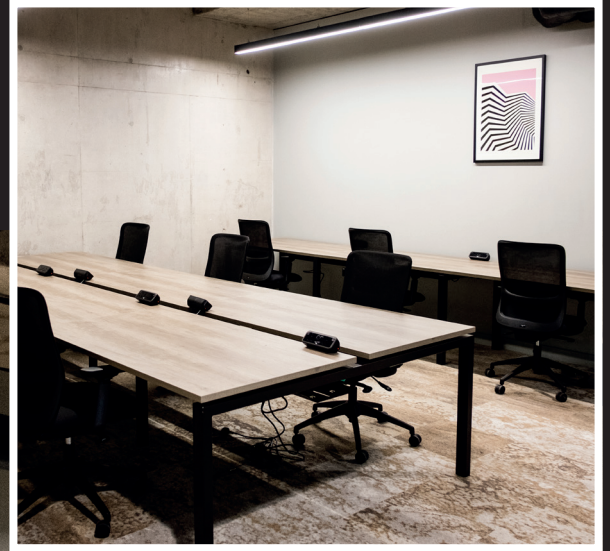


10
DESKS

36
SQ M

388
SQ FT



To Let Private Office Suite - 1.06

LOWER GROUND CLAYWORKS
BROAD STREET, HANLEY,
STOKE-ON-TRENT,
STAFFORDSHIRE
ST1 4QA

SMITHFIELD
WORKS

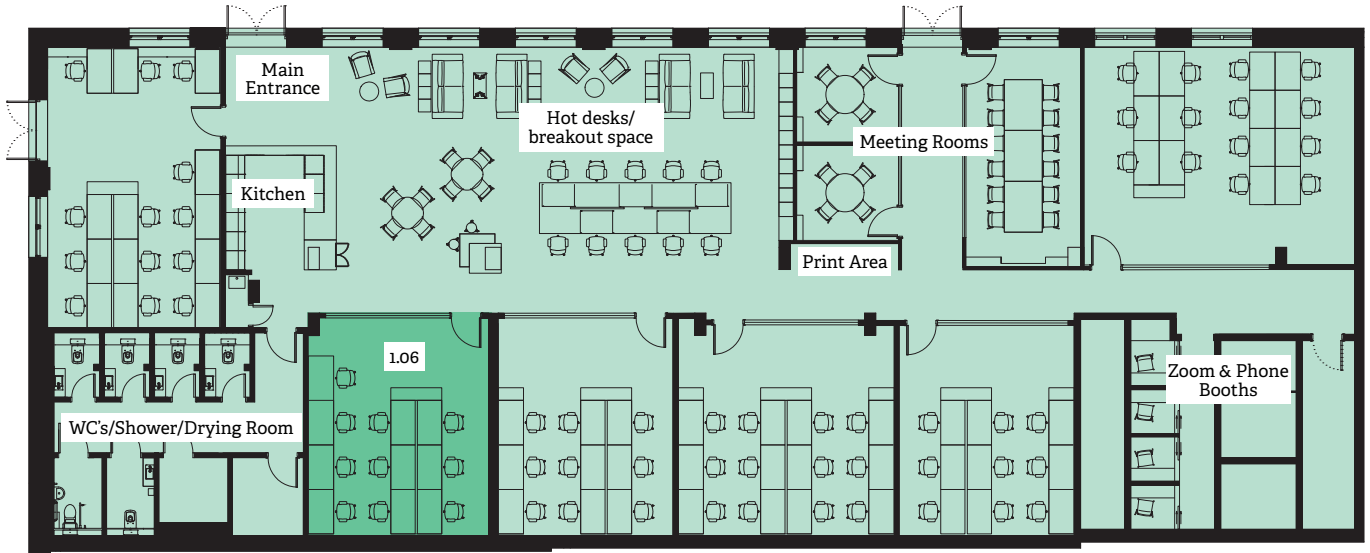
+44(0) 7513 718 089
hello@smithfield-works.com

Lower Ground Clayworks Private Office Suite

10
DESKS

36
SQ M

388
SQ FT



Smithfield Works offers a mix of shared office spaces, hot desking, private workspaces, and open space. The workspace offers occupiers speed and ease of access to workspace accommodation, transparency of occupational costs and flexibility in occupation with agreements available on a month-to-month basis or long-term commitment. Suite 1.06 is one of a range within Clayworks offering an enclosed, lockable private suite that is designed with a glazed frontage to maintain privacy without sacrificing transparency or natural light.

