

³Smithfield

THE NEXT CHAPTER

Significant Grade A workspace
Pre-let Opportunity
7,836 – 21,128 sq. ft





Building On Success

Following the huge successes of 1 & 2 Smithfield, it's now time to reveal the next chapter in what's proving to be an exciting story: 3 Smithfield, a forward-thinking 61,000 sq ft Grade A office building in what is Stoke-on-Trent's most exciting business hub – Smithfield.

[See Smithfield Website](#)

Breathing New Life Into The City

Smithfield is Stoke-on-Trent’s distinctive new mixed-use district which has injected new life into this area of the city following the delivery of the 4* 140 bed Hilton Garden Inn Hotel and Clayworks, 151 Build-to-Rent apartment scheme and 1 & 2 Smithfield -210,000 sq ft of Grade A workspace..

1 and 2 Smithfield were designed to a high-quality standard to meet the needs of future working habits that set a new benchmark for quality in the City. The development was awarded an “Excellent” BREEAM rating, a first for the city and putting Smithfield Stoke-on- Trent within the top 10% of new non-domestic buildings in the UK.

Smithfield is now home to the following occupiers:





One Smithfield



Clayworks



Hilton Garden Inn

Masterplan – A Dynamic Mixed Use Environment



Clayworks

151 APARTMENTS
COMPLETED

2 Smithfield

97K SQ FT GRADE A
OFFICE OCCUPIED BY
WATERPLUS / DAVIES GROUP

1 Smithfield

106K SQ FT GRADE A
OFFICE OCCUPIED BY
SOTCC • STAFFS POLICE •
NHS

Clayworks Phase 2

126 APARTMENTS
WITH DETAILED
PLANNING APPROVAL

4 Smithfield

86K SQ FT GRADE A OFFICE
OUTLINE PLANNING APPROVAL

3 Smithfield

62K SQ FT GRADE A OFFICE
ACCOMODATION
DETAILED PLANNING APPROVED 2020

Hilton Garden Inn

140 BEDROOM HOTEL

5 Smithfield

OUTLINE PLANNING PERMISSION
FOR 65K SQ FT OFFICE

Future
Phases

730 Space MSCP

CONSTRUCTION TO
START Q1 2021

Stoke-on-Trent, An Appetite for Success



**Ranked No.1 Job
growth in the UK**
(UK Powerhouse Report 2020)



1,480
Acres of green space within
the city of Stoke-On-Trent



282M
University Education
Investment



33,000
Student
Population



7,000
Businesses in
the city



1,000+
Car Park spaces
within 5 minute walk



5 min
walk to the main
shopping area



15 min
Walk to the
train station



80%
Economic Activity Rate
(working 30hrs /wk)



2.76M
people within a
45 minute drive

Stoke-on-Trent is a hotbed for international, national and local businesses from a diverse range of sectors:





3 Smithfield

The stunning new development will be delivered as part of the next phase at Stoke-on-Trent's most exciting district.

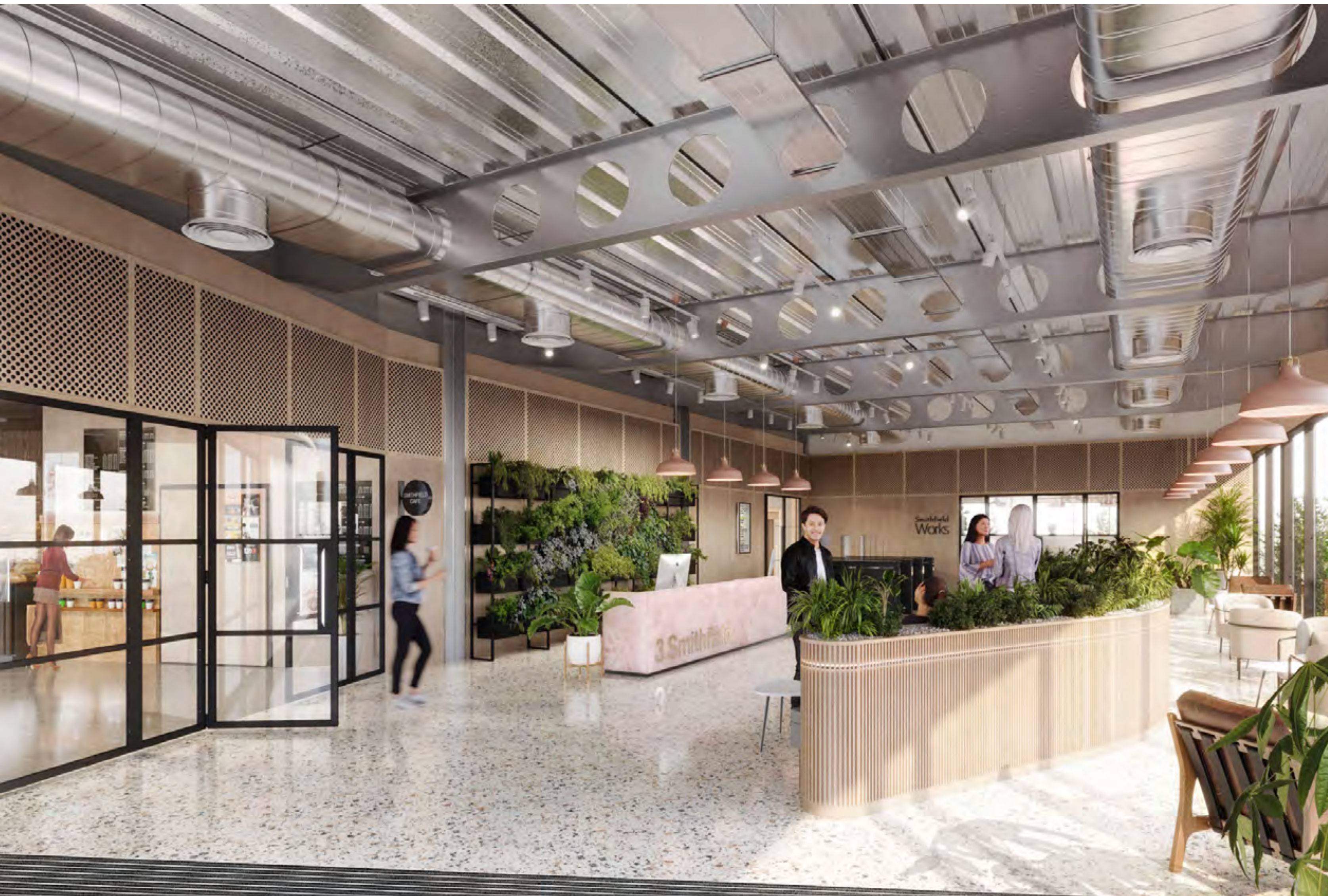
Schedule Of Accommodation



Net Internal Areas			
Communal Roof Terrace			
Level 4	1,235 SQ M	13,292 SQ FT	UNDER OFFER
Level 3	1,235 SQ M	13,292 SQ FT	UNDER OFFER
Level 2	1,235 SQ M	13,292 SQ FT	UNDER OFFER
Level 1	1,235 SQ M	13,292 SQ FT	AVAILABLE
Ground	728 SQ M	7,836 SQ FT	AVAILABLE
Total	5,668 SQ M	61,004 SQ FT	

Meet, Relax & Create.

