



**THE
CITY
FACTORY**
100 PATRICK STREET



MODSQUAD

onesource

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ONE OF THE MAGNIFICENT FIVE

Occupying one side of the street, this large shirt factory of three storeys and a massive twenty-four bays was one of Derry's "magnificent five". The sheer scale and rhythm of the window openings in the polychromatic brick walls is mesmerising.

In the late 1800's and early 1900's Derry was known worldwide for its high quality shirts. At the peak of the shirt industry in 1920 Derry had expanded to 38 factories in total compared to only 5 in the 1850's. The City Factory is one of the 5 original red brick shirt factories in the city.

In the 1900's Derry employed an impressive 18,000 girls in its shirt factories alone, more than all the other industries combined. Each shirt took roughly 2 minutes to make and passed through 8 women's hands, and it took a further 6 women to construct the collar.

It was this care and precision that made Derry the largest supplier of shirts in the UK and Europe.

"IT SHOWS OFF DERRY'S PROUD HERITAGE AS THE ONCE SHIRT MAKING CAPITAL OF THE WORLD."



City Factory Patrick Street, 1863



City Factory Patrick Street, 1930's





THE HIGHLIGHTS

- **Up to c.10,000 Sq.Ft Available**
- Entire building contains c.90,000Sq.ft
- High profile historical building.
- Neutral city centre location.
- Multi-storey car-park within 1 minute walk.
- 1,500+ Car parking spaces within a 3minute walk from location.
- Self contained office solution across 3 levels.
- Close to all transport hubs - Bus station, Train station etc.
- Bespoke turnkey solution available.
- Disabled access throughout.
- High speed Broadband / Fibre connectivity available.
- Trendy Bars, cafes and restaurants are all in a 3minute proximity.

**"WE CREATE
SPACE WHERE
PEOPLE WANT
TO WORK."**



CREATIVE HUB

UNIQUE SPACE

DIGITAL COMMUNITY

CLOSE TO BARS

EXCELLENT PARKING FACILITIES

HIVE OF ACTIVITY

PIECE OF HISTORY

THE LOCATION

Derry / Londonderry is Northern Ireland's second city. It is a very popular commuter town. It benefits from exceptional local amenities and connectivity to Donegal and Belfast. The city centre area is located 8.4 miles from the City of Derry Airport and 57.5 miles from Belfast International.

Derry is already home to many blue chip companies such as Seagate Technologies, Allstate, Fujitsu, Kofax and Kainos.

There's a buzzing digital and creative community in the city. The City has world-class centres of excellence working with global companies to push back the boundaries in the fields of health and life sciences. The city's professional and financial services are expanding rapidly, while innovative new companies and industry giants are developing the software of the future here in Derry / Londonderry.

From healthcare to the future of robotics, the collaborative network of academics, clinicians and post graduates are helping lead the way in many avenues of research. The leading educational establishments work closely with industry to produce graduates whose skills are in demand in crucial areas like software, computing and engineering.

And when it comes to quality of life, you'll find this cultural capital is the friendliest city in the world.





Brown's In The Town is 2minutes away serving Fine Dining and Wines.



The Topsy bird cocktail bar is chic new venue 1minute from the property.



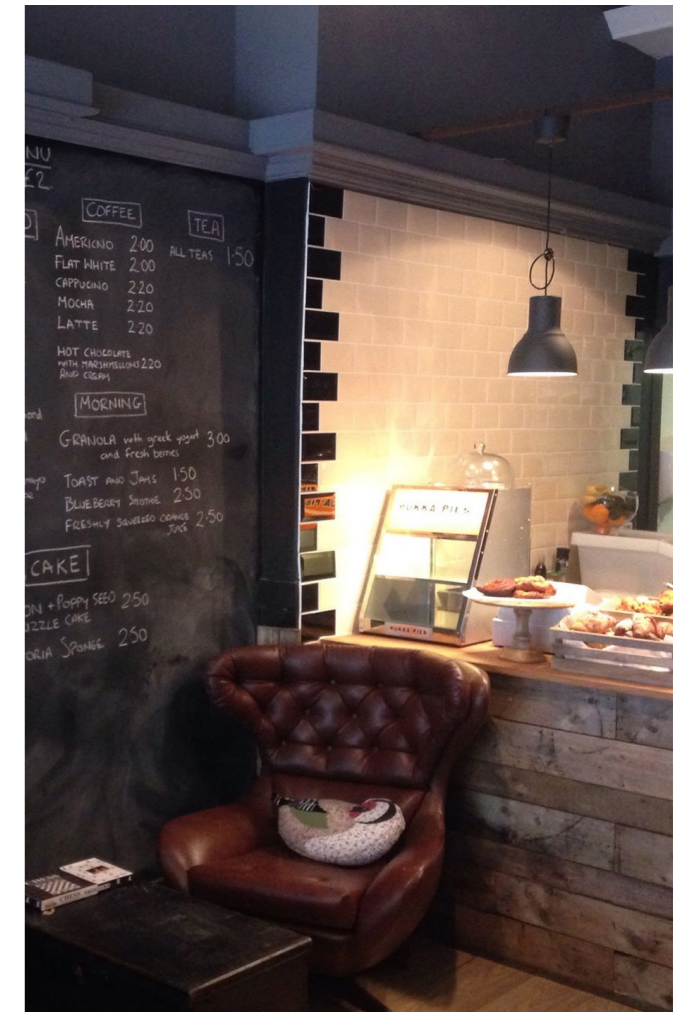
Primrose delicatessen is famed for its homemade decadent desserts.



Saffron Authentic Indian Restaurant is 1mintue from the location.