AMENITIES:

- Gigabit broadband available
- Led lighting
- High quality furnished offices
- 24/7 Office access
- Free use of video/phone booths
- 24/7 Tech support
- Communal breakout space
- Bookable meeting rooms
- Members benefits
- Free tea & coffee
- On-site Community Managers
- Bike storage & showers
- Male & female wc's
- Workspace management app

OCCUPATIONAL COSTS

All interested parties should contact the agents to discuss the occupational cost which includes:

- Furnished office
- Broadband costs
- Rent
- Service charge
- Utility costs
- Building insurance
- 24/7 Technical support
- On-site Community Managers support
- Access to communal breakout space
- Printing services

EPC

A copy of the EPC is available upon request.

VAT

All prices are quoted exclusive of VAT which is applicable.

LEGAL COSTS

Each party is to bare their own legal/professional costs in connection with the transaction.

Smithfield Works Serviced Offices

More than just a workspace

SMITHFIELD
WORKS

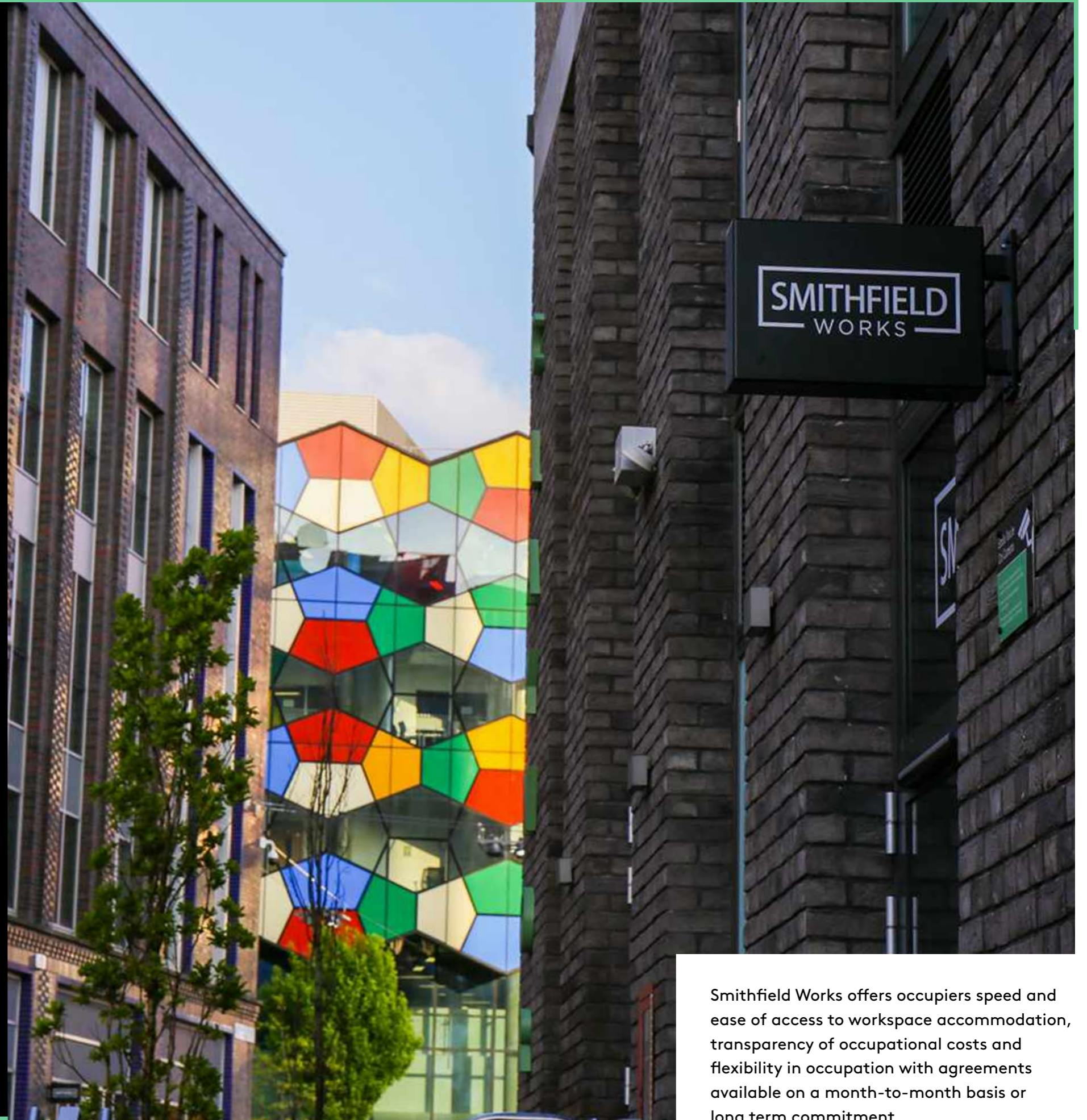
Genr8



Stoke-on-Trent
& Staffordshire
Enterprise Partnership

Workspace for creativity, collaboration and enterprise