The combination of greenery, natural finishes, homely furnishings, and feature lighting in the reception were carefully considered to promote well-being and collaboration.



3 Smithfield – Internal Reception




Specification

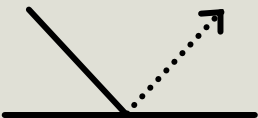
Designed by Cartwright Pickard,
3 Smithfield features state-of-the art
facilities and building technology.

A considered sustainability approach
has been embraced in all aspects of
the building design.






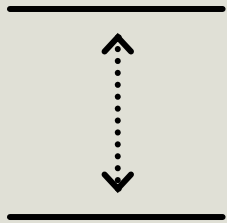
Energy Performance
Certificate to achieve A



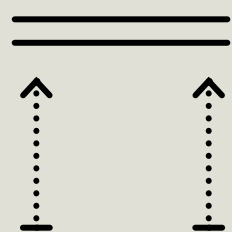
Anti-Glare
light system



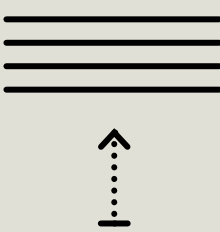
Sophisticated building
management system



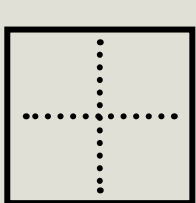
Office floor to ceiling
height 2.85m



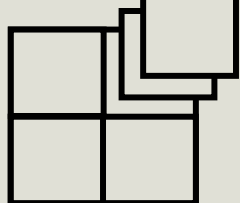
150 mm raised access
flooring zone




700 mm ceiling
services zone



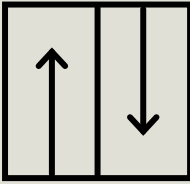
Open plan
floor plates



Floors designed to split easily
into 4 separate demises



Designed to achieve a BREEAM
'Excellent' rating



2 passenger lift(s)
and 1 goods lift




Sophisticated
