

# 3

**SMITHFIELD**  
STOKE-ON-TRENT

62,667SQ.FT (5,822SQ.FT.) GRADE A BUILDING  
SIGNIFICANT PRE-LET  
1,529SQ.M. (16,458SQ.FT.) AVAILABLE



# 3 Smithfield





**CLAYWORKS  
(OPENING SUMMER 2020)**

**151 APARTMENTS  
ON SITE**

**BLOCK 3B BTR**

**126 APARTMENTS  
DETAILED PLANNING  
APPROVAL**

**2 SMITHFIELD (PC 2015)**

**105K SQ FT GRADE A OFFICE  
FULLY OCCUPIED**  
• WATERPLUS • DAVIES GROUP

**1 SMITHFIELD (PC 2015)**

**105K SQ FT GRADE A OFFICE  
FULLY OCCUPIED**  
• SOTCC • STAFFS POLICE  
• NORTH STAFFS CCG

**3**

**SMITHFIELD  
STORE-OUTLET**

**4 SMITHFIELD**

**86K SQ FT GRADE A OFFICE  
OUTLINE PLANNING  
APPROVAL**

**3 SMITHFIELD**

**62K SQ FT OF GRADE A  
OFFICE ACCOMMODATION  
RESERVED MATTERS  
PLANNING SUBMITTED  
APRIL 2020**

**HILTON GARDEN INN  
(PRACTICAL COMPLETION  
SUMMER 2020)**

**140 BEDROOM ON SITE**

**BLOCK 5**

**OUTLINE PLANNING  
PERMISSION FOR 65K  
SQ FT OFFICES**

**730 SPACE MSCP  
CONSTRUCTION TO  
START 2021**

**FUTURE PHASES**



# 3 Smithfield



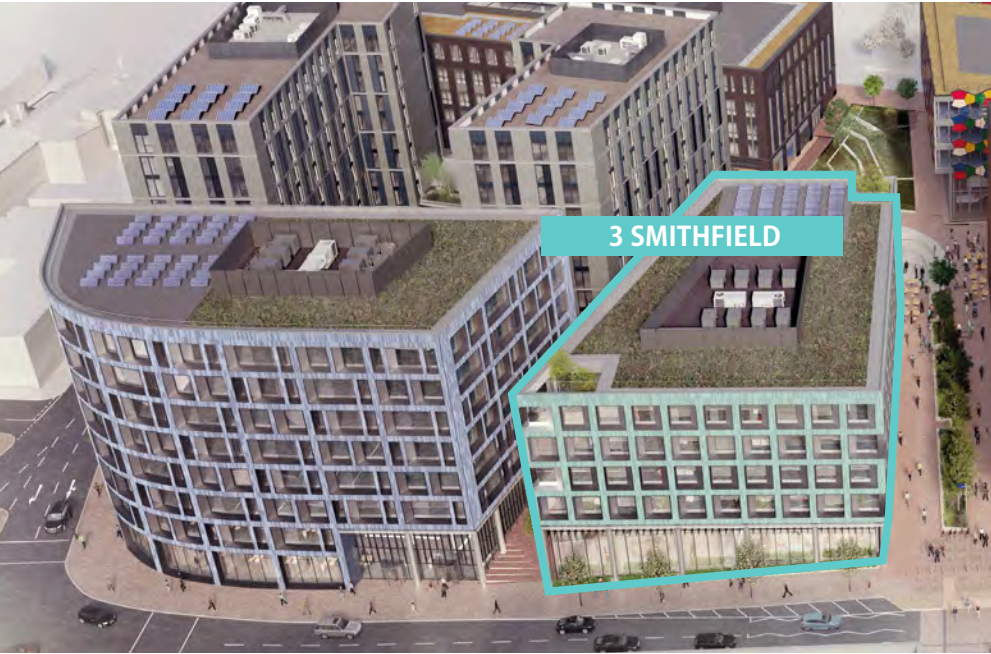


# Delivery timetable/ milestones for offices

- Outline planning permission already secured
- Site remedial work completed
- RIBA 1-3 stages to be completed Q3 2020
- Secure reserved matters consent Q3 2020
- Complete procurement process by Q1 2021
- Construction period Q1 2021 – Q1 2022
- Ready for occupation Q2 2022