Smithfield Works is a managed workspace which include hot desking, private suites & monthly memberships. Located within the dynamic mixed-use Smithfield district of Stoke-on-Trent.



Smithfield Works offers occupiers speed and ease of access to workspace accommodation, transparency of occupational costs and flexibility in occupation with agreements available on a month-to-month basis or long term commitment.

We're flexible so you can be

Take a look below are we can offer:

1 Private Office Suites

Enclosed, lockable private suites designed with glazed walls to maintain privacy without sacrificing access to light. From 4 to 15 person rooms available on flexible terms.

2 Hot Desking

Working from home becoming a frustration? Tired of popping into a cafe every week? Hire a hot desk from £15 per day, and drop in as and when you need. With Bronze, Silver and Gold packages to suit your needs from 1 day to 24/7 monthly memberships, we'll find something that works for you.

3 Meeting Rooms

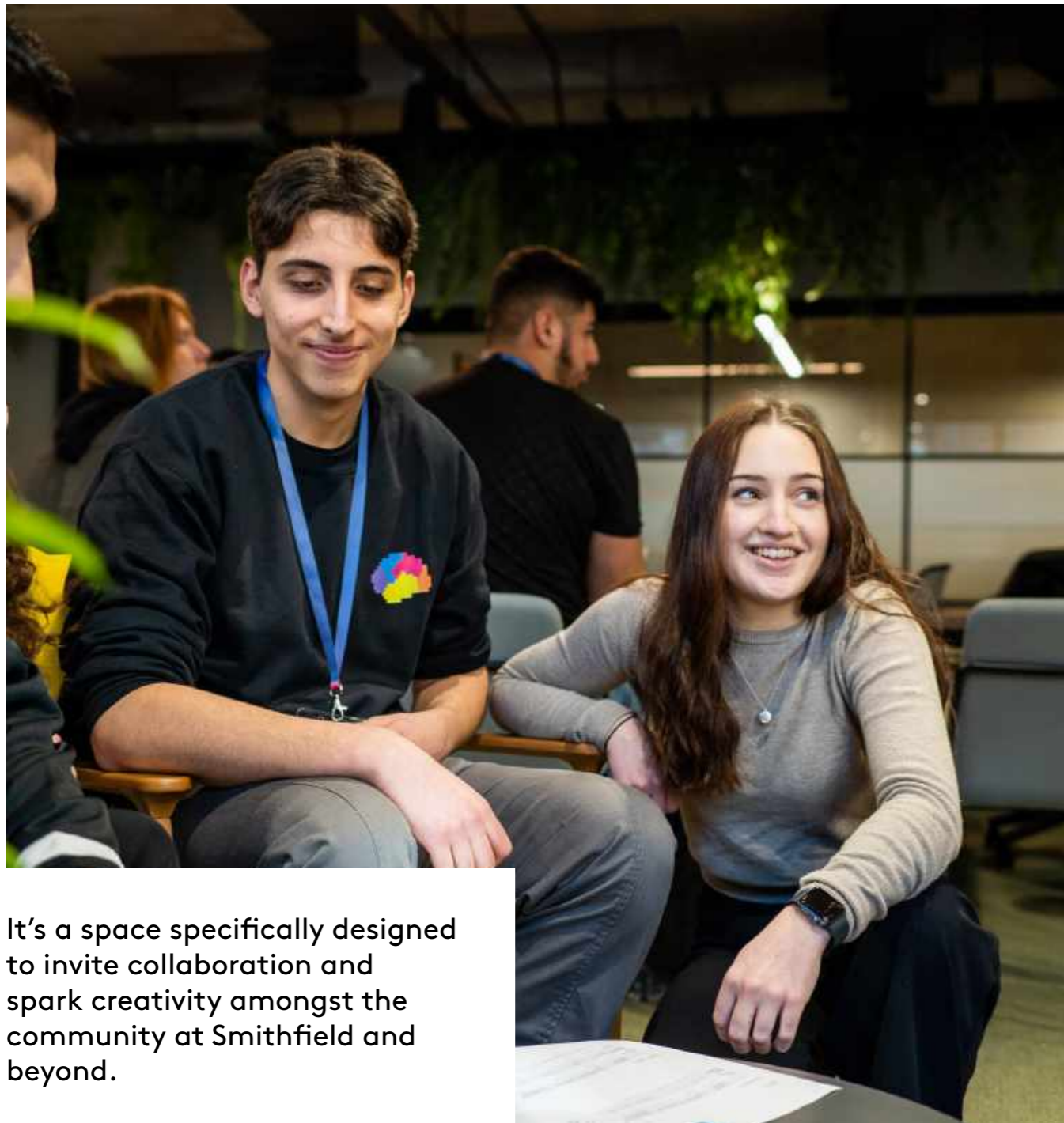
Need some space for a meeting? We can accommodate groups from 4 to 12 people in our private meeting spaces, all with screens and conference calling ability.





