

**500-37000
SOUTH
DENTON
WAYGATER**

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.

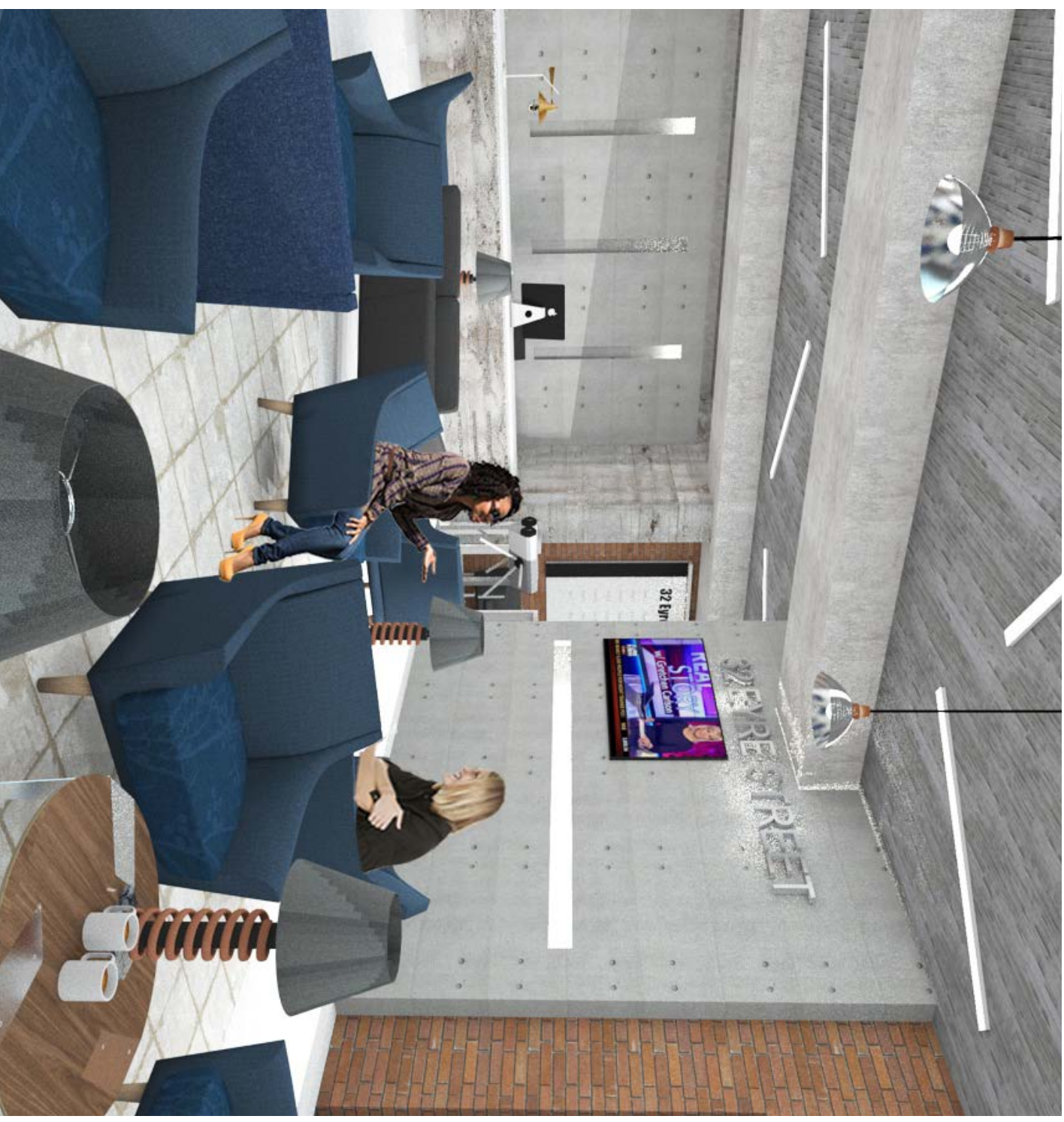


WORK - THE NEW PIACENTO BUILDING

Step into a fully open-plan office space, designed for your needs and finished with high quality fixtures and fittings. 32 Eyre Street has been stripped back to a shell, so you can benefit from a bespoke, contemporary fit-out.