access control



CCTV monitoring
system



Showers



Changing Facilities

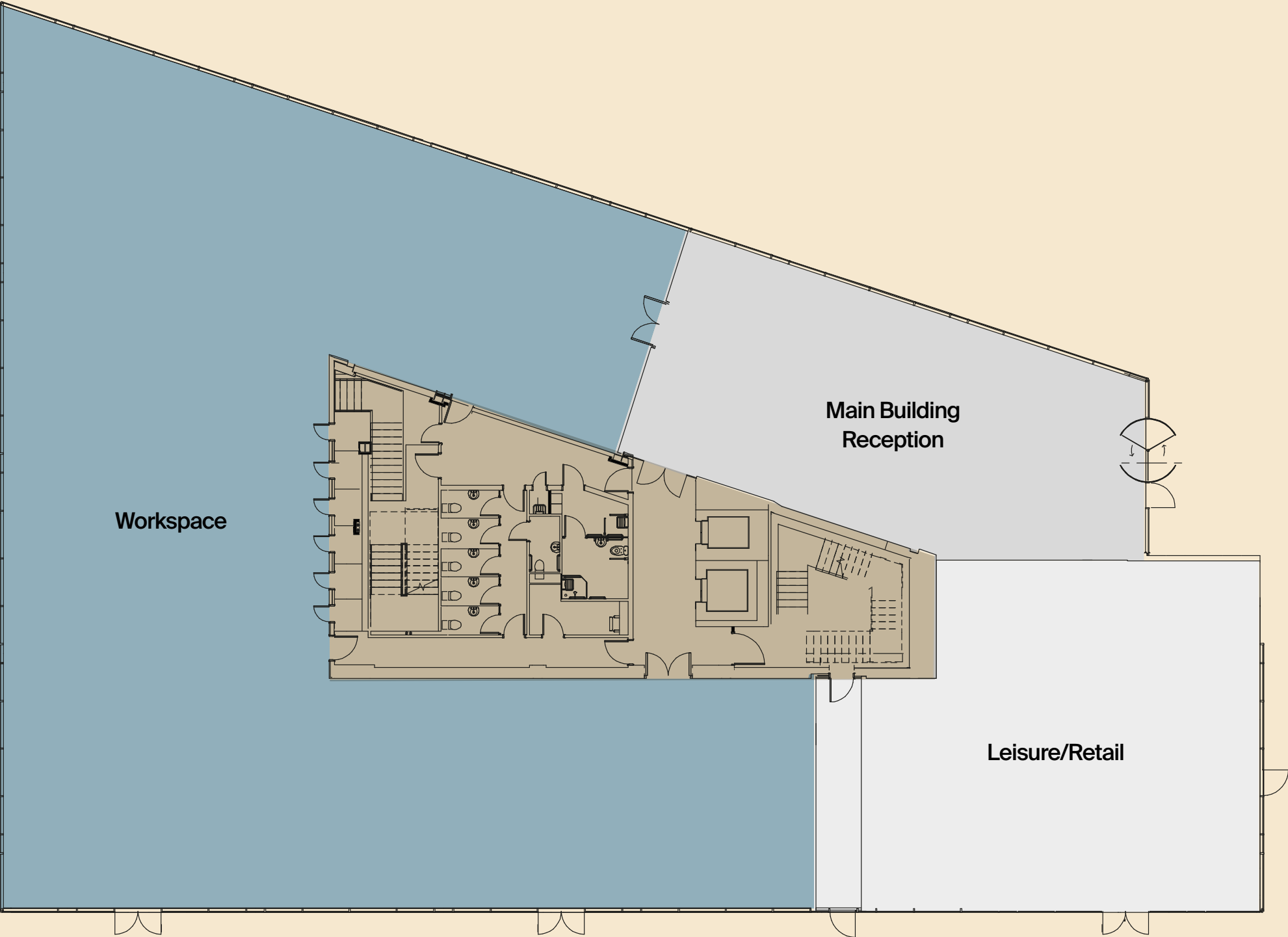


VRF Air-conditioning

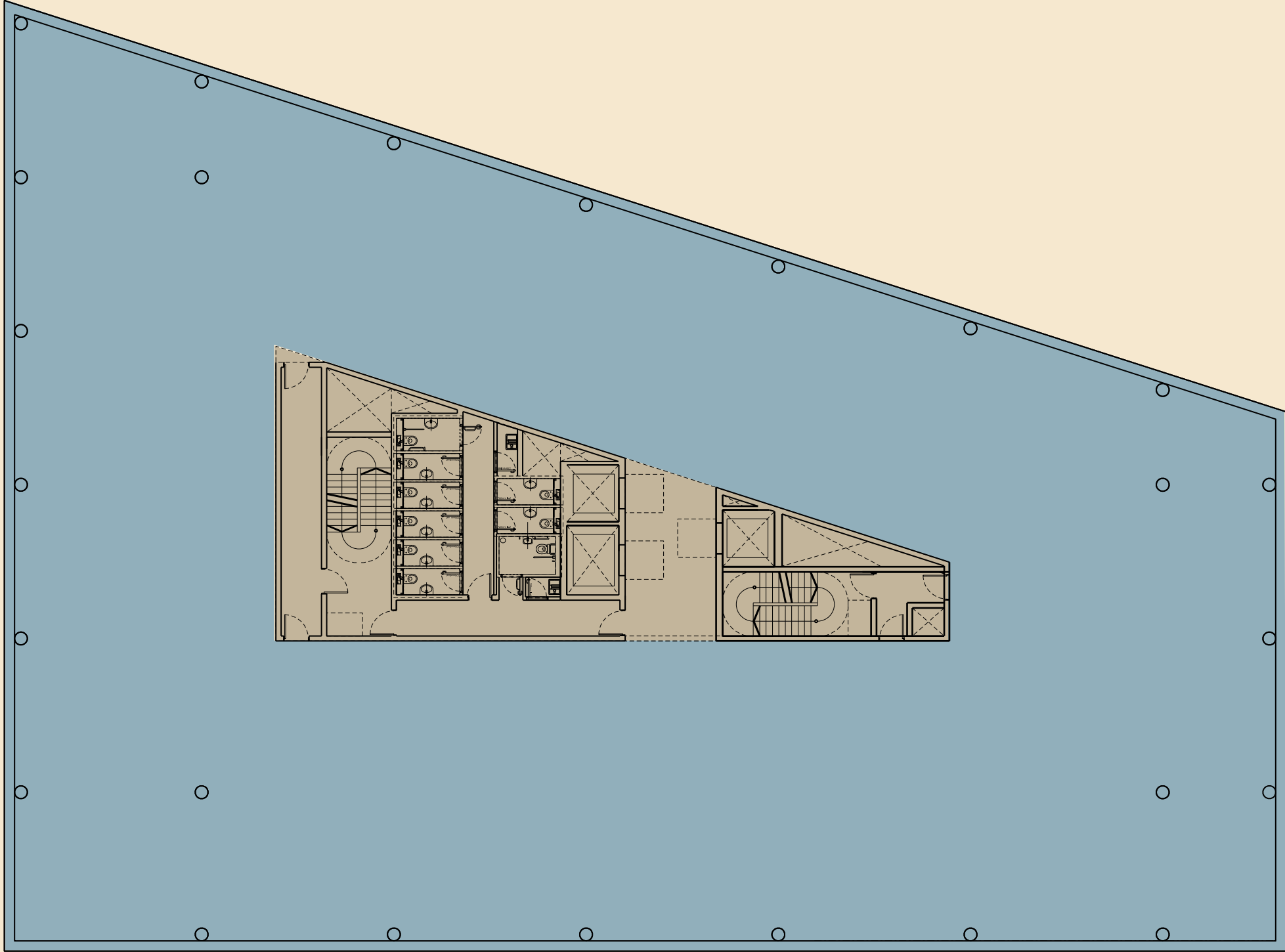


Cycle Racks

3 Smithfield Floor Plans



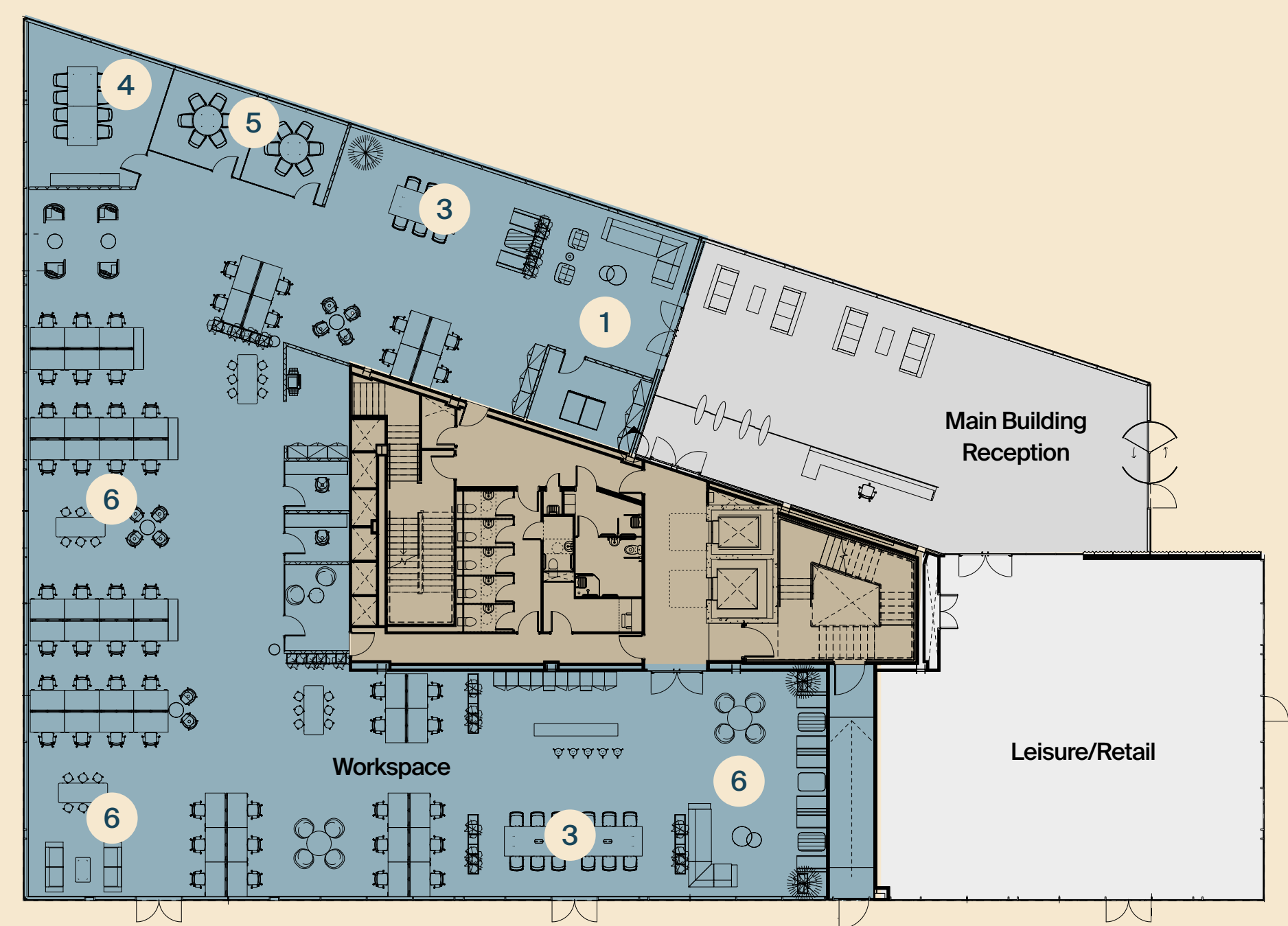
Ground Floor – 7,827 sq ft









Typical Upper Level – 13,092 sq ft

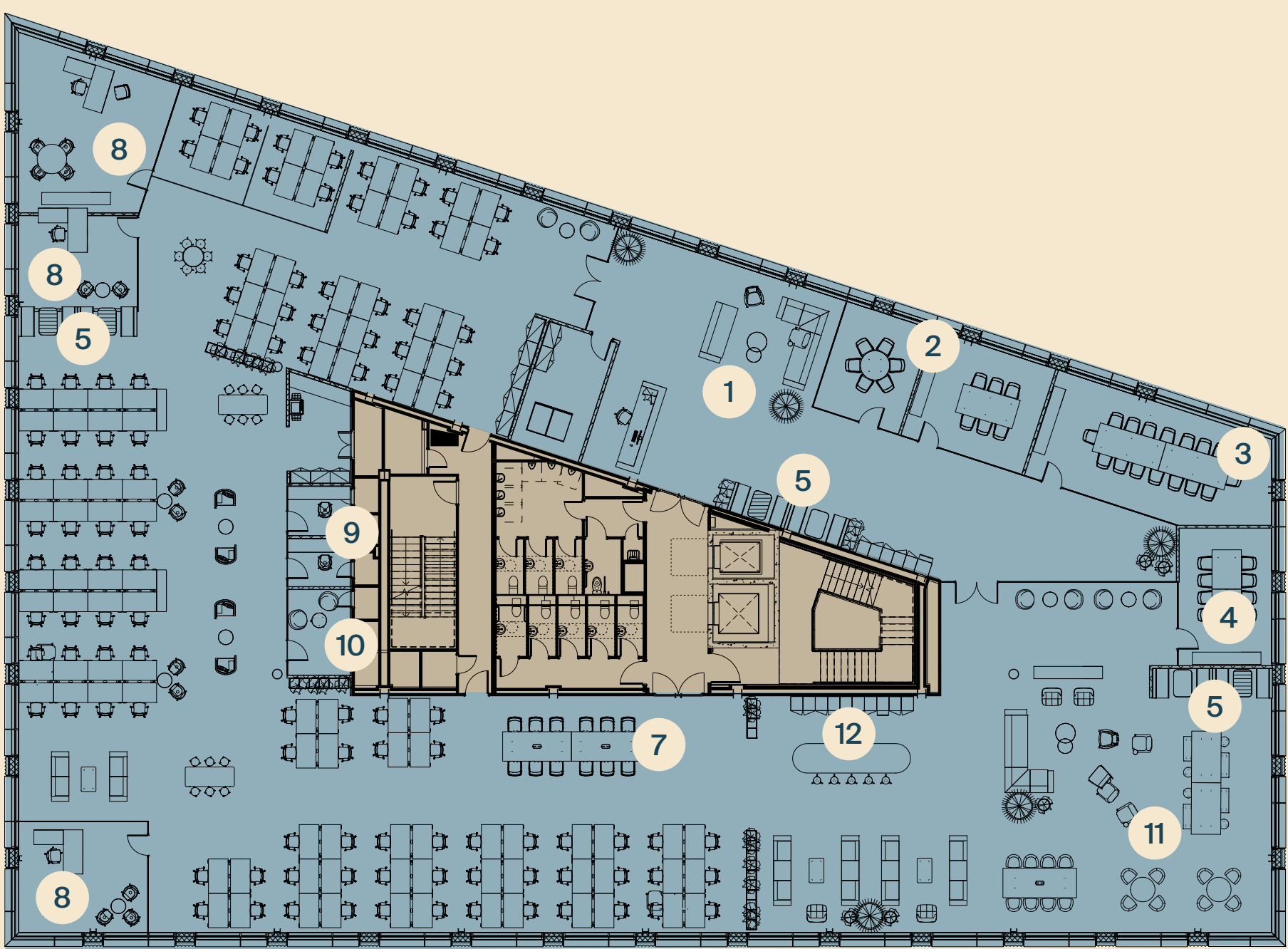
3 Smithfield Space Plans

Low Density 1:10















Ground Floor

1.  Arrival Space	4.  8 Person Meeting Room
2.  54 Workstations	5.  2 Focus Rooms
3.  18 Hotdesks	6.  Collaboration/Touch-Down Space

