







ONE OF THE UK'S 15 LARGEST CITIES BY POPULATION SIZE.

**33,000 STUDENTS**KEELE &
STAFFORDSHIRE
UNIVERSITIES.

2.76M CATCHMENT WITHIN 45 MINS (MORE THAN GLASGOW,

(MORE THAN GLASGOW EDINBURGH, CARDIFF, BRISTOL, NEWCASTLE).

CATCHMENT COMPRISES UP TO **870,000 PEOPLE** WITH A TOTAL COMPARISON GOODS SPEND OF £1.5 BILLION PA.





SMITHFIELD
COMPRISES 1.2
MILLION SQ FT OF
RETAIL/LEISURE,
HOTEL AND OFFICE
SPACE OVER
MULTIPLE PHASES.

PHASE 1 CONSISTS OF NO.1 AND NO.2 SMITHFIELD. BOTH BUILDINGS ACHEIVED PRACTICAL COMPLETION IN AUGUST 2015.

NO.1 SMITHFIELD IS LET TO STOKE-ON-TRENT CITY COUNCIL, WITH 770 PEOPLE DUE TO BE IN OCCUPATION BY AUTUMN 2016. NO.2 SMITHFIELD HAS 2 FLOORS LET TO WATER PLUS, WITH AN ESTIMATED 400 STAFF TO BE ON SITE.







- HIGH QUALITY, SHELL SPECIFICATION ACCOMMODATION AVAILABLE
- OPPORTUNITY FOR OUTDOOR SEATING
- AVAILABLE FOR IMMEDIATE OCCUPATION BY WAY OF A NEW, EFFECTIVELY FULL REPAIRING AND INSURING LEASE FOR A TERM TO BE AGREED
- RENT UPON APPLICATION.

**ALL ENQUIRIES:** 

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