

TO LET

SERVICED OFFICE SUITE

SUITE 2.01 SMITHFIELD WORKS, BROAD STREET, HANLEY, STOKE-ON-TRENT, STAFFORDSHIRE, ST1 4QA



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f t in

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LOCATION

Smithfield Works is located at Smithfield, Stoke-on-Trent's new mixed-use district which currently consists of over 600,000 sq.ft of accommodation including grade A workspace, co-working managed workspace, Build-to-Rent apartments, Hilton Garden Inn Hotel and a 730 space MSCP opening in the Summer of 2022.

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.

DESCRIPTION – [VIRTUAL TOUR](#)

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 2.01 is one of a range within Smithfield 2 offering an enclosed, lockable private suite that is designed with a glazed glass frontage to maintain privacy without sacrificing transparency or natural light. The premises benefit from the following specification:

- Gigabit Broadband Available
- Bookable meeting rooms
- LED Lighting
- Members Benefits
- High Quality Furnished Offices
- Social Events Calendar
- 24/7 Office Access
- On-site Community Managers
- Free use of zoom/Phone Booths
- Bike Storage & Showers
- 24/7 Tech Support
- Male & Female WC's
- Communal Breakout Space
- Specifically designed workspace management App

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ACCOMMODATION	DESKS	SQ.M.	SQ.FT.
Suite 2.01	8	29	312

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
- Unlimited Tea & coffee
- Printing services

EPC

A copy of the EPC is available upon request.

RATING ASSESSMENT

Occupiers may benefit from 100% Small Business Rates Relief Scheme, subject to terms [Click for further details](#). We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

VAT

All prices are quoted exclusive of VAT which is applicable.

LEGAL COSTS

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

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ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

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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

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.