

5

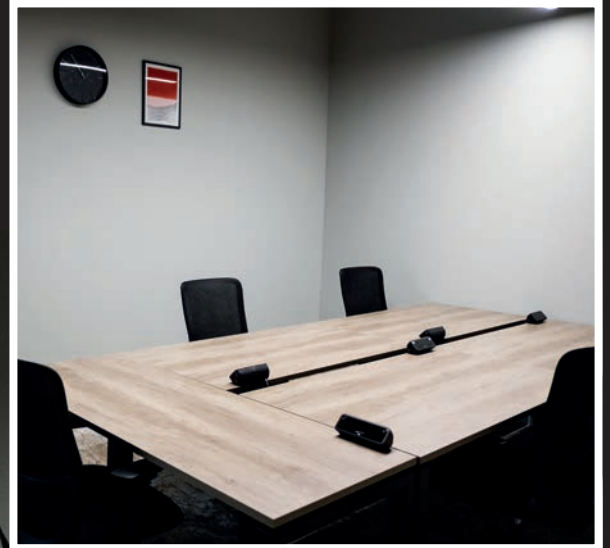
DESKS

19

SQ M

205

SQ FT



# To Let Private Office Suite - 2.03

2 SMITHFIELD  
BROAD STREET, HANLEY,  
STOKE-ON-TRENT,  
STAFFORDSHIRE  
ST1 4QA

**SMITHFIELD**  
WORKS

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

# 2 Smithfield Private Office Suite

5  
DESKS

19  
SQ M

205  
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 2.03 is one of a range within 2 Smithfield 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.