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32 Eyre  
ST.

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Sheffield S1 4QZ

500 – 37,000  
SQ FT OF  
OFFICE  
SWAGGER

## An office that gives your business swagger

32 Eyre Street provides flexible office space that can be designed around the needs of your business.

This is your opportunity to create bespoke office space for your business to thrive in.



# WORK – THE NEW PLACE TO BE SEEN

Step into a fully open plan boutique office. 32 Eyre Street opened its doors in December 2019 and welcomed its first occupier Wizu. A high quality business centre operator. They've breathed life and excitement into the building providing a manned reception, gym, juice bar and coffee shop.

Above the business centre we have a variety of boutique office suites that can give your business the swagger it needs.

32 EYRE STREET



Impressive  
ground floor  
reception with  
coffee shop,  
Boutique  
Fitness suite  
and informal  
meeting space



## The Building

Let's talk about the needs of your business.  
We can accommodate your bespoke requirements  
to create the space your business deserves.

The building provides  
the following  
specification:

- Boutique open plan offices
- Comfort colling
- LED lighting
- DDA compliant
- 3xPassenger lifts
- Shower facilities
- Bike storage

This can be altered  
to suit you.



# Availability

We are able to offer suites from as little as 1,845 sq ft up to 36,000 sq ft.

Location	SQ FT	SQ M		
Seventh Floor	3690	343	Under offer	
Sixth Floor	3690	343		
Fifth Floor	3690	343		
Fourth Floor	3690	343		
Third Floor	6961	647		
Second Floor	6961	647	■ (Let to WIZU)	
First Floor	6961	647	■ (Let to WIZU)	
Reception / Cafe / Co-working / Fitness Suite	2174	202	■ (Let to WIZU)	

## Ground Floor Retail Units

7 No @ Each	447	42
2 No @ Each	460	43

Take as much as you need, a suite, a whole floor, or the whole building.

Note: Please note the floor areas are taken from a 3rd party and are therefore for indication purposes only. A full measured survey will be undertaken on completion of works.

## Be in control of your space

32 Eyre Street offers you the ultimate flexibility. Choose from suites from as little as 1,845 sq ft up to the whole building (a total of 37,000 sq ft). Then we will structure the fit-out and design to perfectly suit your business needs.



# Floorplans



## Floors 1 - 3

Floors 1-3 offer large open-plan areas of 6,961 sq ft. These floor plates can be further divided to offer space as small as 1,845 sq ft.



## Floors 4 - 7

Floors 4-7 offer smaller plates of 3,690 sq ft. Or combine multiple floors to create up to 36,000 sq ft of office space.





# Spaceplans



Put your own stamp on the space by working with our team of planners to create something unique to you. Get in touch to get started.

Floors 1 - 3



Floors 4 - 7



# AN INNER-CITY SENSATION

Getting to work couldn't be  
easier with great transport links  
on the doorstep.

## Location

Everything you need is on your doorstep from Eyre St's ideal situation within the city centre ring road. Enjoy easy access to all transport links as well as a host of amenities. Try out the new Light cinema, Moor Markets, new era square and the exciting independent scene emerging across the road in the cultural industries quarter.

### Interesting places on your doorstep.

1. Sentinel Brewery
2. Moor Markets
3. Devonshire Green
4. Tamper
5. Street Food Chef
6. The Holt



## Agents

For viewings and more information about the development please contact one of our joint agents:



### Tim Bottrill

Mobile 07810 865 561  
Email tim@colloco.co

### Peter Whiteley

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