Flexible & inspiring workspace

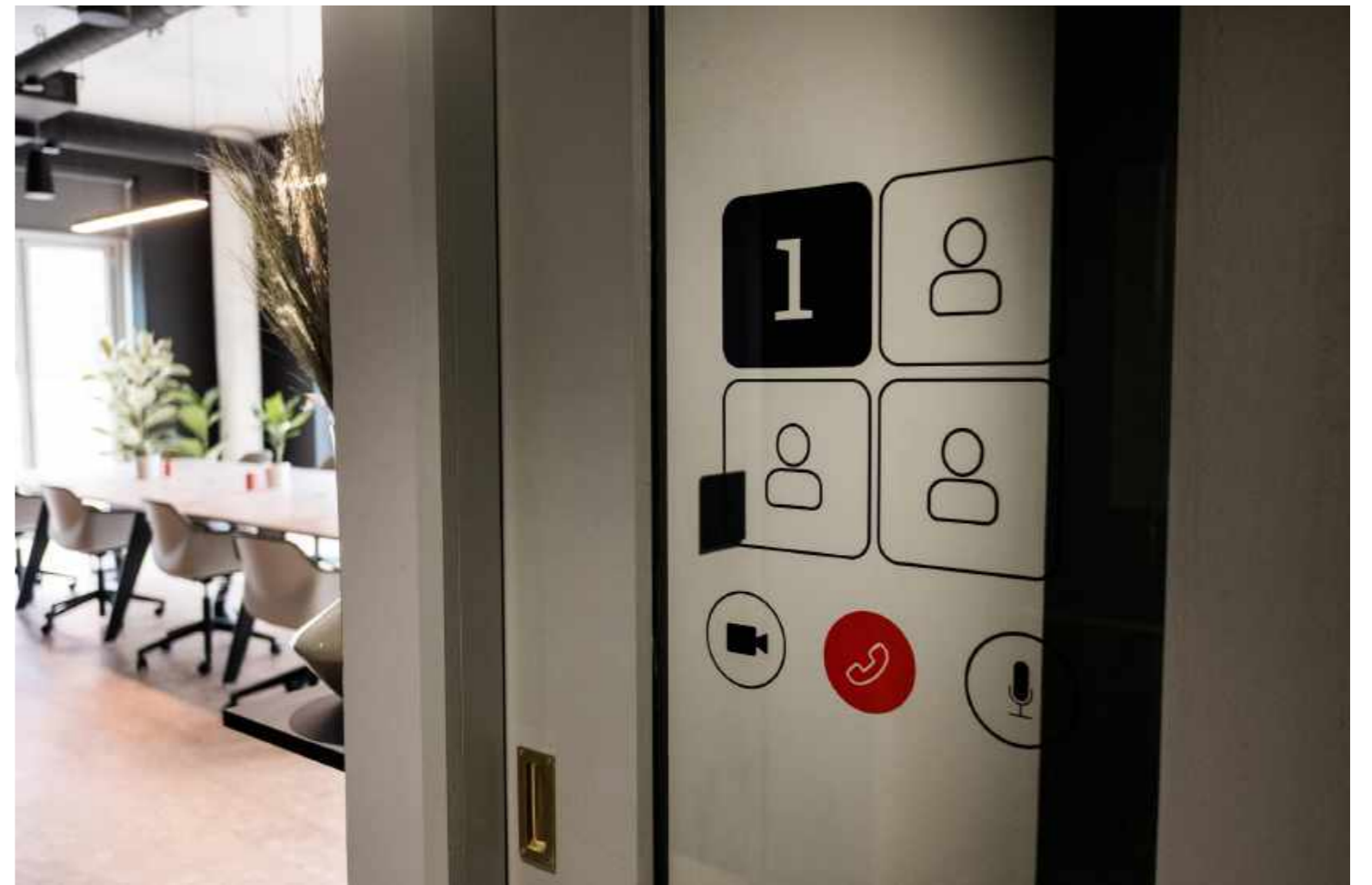
The power of collaboration



It's a space specifically designed to invite collaboration and spark creativity amongst the community at Smithfield and beyond.