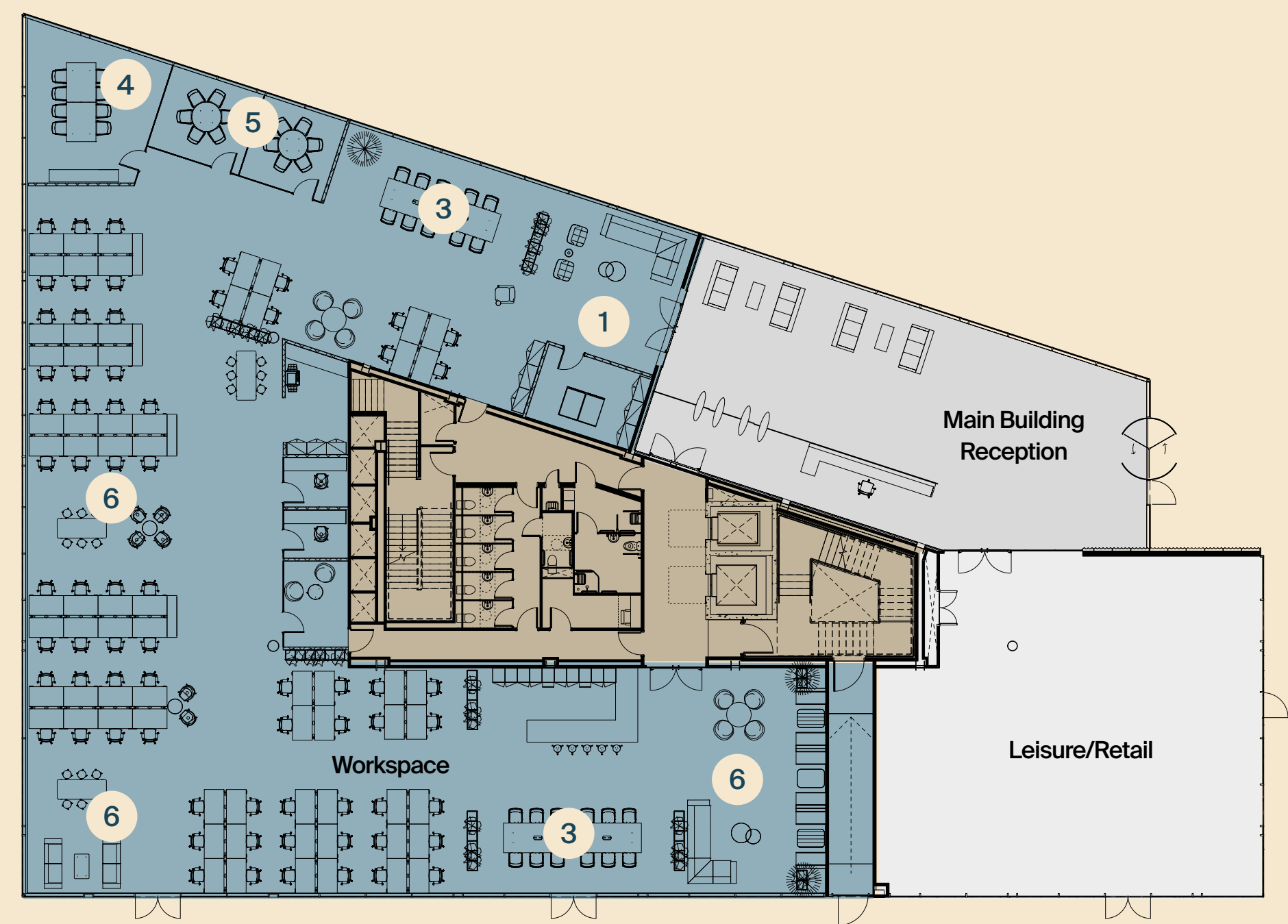


Typical Upper Floor







1.  Reception/Lounge	5.  6 x 4 Person Booths	9.  2 Focus Rooms
2.  2 x 6 Person Meeting Rooms	6.  108 Workstations	10.  1-2-1 Room
3.  16 Person Meeting Room	7.  12 Hotdesks	11.  Collaboration Space
4.  8 Person Internal Meeting Room	8.  3 Private Offices	12.  Large Kitchen with Bar

