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## **32 Eyre Street, Sheffield, S1 4QZ**

To Let | 3,690 sq ft

32 Eyre Street provides flexible office space that would be ideal for a variety of businesses – one top floor suite available

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## 32 Eyre Street, Sheffield, S1 4QZ

### Summary

- Rent: £16 per sq ft
- EPC: D (82)
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings



Tim Bottrill  
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### Description

We have one top floor suite available. The building has undergone a total refurbishment programme over the last 2 to 3 years, both inside and out. This has resulted in the provision of attractive, modern office accommodation in an ideal location. The top floor suite, in particular, benefits from city-wide views. Wizu are located on the ground floor where they have a cafe which provides a welcoming environment and is available to all occupiers.

### Location

Everything you need is on your doorstep from 32 Eyre Street'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 Light cinema, Moor Markets, New Era Square and the exciting independent scene emerging across the road in the Cultural Industries Quarter. There is also a manned reception on the ground floor.

### Specifications

The building's specifications are as follows:

- Spectacular double height 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



### Viewings

Via Tim Bottrill (see contact details below).

### Terms

The 7th floor suite is available by way of a new FRI lease on terms to be agreed. An annual service charge is payable.

### Amenities & Specifications

Build Status: Refurbished

