

Genesis CENTRE



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

OFFICE

@ NORTH STAFFS BUSINESS PARK
INNOVATION WAY
STOKE-ON-TRENT ST6 4BF



AVAILABLE SUMMER 09

TO LET

SERVICED OFFICE SUITES **FOR 1-25 PERSONS**

www.genesis-centre.com

GENESIS CENTRE

Developed and operated by Northern Trust, in partnership with Advantage West Midlands, North Staffs Regeneration Partnership and Stoke-on-Trent City Council, Genesis Centre is a state of the art environmentally friendly serviced office specifically designed to encourage new start up businesses and support the small and medium sized enterprises (SME's) in the region.

High quality, fully serviced office space is available as a single 'hot desk' or flexible suites ranging from 2 persons (177 sq ft) up to 25 persons (1,838 sq ft) all on "easy in - easy out" agreements.

FEATURES

Genesis Centre presents an unrivalled business solution for the start up and SME's, within a well connected inspiring new building, and offers a range of products and services to support all types of business including:

- Ⓞ Fully furnished office suites
- Ⓞ Leading edge telecoms
- Ⓞ High speed broadband internet connection
- Ⓞ Managed reception and visitor welcome
- Ⓞ Fully equipped and air conditioned meeting and conference facilities
- Ⓞ Hot desking

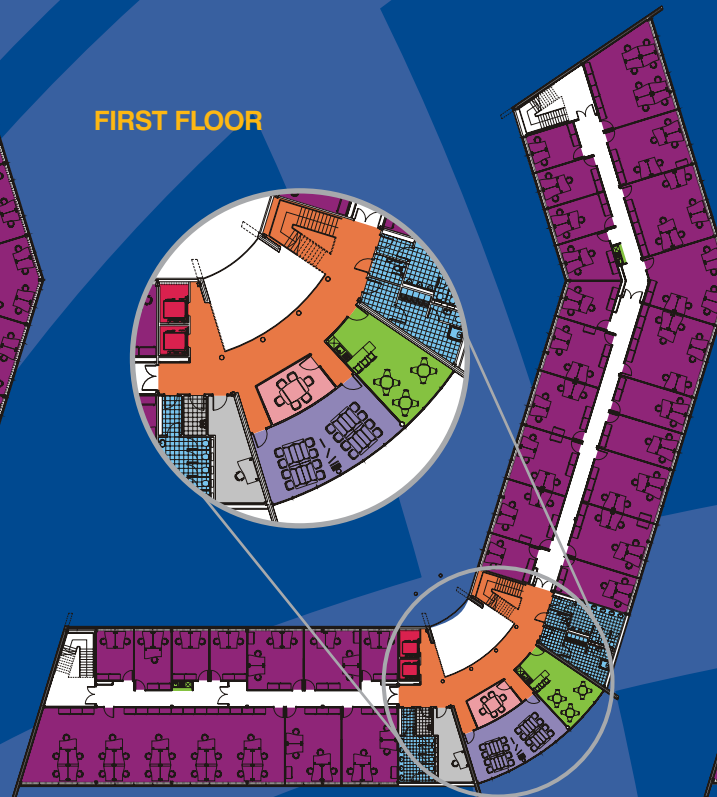
There are also dedicated break out areas on each floor, designed to provide more informal meeting areas and to encourage interaction between businesses and individuals within the centre to stimulate growth.

FLOOR PLANS

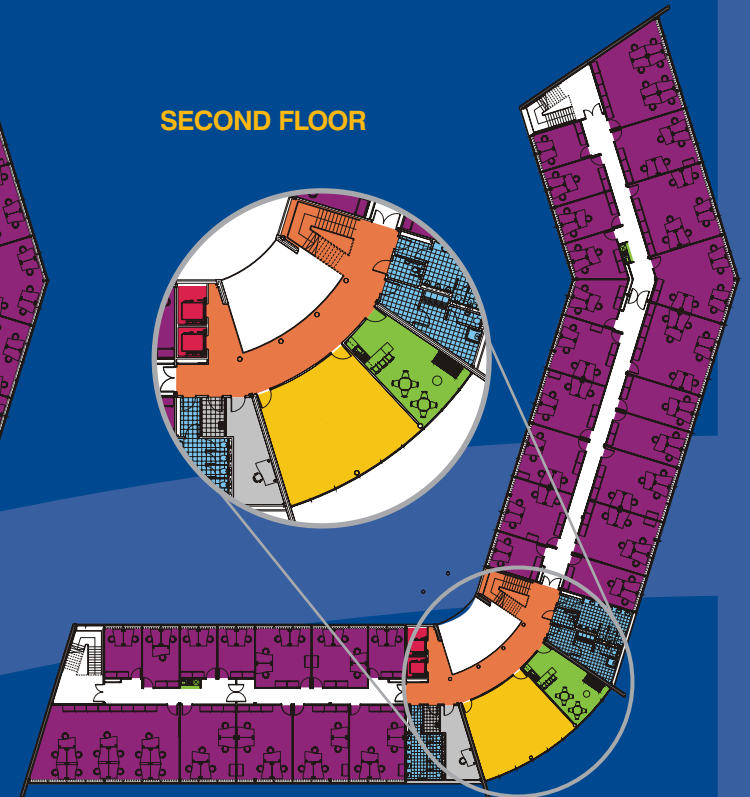
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



