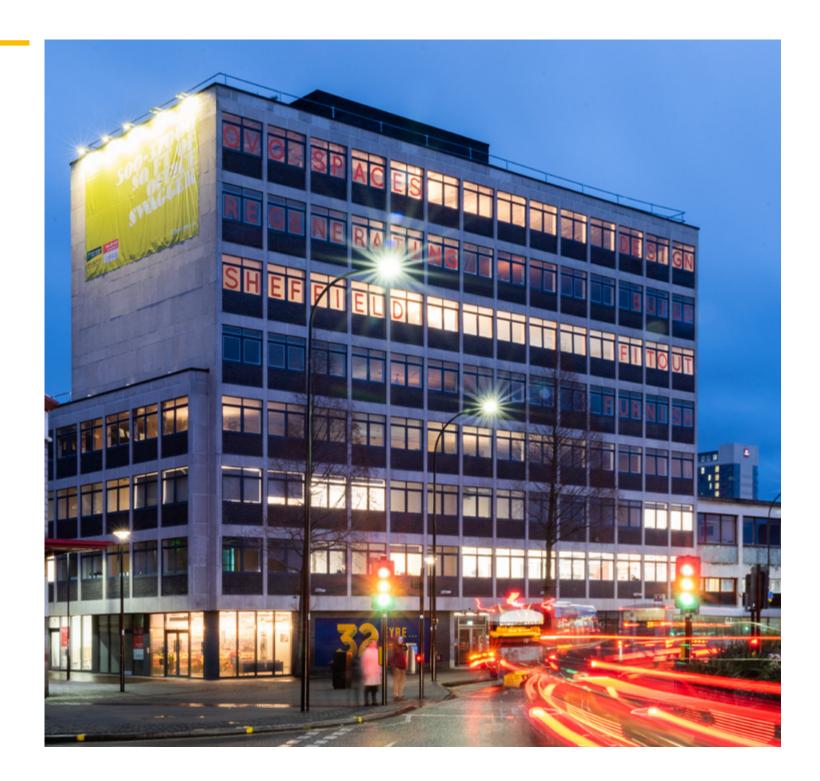




### An office that gives your business swagger

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.







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 lists
- Shower facilkities
- Bike storage

This can be altered to suit you.





2 No @ Each

### **Availability**

460

43

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	
Sixui 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	

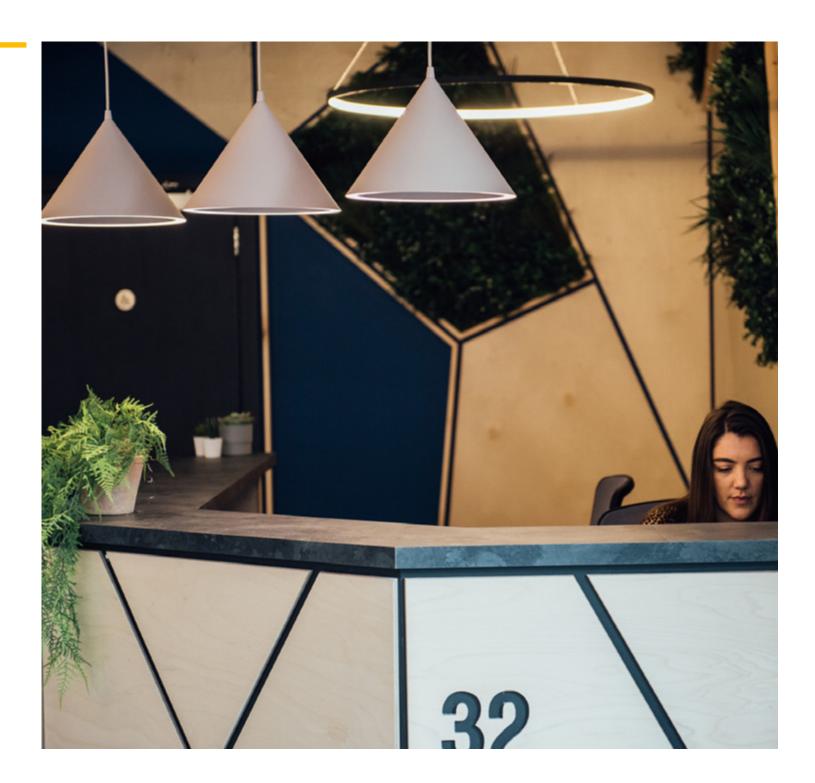
Take as much as you need, a suite, a whole floor, or the whole building.

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**

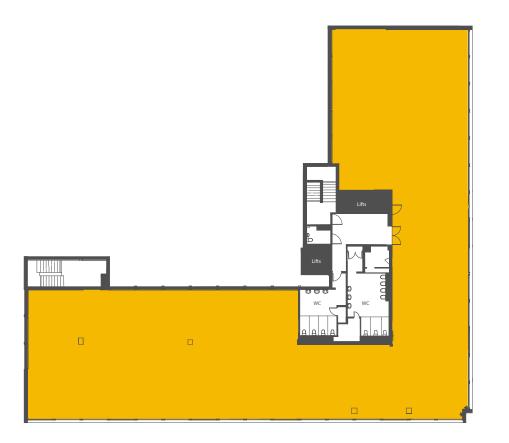


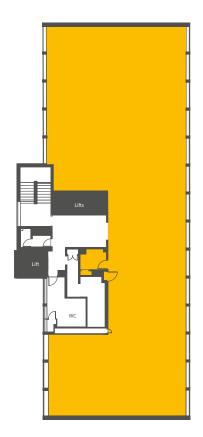
Floors 1 - 3

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







### Spaceplans

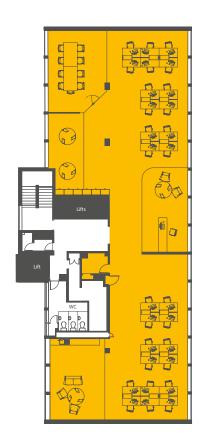


Put your own stamp on the space by working with our team of planners to create something unique to you. Get in touch to get started.

Floors 1 - 3



Floors 4 - 7



# AN ERGINY INSERTION

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:

0114 299 3121 www.colloco.co

colloco.



#### Tim Bottrill

Mobile 07810 865 561 Email tim@colloco.co

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