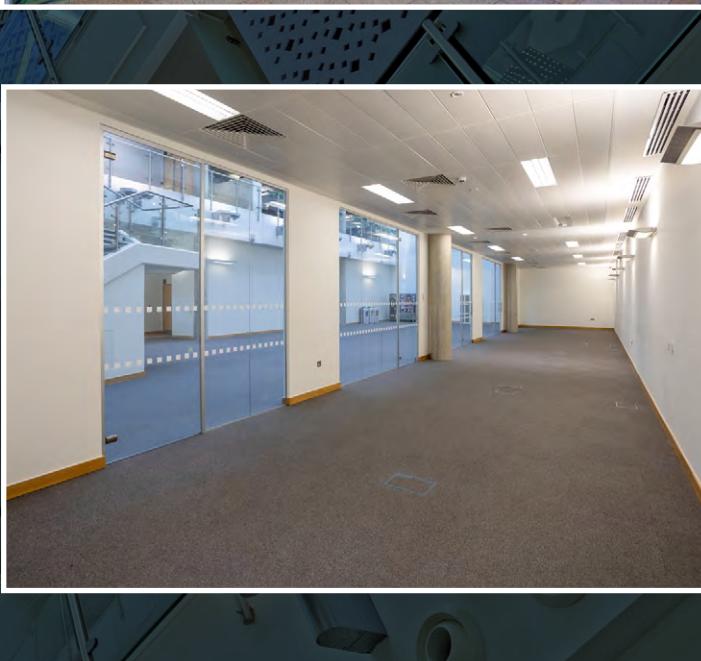
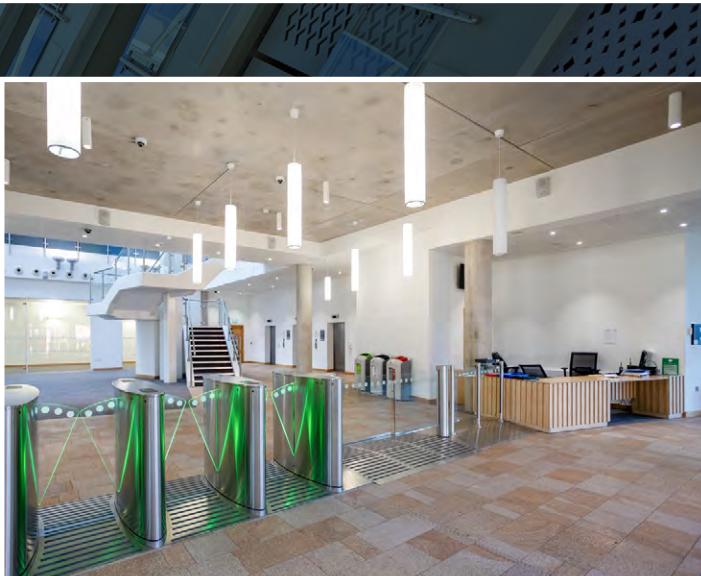
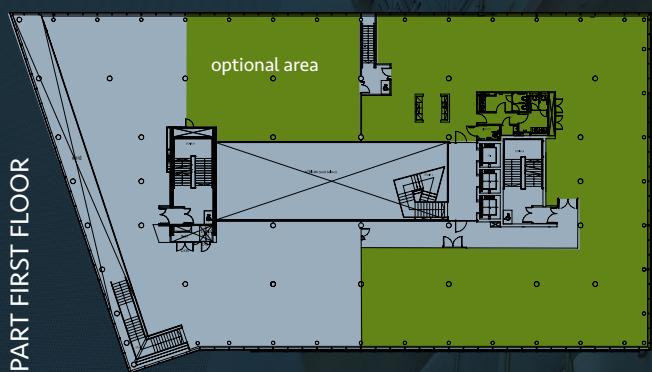
## Accommodation

FLOOR	sq ft	sq m
Part Ground	1,033	96
Part First	7,804	725
Part First (optional)	1,927	179
Total	10,764	1,000

Lease terms available upon request.

# Impressive on every level

- Full height atrium maximising natural light throughout the building
- Spacious reception creating the right first impression



# Plenty of reasons to choose Stoke

- 2.42 million people within a 45 minute drive, 7.6 million within 60 minute drive
- Stoke-on-Trent, Manchester and Birmingham share an economic activity rate of 74%-80%
- 543,610 students and access to 26 universities within a 1 hour drive
- Save up to 16% in wage costs compared with the national average
- 32% cheaper housing than Manchester and 28% cheaper housing than Birmingham
- 1,000 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