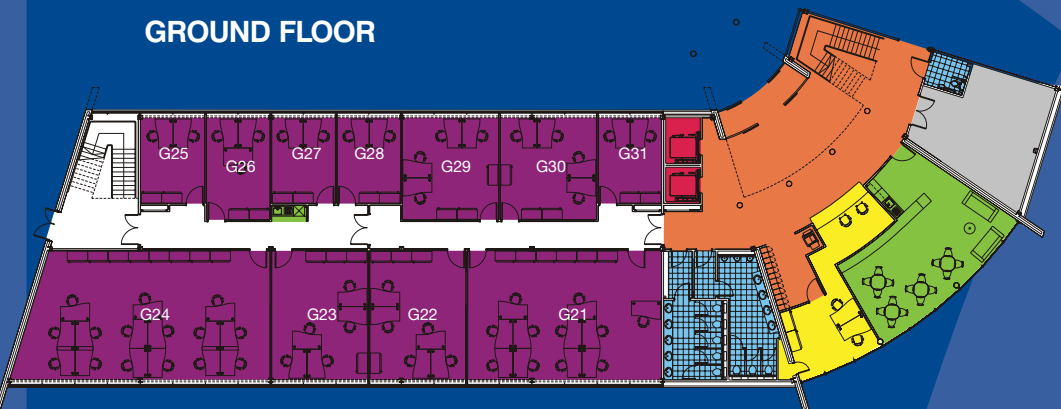


FACILITIES & SERVICES

- Ⓞ High quality fully furnished office suites
- Ⓞ Managed reception and visitor welcome
- Ⓞ Telephone answering service
- Ⓞ On site centre management
- Ⓞ 24 hour security controlled access CCTV
- Ⓞ Shower / changing rooms
- Ⓞ Break out space
- Ⓞ On site car parking
- Ⓞ Meeting & conference rooms
- Ⓞ Catering services for meetings / conferences
- Ⓞ Metered electricity – only pay for what you use

- Ⓞ Heating
- Ⓞ Disabled access and facilities with two lifts serving each floor
- Ⓞ Telephone handset and line rental
- Ⓞ Broadband internet access
- Ⓞ Office suite cleaning and refuse collection
- Ⓞ Building and estate maintenance
- Ⓞ Fully equipped kitchens & tea points providing free tea and coffee
- Ⓞ Secure individual postal facilities with mail delivered daily
- Ⓞ Access to pay as you use services
secretarial support, colour printing, photocopying,
incoming / outgoing faxes, outgoing mail

TYPICAL FITOUT GROUND FLOOR



SUITE NUMBER	SIZE SQ FT	OCCUPANCY (NO. PERSONS)	SUITE NUMBER	SIZE SQ FT	OCCUPANCY (NO. PERSONS)
G21	817	11	G27	177	2
G22	405	5	G28	177	2
G23	405	5	G29	319	4
G24	1,013	15	G30	319	4
G25	177	2	G31	117	2
G26	211	3			

KEY

- Office Suites
- Reception
- Breakout Areas
- Centre Office
- Plant Room
- Toilets
- Lifts
- Conference Rooms
- Meeting Room
- Hot Desk Area

ENVIRONMENTAL CONSIDERATIONS

From the outset Genesis Centre was intended to be promoted as a flagship project in terms of environmental considerations and was therefore designed to achieve a BREEAM rating of “EXCELLENT”.

BREEAM (Building Research Establishment Environmental Assessment Method) is the world’s leading environmental assessment method for buildings and sets the standard for best practice in sustainable design. This assessment has become the standard measure of a building’s environmental performance.

In order to achieve the “Excellent” rating the following sustainable features have been incorporated into the building design:

- Ⓞ Ground Source Heat Pumps
- Ⓞ Thermal Zoning
- Ⓞ Natural Ventilation
- Ⓞ Lighting Control
- Ⓞ Water Efficiency
- Ⓞ Sustainable Drainage Systems (SUDS)

LOCATION

Genesis Centre is strategically located on North Staffs Business Park at the junction of Chatterley Road and Reginald Mitchell Way, Chatterley Valley, on the northern fringe of Stoke-on-Trent.

The centre is conveniently situated adjacent to the A500 dual carriageway providing easy direct access to junction 16 of the M6, which lies 5 miles west of the site, and the City Centre 5 miles to the south.

The local amenities of Tunstall are readily accessible being less than a mile from the centre whilst Kidsgrove is just 2.5 miles away

RENT/CHARGES

Genesis Centre operates as a fully serviced office with a fixed monthly outlay to cover a number of items including the following:

- Ⓞ Rent
- Ⓞ Service charge
- Ⓞ Business rates
- Ⓞ Building insurance
- Ⓞ Telephone line rental
- Ⓞ Broadband connection
- Ⓞ Furniture
- Ⓞ Heating

Full details of what's included within the monthly payment can be obtained from the letting agents.

VAT

All rents and other charges quoted are exclusive of and will be liable for VAT at the prevailing rate.



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TERMS

Each suite is available on a flexible basis, by way of an "easy in – easy out" tenancy agreement which can be terminated quickly without penalty.

A copy of this agreement is available from the joint agents or can be downloaded at www.genesis-centre.com.

www.genesis-centre.com

A development by



In partnership with



FURTHER INFORMATION

Further information about this scheme is available from the letting agents or at www.genesis-centre.com.

To arrange a viewing of Genesis Centre please contact one of the letting agents below.

Patrick Doherty
pjd@louis-taylor.co.uk

Richard Day
richard.day@
danielhulme.co.uk

Dawn Webster
dwebster@lyntonhouse.com



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