As the major construction work has been done, you can enjoy brand new space sooner than you think. The ground floor will be fully refurbished with prominent, self-contained retail and leisure units. The unit adjacent to the reception makes an ideal space for a coffee shop or co-working area.

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 proposed specification is:

- Spectacular reception
- Comfort cooling
- Fully raised access floors
- Lighting to LG3/LG standard
- Occupancy sensors
- Fully DDA Compliant
- 2x lifts
- Male, female & disabled WCs
- Shower facilities
- Floor to ceiling height of 2.75m
- Boutique Fitness Suite

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	
Sixth Floor	3690	343	
Fifth Floor	3690	343	
Fourth Floor	3690	343	
Third Floor	6961	647	
Second Floor	6961	647	
First Floor	6961	647	
Reception / Cofe / Co-working / Fitness Suite	2174	202	
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.

WIZU

W O R K S P A C E

Features:

- All inclusive pricing
- Superfast connectivity
- Event Space
- Furnished offices
- Board room
- Boutique Fitness Suite
- Showers
- Air-conditioning
- Co-working space
- Dedicated Reception
- VOIP Phone System
- Hot desking
- 24-hour access
- CCTV

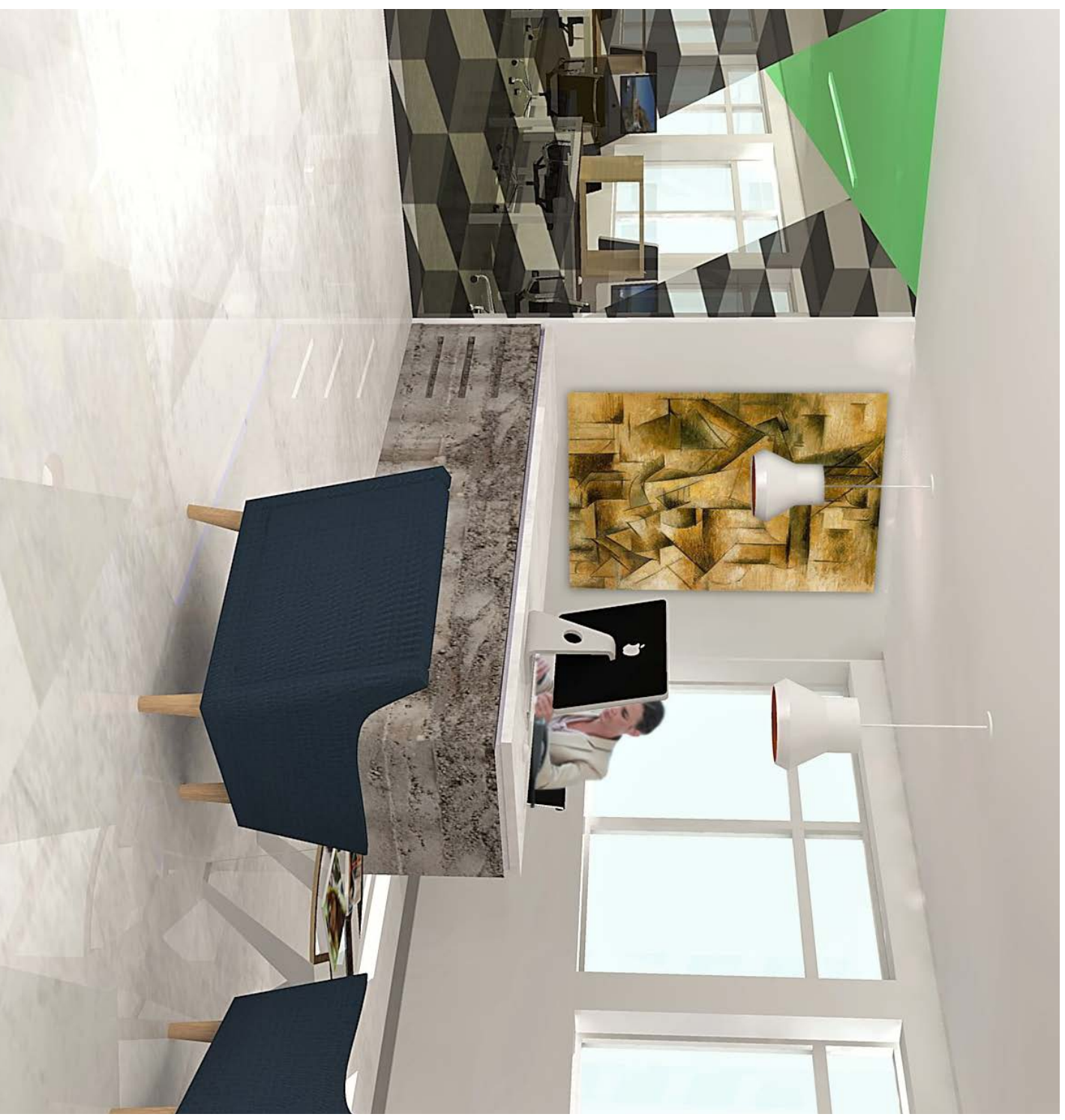
Wizu Workspace will be opening their first centre in Sheffield in 32 Eyre St. The business centre will anchor the development and bring life and soul to the building from the day it opens. The interior design is unique, clean and modern and comprises a mix of uniquely designed private office suites, co-working space and meeting rooms all equipped to a high specification. Beautiful, design led surroundings to uplift and inspire creativity, with a strong sense of community and a solid work ethos.