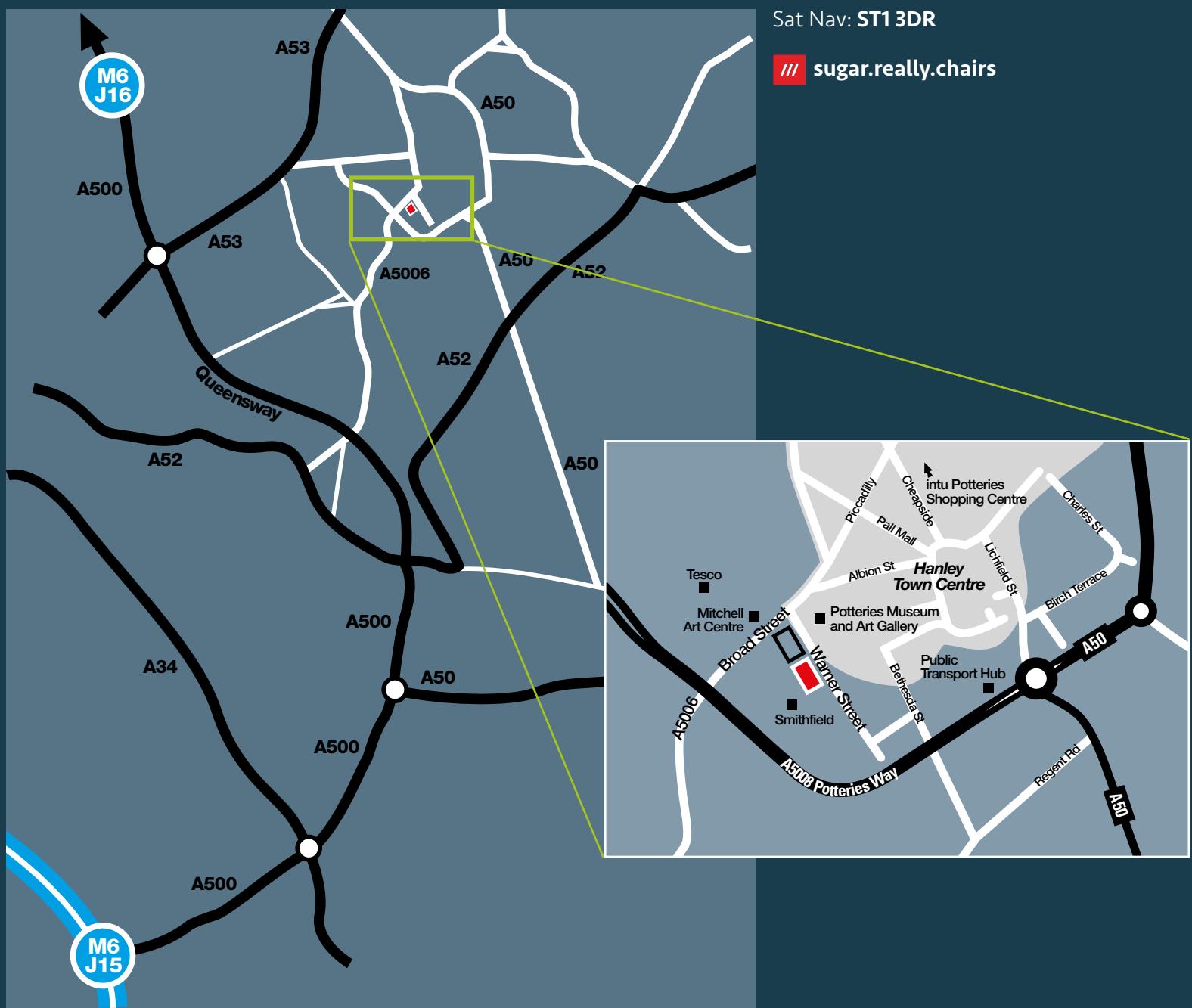
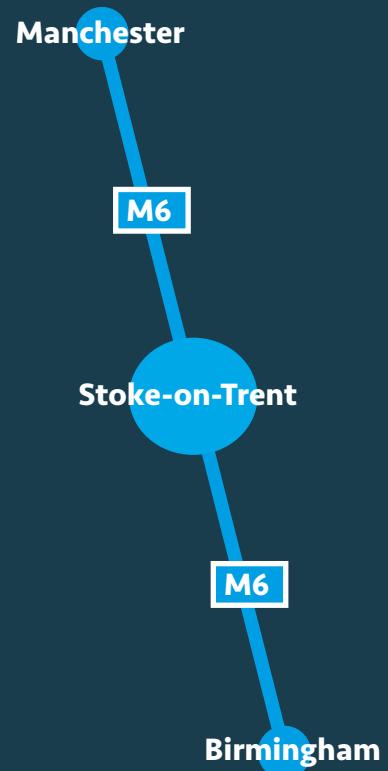


Already home to:

BT, 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:

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