We strive to create a place where people and larger businesses can work together. We are committed to delivering flexible solutions, we want to evolve and grow and allow our community to be the best.



Benefits of becoming a Smithfield Works member

Smithfield Works is the first purpose built flexible workspace accommodation for the city. Did you know that Stoke is Gigabit Connected City? This means you can rest assured knowing your workplace has Gigabit broadband, an internet service with a maximum speed of a gigabit per second.



Workspaces

Access to functional and beautiful, fully furnished workspace for companies of all sizes



Gigabit Broadband

We have maximum speed broadband. It's quick enough to download an HD movie in under a minute!



Member Benefits

Access a variety of local offers, events and business communities



Community Manager

Our dedicated community manager is on-site and available to answer any questions



Presentations

You can enjoy access to dedicated areas for screenings and presentations



Storage

There are plenty of workspace storage and lockers to keep your belongings safe



Bike Storage & Showers

Secure cycle parking is available as well as showers and dry rooms



24/7 Access*

Staffed during business hours and remote monitored for the rest of the time



Easy Booking

Access multi-person meeting rooms with our simple online booking system



Phone Booths

We have booths specifically for private calls



Breakout Spaces

Enjoy the benefits of our breakout areas to help aid your work flow



Tech Support

Tech support is on hand if and when you need it



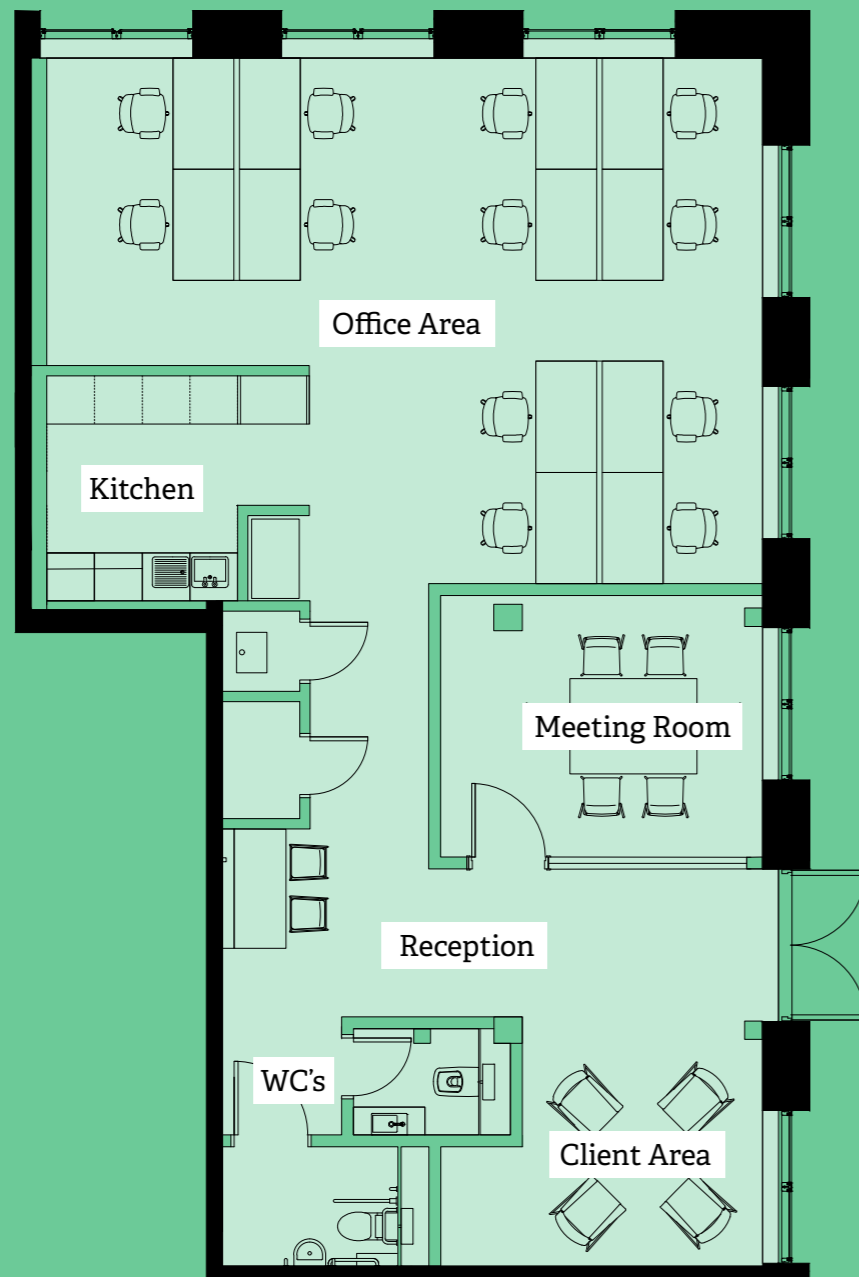
In the Palm of Your Hand

Access Smithfield Works via your mobile, for easy booking and account management, plus access to local offers and more

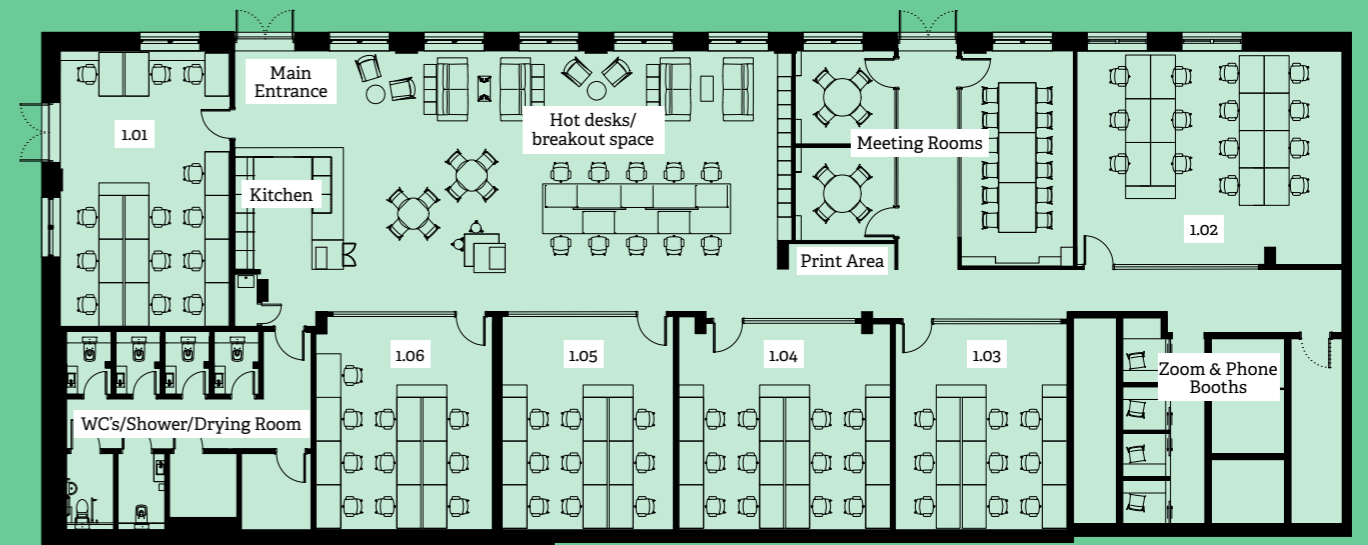
*Subject to membership level

Take a look at the floorplans of the spaces

Ground Floor Clayworks (Self Contained Office Suite)