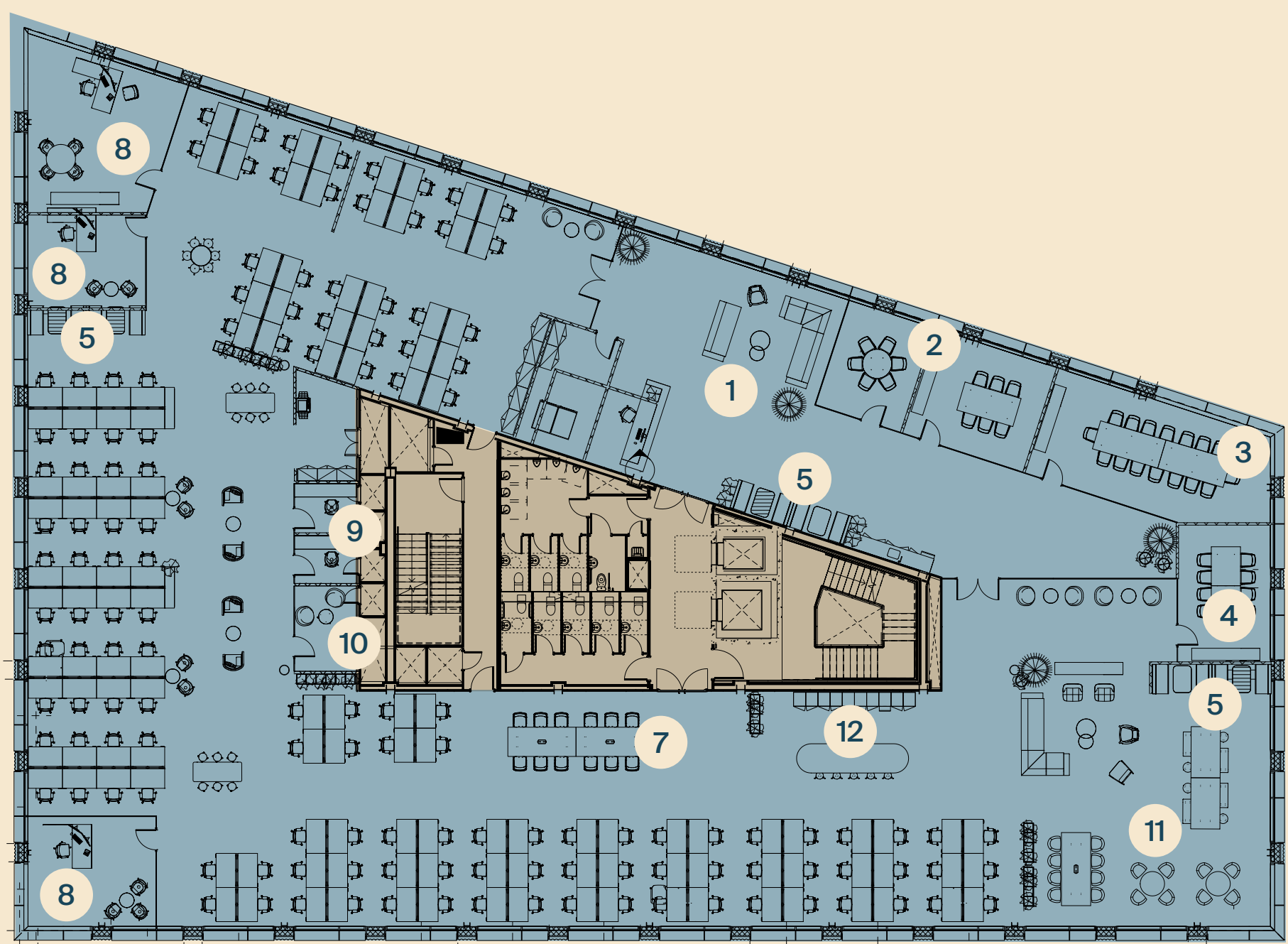
3 Smithfield Space Plans

High Density 1:8















Ground Floor

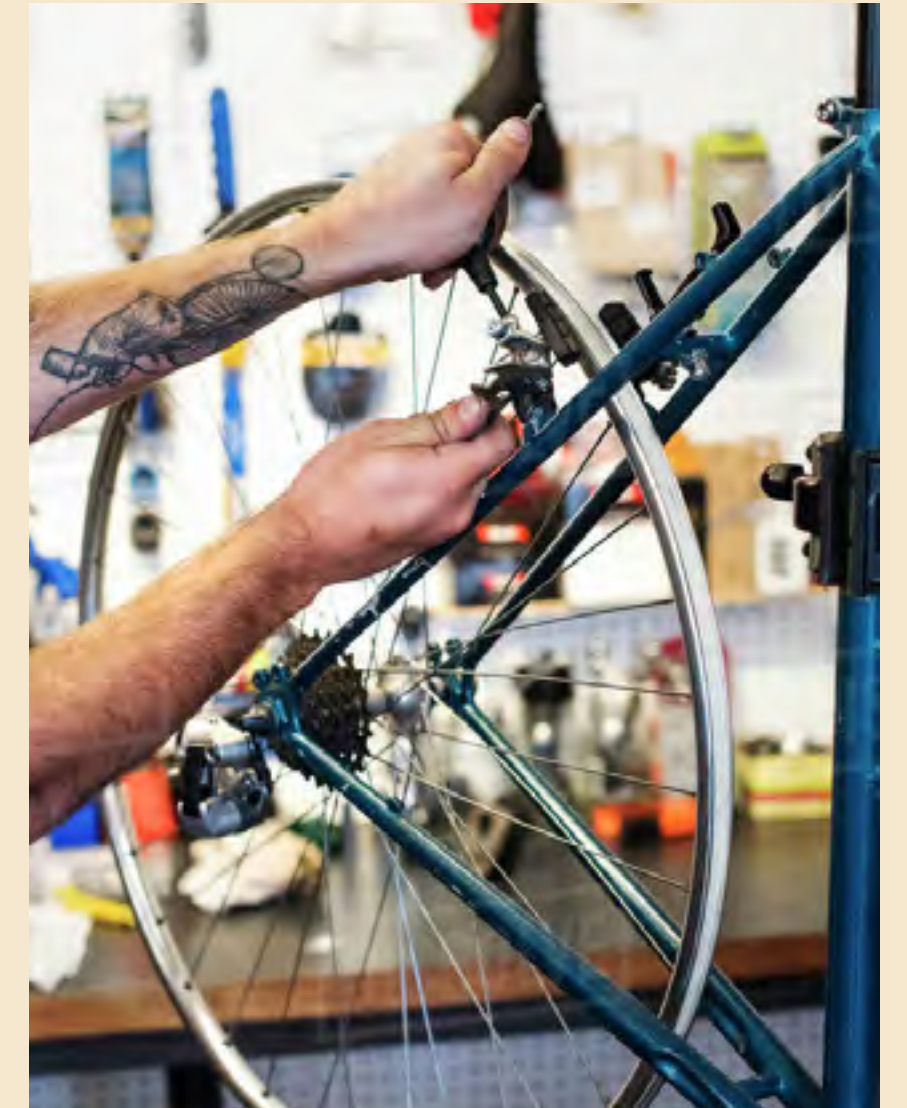
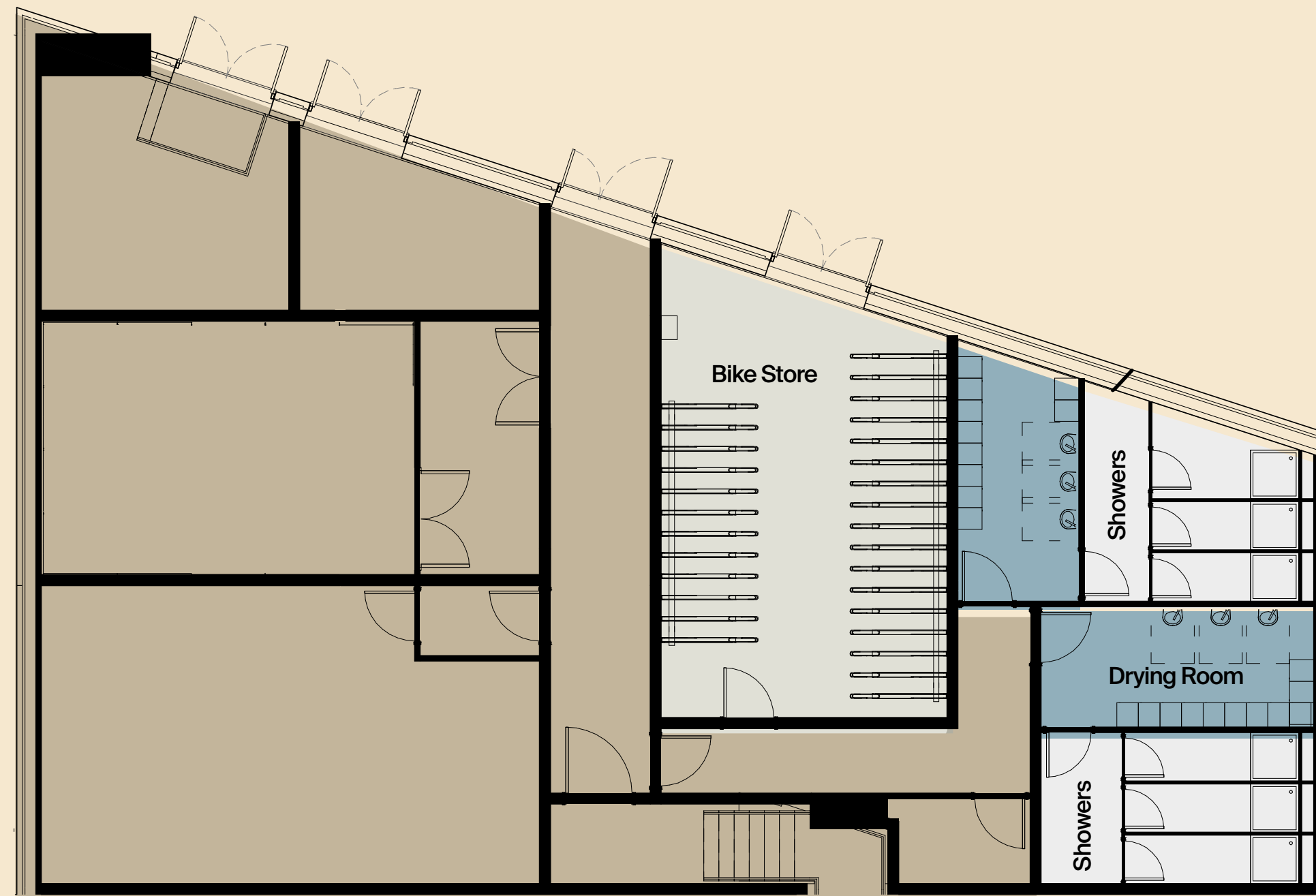
1.  Arrival Space	4.  8 Person Meeting Room
2.  70 Workstations	5.  2 Focus Rooms
3.  22 Hotdesks	6.  Collaboration/Touch-Down Space