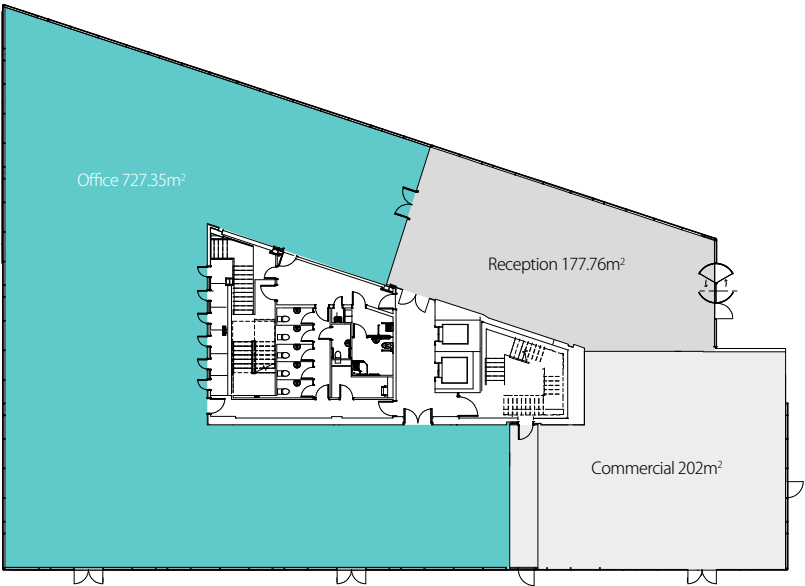
# Indicative layouts



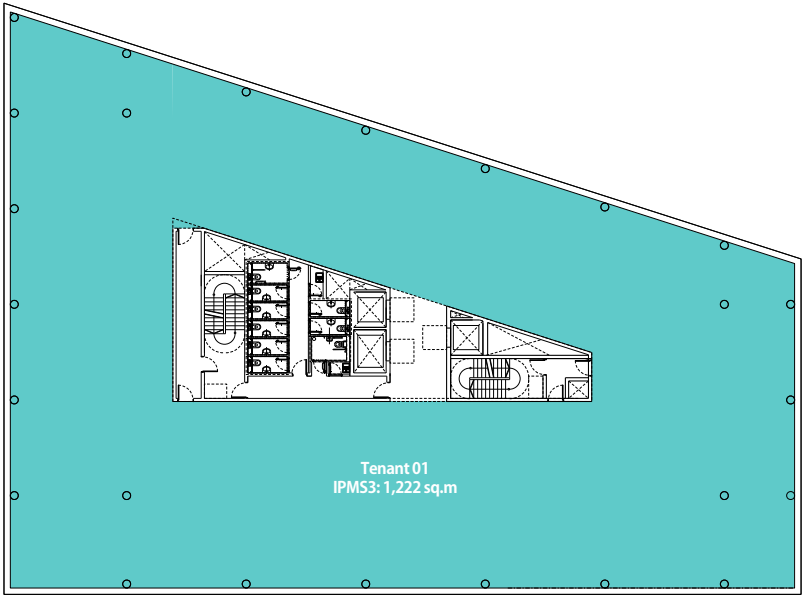
Area Schedule

Level	NIA (SQM)	GIA (SQM)	NIA (SQFT)	GIA (SQFT)
Lower Ground	-	278	-	2,992
Ground	930	1,345	10,010	14,476
First Floor	1,235	1,449	13,292	15,594
Second Floor	1,235	1,449	13,292	15,594
Third Floor	1,235	1,449	13,292	15,594
Fourth Floor	1,235	1,449	13,292	15,594
Roof	-	133	-	1,432
Total	5,869	7,551	63,178	81,275

Ground Floor



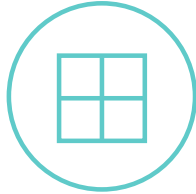
Typical Floor



# Specification



Open plan floor plates



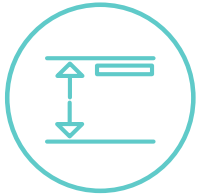
Floors designed to split easily  
into 4 separate demises