Fully stocked kitchens including unlimited breakfast cereal, independent speciality coffee and Yorkshire Tea. The community is managed by a dedicated on-site team that curates a range of social and business events. A state of the art boutique fitness suite on the ground floor will have classes focused to ensure our members achieve peak performance in their business and with their health and well-being.



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



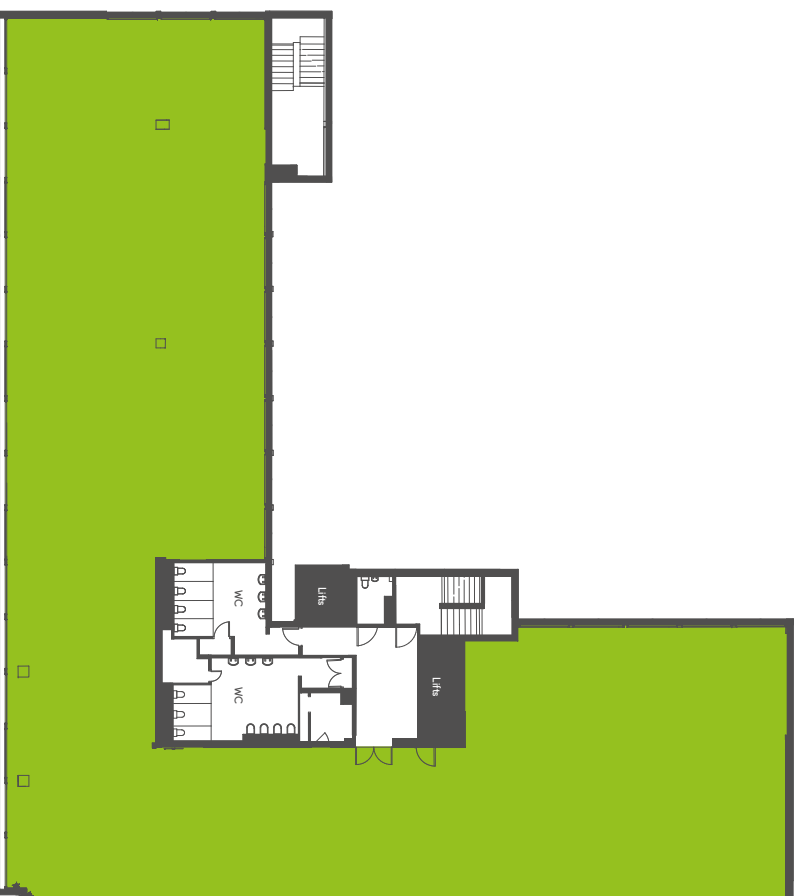
Ground

The ground floor will be the beating heart of the building. As well as reception space, it is large enough to accommodate a coffee shop and informal meeting space.



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



NUMBER-ONE

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:



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