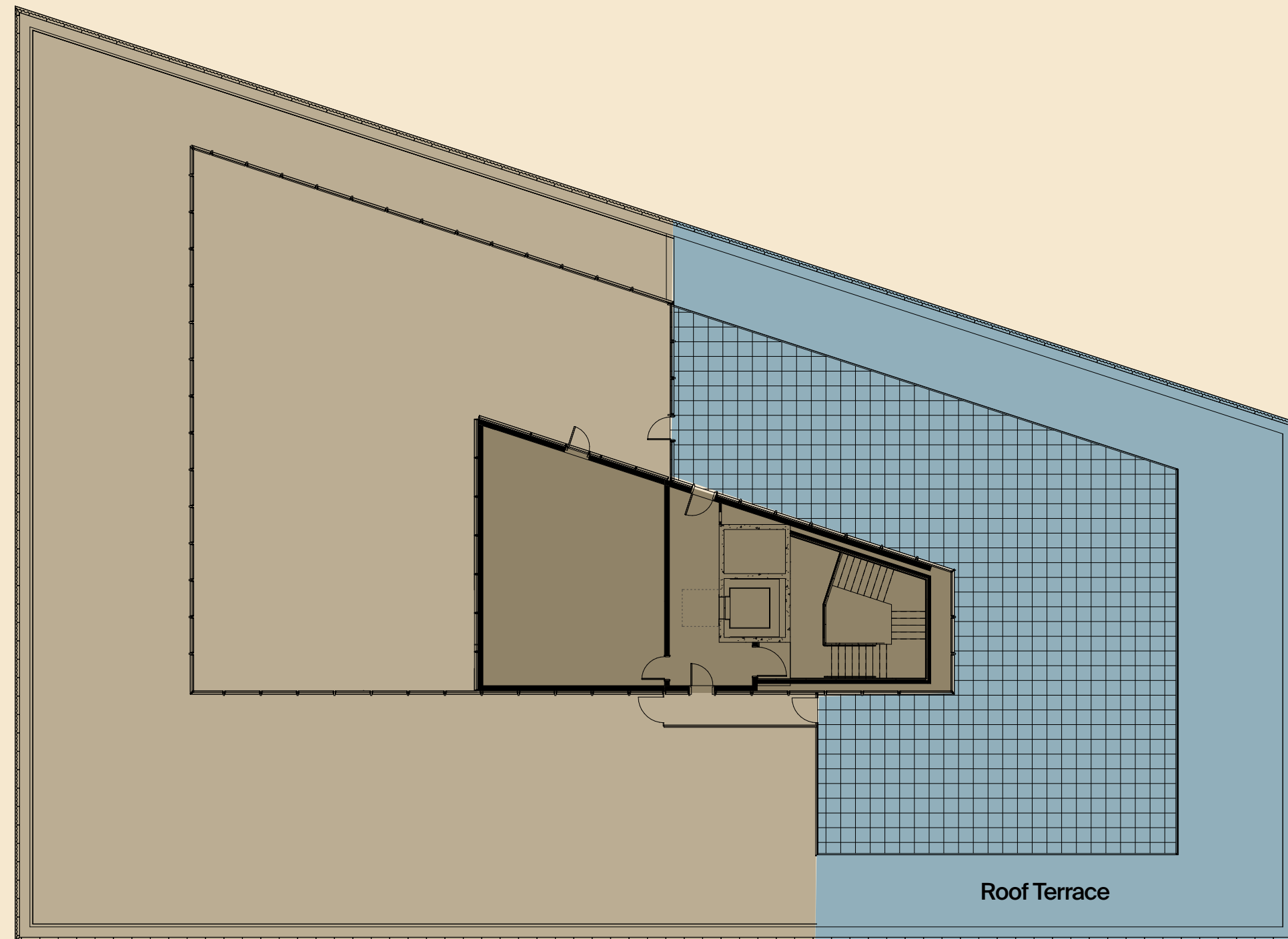
Typical Upper Floor

1.  Reception/Lounge	5.  6 x 4 Person Booths	9.  2 Focus Rooms
2.  2 x 6 Person Meeting Rooms	6.  144 Workstations	10.  1-2-1 Room
3.  16 Person Meeting Room	7.  12 Hotdesks	11.  Collaboration Space
4.  8 Person Internal Meeting Room	8.  3 Private Offices	12.  Large Kitchen with Bar

3 Smithfield Basement Amenity



3 Smithfield Communal Terrace





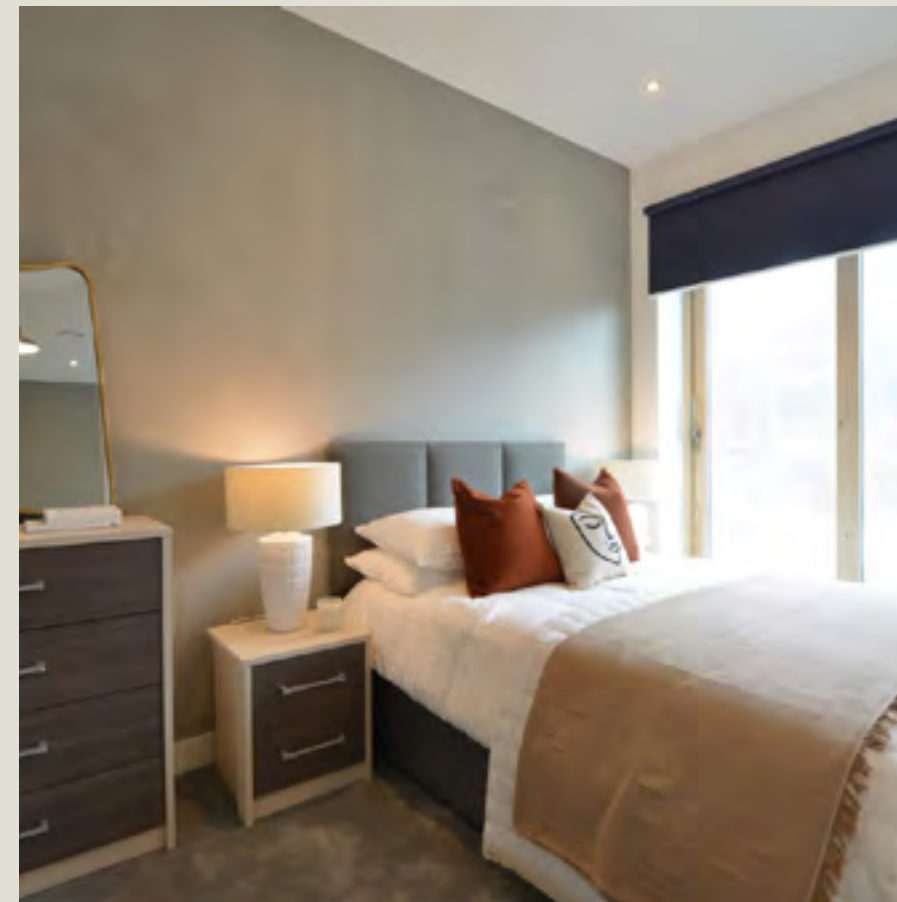
Smithfield, the place to be

Transforming City Living

Clayworks is a 151-apartment Build-to-Rent scheme, the first development of its kind for Stoke-on-Trent delivered by Genr8.