Designed to achieve  
a BREEAM 'Excellent' rating



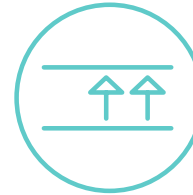
Energy Performance  
Certificate to achieve A



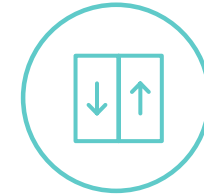
Office floor to ceiling  
height 2.85m



150 mm raised access  
flooring zone



700 mm ceiling services zone



2 passenger lift(s)  
and 1 goods lift



Anti Glare light system



Sophisticated building  
management system



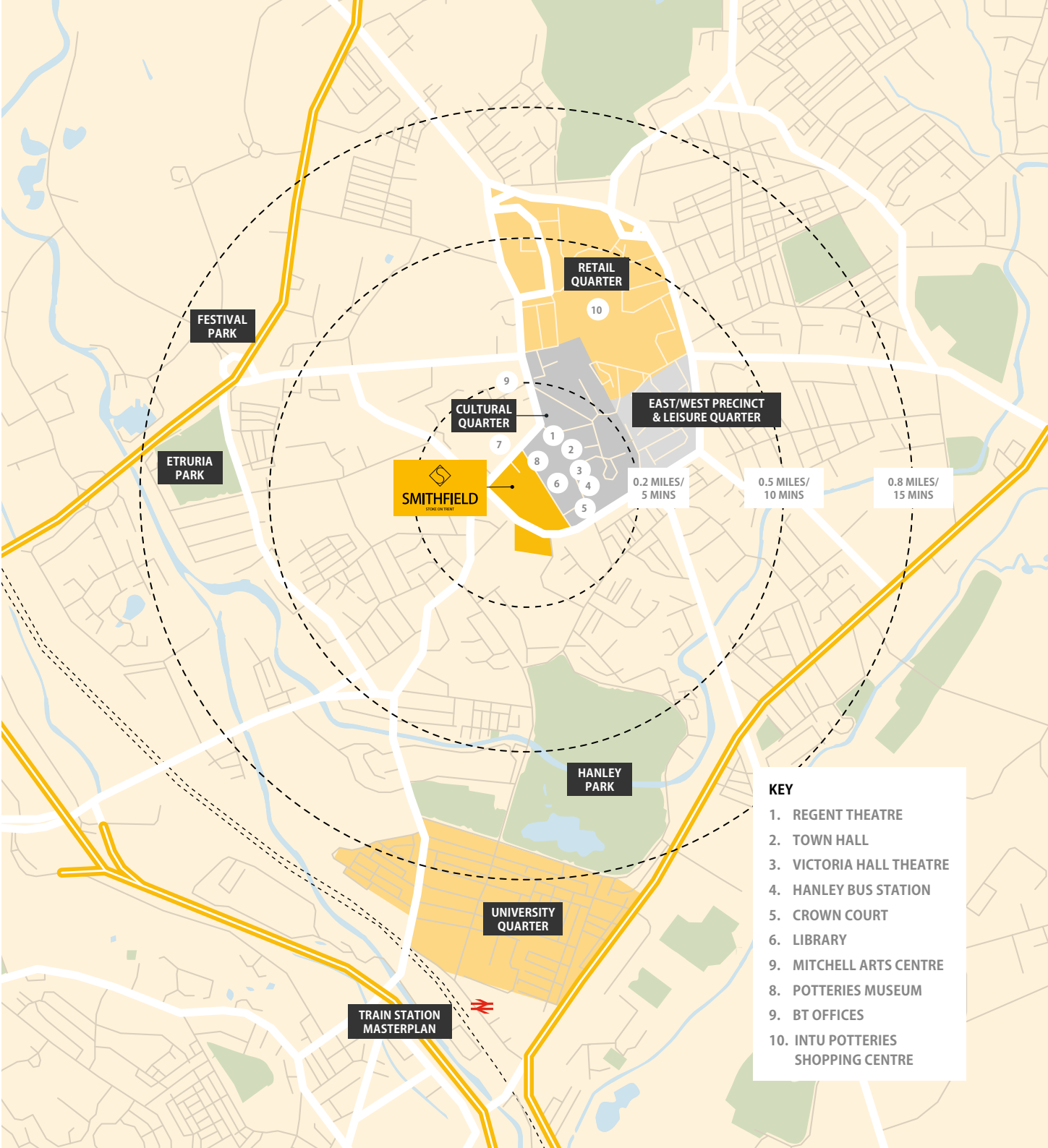
Sophisticated access control



CCTV monitoring system



# Location





# City Centre context

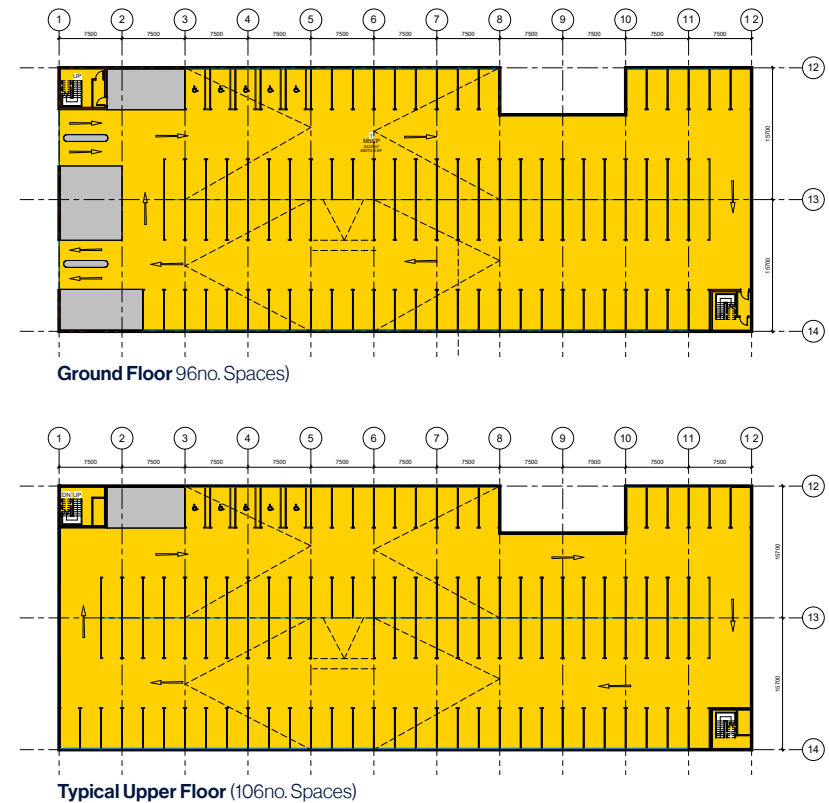


