

12  
DESKS

103  
SQ M

1,109  
SQ FT



# To Let Self Contained Office Suite - 3.01

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

**SMITHFIELD**  
WORKS

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hello@smithfield-works.com

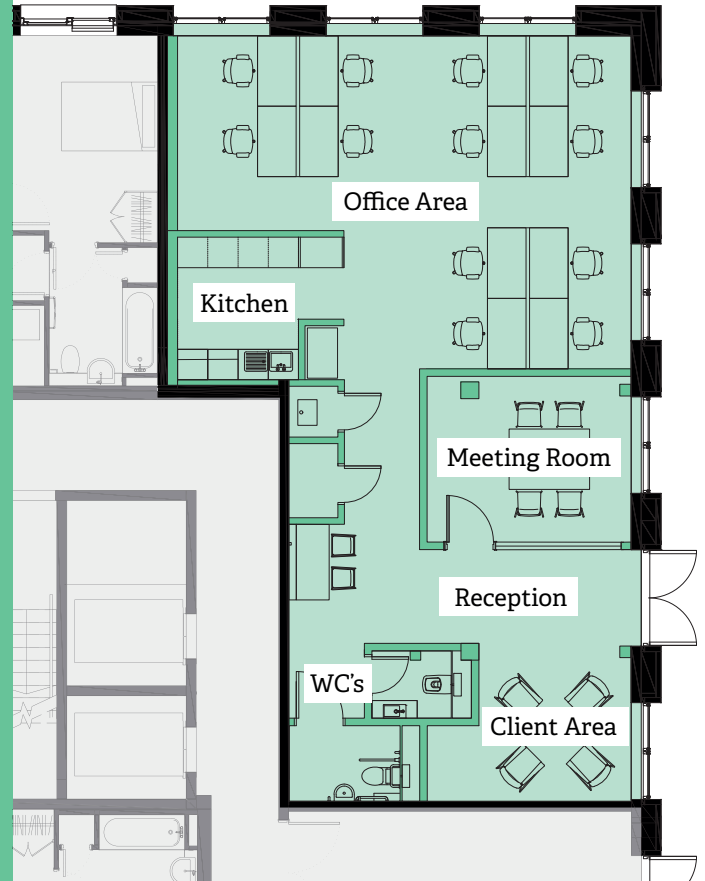
# Ground Floor Clayworks Self Contained Office Suite

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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. Ground floor Clayworks is a self-contained private suite. The suite comes with its own kitchen, WCs and has desks for up to 12 people.



## AMENITIES:

- Gigabit broadband available
- Led lighting
- High quality furnished offices
- 24/7 Office access
- 24/7 Tech support
- Members benefits
- Free tea & coffee
- On-site Community Managers
- Male & female wc's
- Workspace management app

## WITHIN SMITHFIELD WORKS:

- Free use of video/phone booths
- Communal breakout space
- Bookable meeting rooms
- Bike storage & showers

## 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.