Lower Ground Clayworks



2 Smithfield





Workspaces to create, innovate & grow

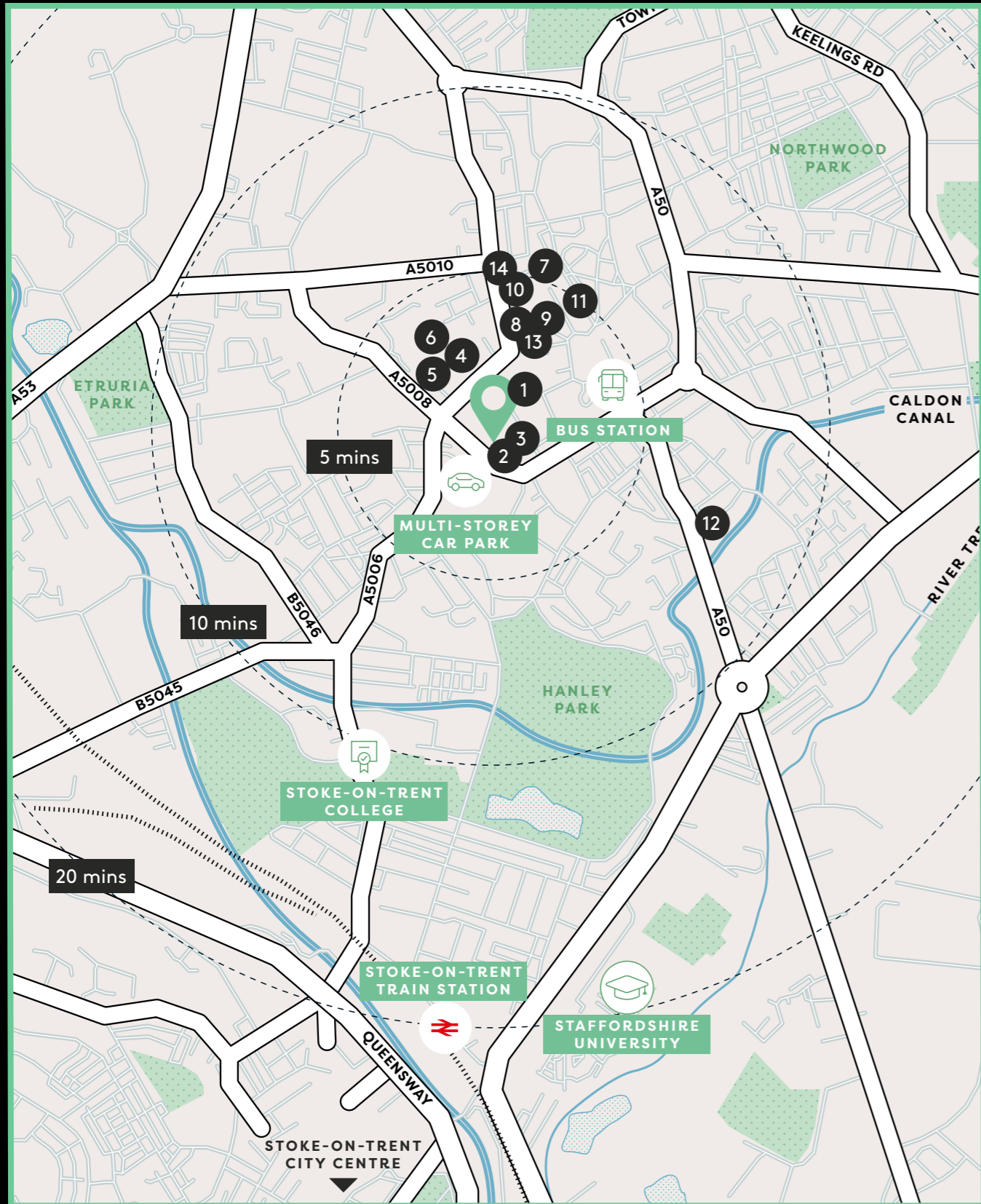
About Smithfield

Stoke-on-Trent's distinctive new mixed-use district incorporates residential and office space, hotel and restaurants. The public realm includes a central public square and a new pedestrian boulevard. It has been designed to connect the site to the surrounding city centre, providing a seamless link to the wider area. Smithfield Works is a managed workspace within Smithfield.

Smithfield Works offers:

- A mix of shared office space promoting collaborative working, hot desking facilities, private workspaces and communal breakout space
- Occupier's speed and ease of access to workspace accommodation
- Transparency on occupational costs
- Flexibility in occupational agreements





Where to find Smithfield Works

Distance (walking)



Smithfield is easily accessible from all parts of the city and further afield being only 4.5 miles from J15 of the M6. Smithfield is ideally located to benefit from all the city centre amenities.