← - - - → Key pedestrian routes



# MSCP

- Proposed new 730 car MSCP to be located south of potteries way to service Smithfield
- Business case for the delivery of the MSCP agreed between SOTCC and Genr8 June 2019
- SOTCC to prepare cabinet papers to secure approval Q2 2020
- Construction to commence Q4 2020
- MSCP to be operational Q3 2021





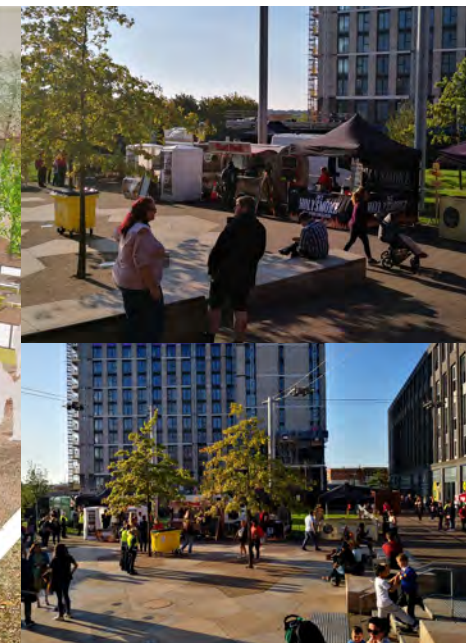
# Smithfield placemaking

Place creation consultants, DS.Emotion, are instructed by Genr8 to lead in placemaking activities for Smithfield.