Clayworks is transforming the city living offer by providing community-focused rental options with many perks including concierge, cycle storage, co-working space, bookable function rooms with kitchen spaces, roof terrace and a private, well-landscaped courtyard.

Detailed planning permission has already been approved for the second phase of Clayworks consisting on an additional 126 studio, 1 and 2 bedroom Build-to-Rent scheme.



A Place To Stay



The 4* 140-bedroom Hilton Garden Inn Hotel, an award winning upscale hotel brand will offer facilities of a significantly higher quality and provide a tremendous boost to the regions business and tourism industries.



A Place to Dwell

Placemaking is at forefront of the Smithfield development. The people-centred approach to the planning, design and ongoing management of the place puts the community in the heart of everything.

Placemaking activity to date has included staging a world premiere of Jimmy Cauty’s MdZ ESTATE - an immersive and thought-provoking art experience, food and drink festival showcasing local independent traders and live music performances.



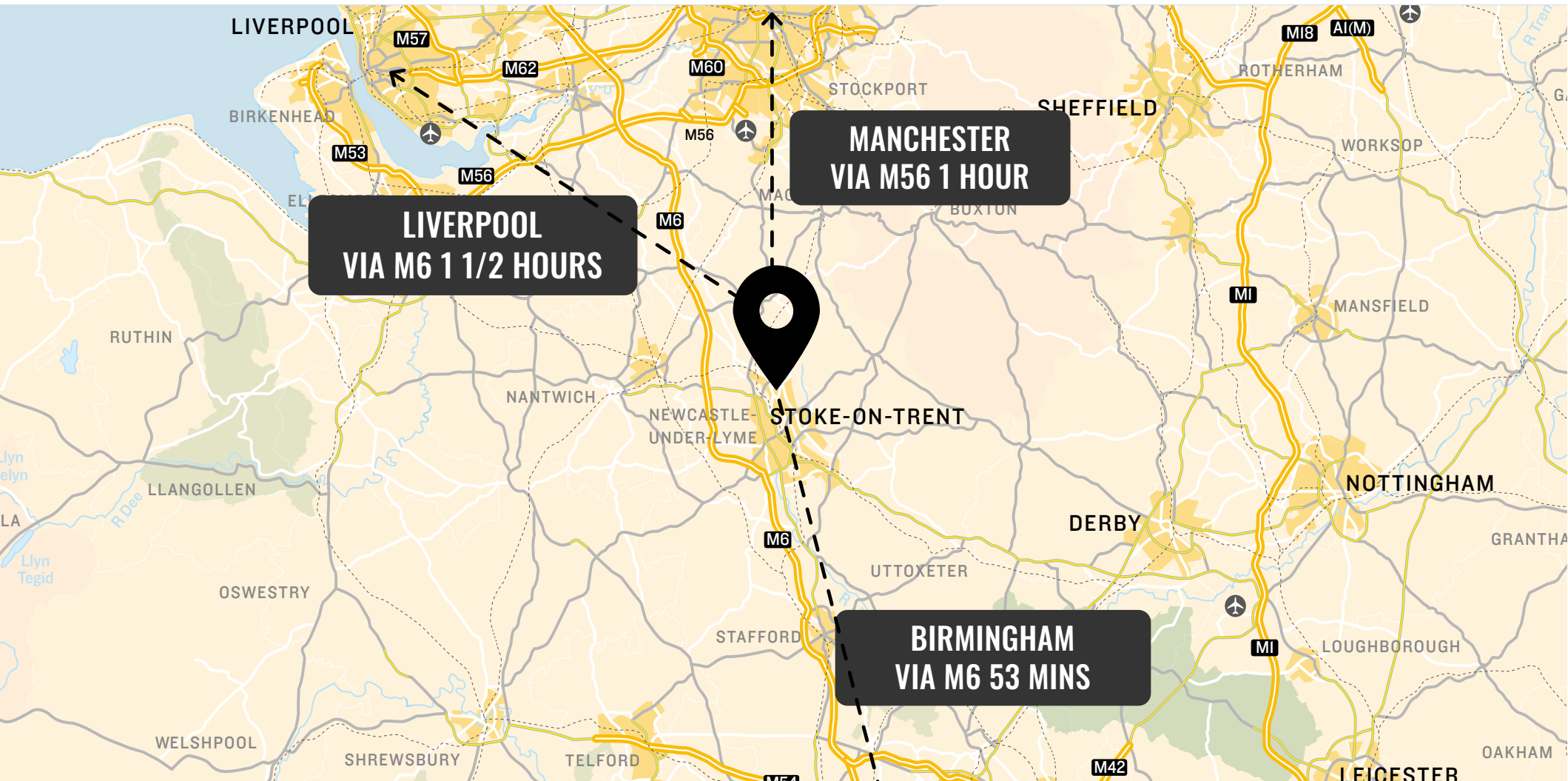
Connected Far & Wide

The M6, M6 toll and the M1 via the M42 are all easily accessed, there are three airports within an hours drive time (Manchester, Birmingham & East Midlands) and you can be in London in 90 minutes on the train, with two trains every hour, as well as Manchester in 40 minutes and Birmingham in 50 minutes.

Adjacent to the transport interchange and the ring road 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.

Stoke-on-trent station to landmark destinations:

SOT > LDN	90 Mins
SOT > BHM	50 Mins
SOT > MCR	40 Mins



Out & About



Out & About

Leisure

- 2. Klay Pizzeria & Bar
- 3. Bottle Craft
- 4. Bar 41
- 7. North
- 8. Efes
- 10. Slamwich Club
- 12. The Quarter Cafe
- 14. Potteries Centre



Culture

- 1. Regent Theatre
- 5. Sugarmill
- 6. Potteries Museum
- 9. Mitchell Arts Centre
- 11. The Underground
- 13. Victoria Hall Theatre



The story continues with the delivery of the MSCP, 4 and 5 Smithfield

Multi-story Car Park

- 730 car multi-storey car park
- Planning permission submitted
- Construction to commence in 2021
- MSCP to be operational by 2022

4 Smithfield

- Grade A workspace
- 86,000 sq ft
- Outline planning consent secured

5 Smithfield

- Grade A workspace
- 65,000 sq ft
- Outline planning consent secured



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