- | | | |
|-----------------------------------|----------------------|------------------------------|
| 1. Potteries Museum & Art Gallery | 5. The Underground | 10. Royal Music Hall |
| 2. Hilton Garden Inn | 6. Tesco Extra | 11. Hanley Shopping Area |
| 3. Restaurant Six | 7. Regent Theatre | 12. Emma Bridgewater Factory |
| 4. Mitchell Arts Centre | 8. Bottle Craft | 13. Long Rest |
| | 9. The Slamwich Club | 14. The Sugarmill |

+44(0) 7513 718 089
hello@smithfield-works.com
smithfield-works.com

Instagram: @smithfield_stokeontrent
Twitter: /SmithfieldST1
Facebook: /SmithfieldST1

A development by:

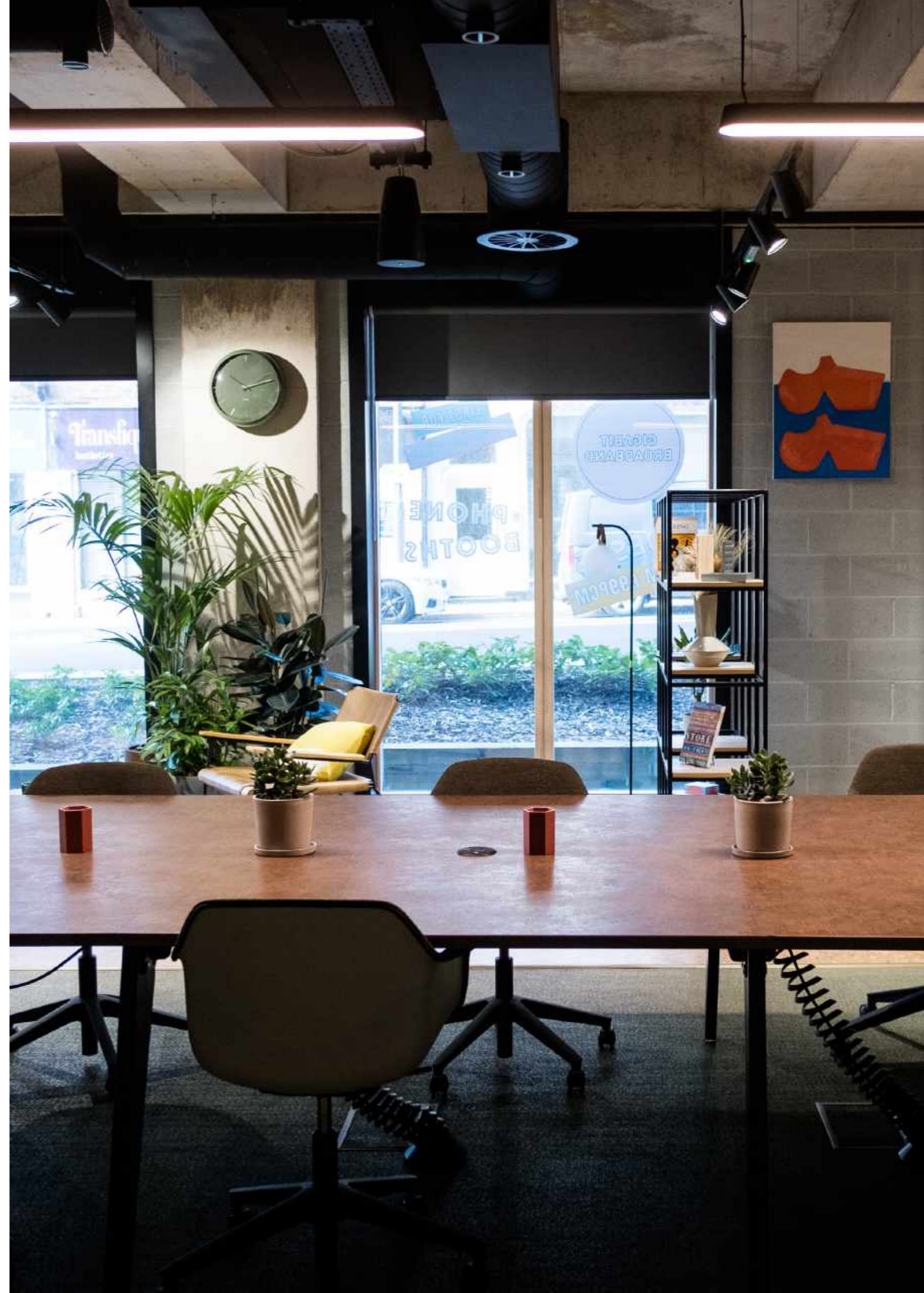
Genr8

In partnership with:



**Stoke-on-Trent
& Staffordshire**
Enterprise Partnership

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SMITHFIELD
WORKS

STOKE-ON-TRENT