A Placemaking strategy for Smithfield has been created involving stakeholder and community engagement across the business, arts, culture and public sectors.

The strategy is currently being refined to adhere to guidance for events in light of the Covid 19 pandemic and will involve a combination of physical events and activities and digital engagement.

## Proposed Smithfield Meanwhile Use Ideas





# Amenities



**1. THE SLAMWICH CLUB**  
No.63 Piccadilly, Stoke-on-Trent ST1 1HR

**2. KLAY PIZZERIA & BAR**  
52 Piccadilly, Stoke-on-Trent ST1 1EG

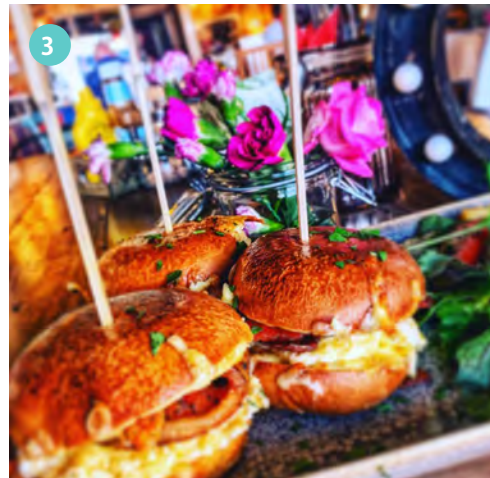
**3. THE QUARTER CAFE/RESTAURANT**  
65 Piccadilly, Stoke-on-Trent ST1 1HR

**4. BOTTLE CRAFT**  
33 Piccadilly, Stoke-on-Trent ST1 1EN

**5. NORTH**  
31 Piccadilly, Hanley, Stoke-on-Trent, ST1 1EN

**6. EFES**  
42 Broad St, Stoke-on-Trent ST1 4EU

**7. BAR 41**  
41 Piccadilly Hanley Stoke on Trent ST1 1EN





# Amenities

## 1. SUGARMILL

36 Brunswick St, Stoke-on-Trent ST1 1DR

## 2. POTTERIES MUSEUM AND ART GALLERY

Bethesda St, Stoke-on-Trent ST1 3DW

## 3. INTU POTTERIES

Quadrant Rd, Stoke-on-Trent ST1 1RZ

## 4. VICTORIA HALL

Bagnall St, Stoke-on-Trent ST1 3AD

## 5. THE UNDERGROUND

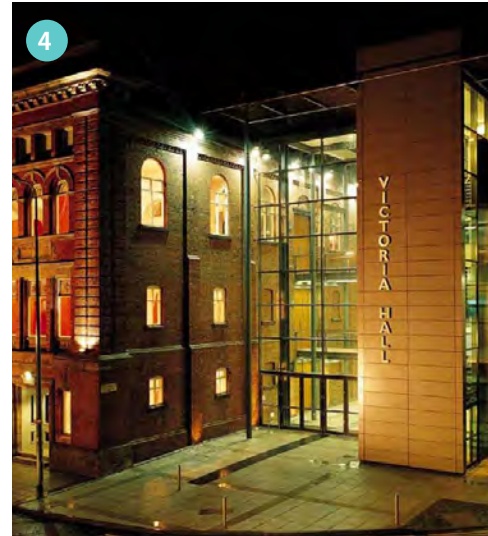
2 Morley St, Stoke-on-Trent ST1 4LS

## 6. REGENT THEATRE

Piccadilly, Stoke-on-Trent ST1 1AP

## 7. MITCHELL ARTS CENTRE

Broad Street, Hanley Stoke-on-Trent, ST1 4HG



## Contact



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## A development by

**Genr8**



**SMITHFIELD**  
STOKE ON TRENT

**smithfieldstoke.com**

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