Primrose restaurant serves full lunch and dinner menu and also has its own delicatessen.



Coffee Tree is unique, serving organic and fairtrade goods. Only 1min walk.

COMMUNICATION

Road

Derry / Londonderry's road communications are excellent with the A2 and the A6 North and East of the city both having access to the M2 into Belfast. The City has direct links to the A5 to the South providing access to the wider motorway network beyond, such as the M1 into Dublin.

Bus & Rail

Derry / Londonderry Train Station is more commonly known as the Waterside Train Station. It runs trains every hour along the stunning Causeway Coastline, stopping in major locations such as Coleraine, Ballymena and Belfast.

Air

The City Factory is in the city centre, which is well located for swift access to the City of Derry Airport. The A6 has a direct link to Belfast International and is 1hr 30minutes by car.



SITUATION

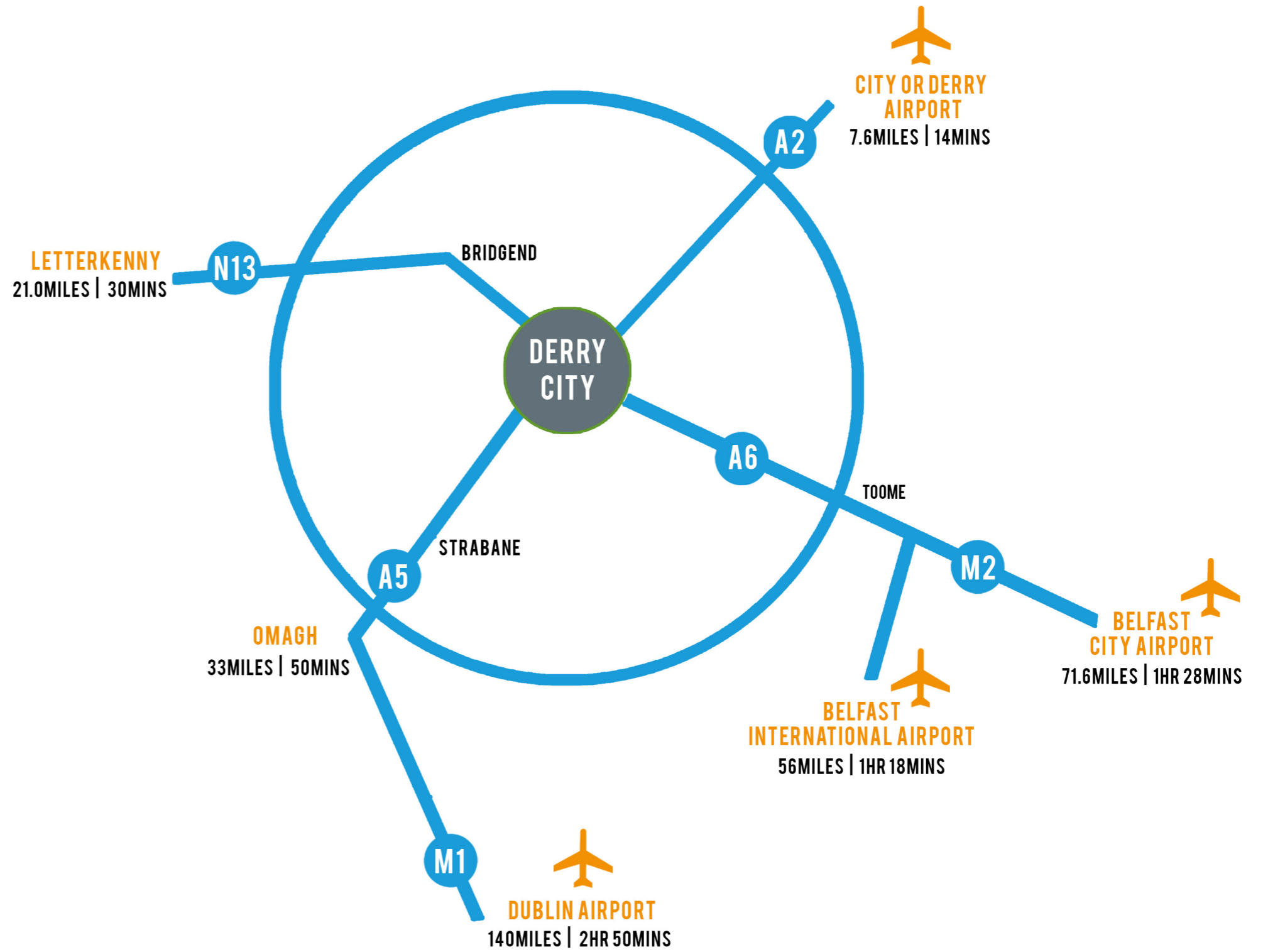
The property is situated in the town centre, in close proximity to excellent local amenities. Quayside Shopping centre and Tesco are less than a minutes' walk to the property, providing 500 parking spaces. Because of it's central location you can find the tourist information, The Guildhall, and the City Walls only a few minutes walk away. Patrick Street is a turn off from the busy strand road which provides a variety of shops, restaurants, and cafés. The Peace Bridge is in close proximity to the site.

Derry's Bus Depot is situated less than 0.3mile on Foyle Street, a 5minute walk from Patrick Street and provides a variety of routes all over Ireland, including Belfast, Dublin, Galway and all major Airports.





"PATRICK STREET IS PERFECT FOR PARKING AND AMENITIES"



** Map is indicative only.*

YOU'RE IN GOOD COMPANY

The City Factory is c. 90,000Sqft of bespoke office accommodation. Because of the high profile status of the building, companies on a global scale have made it their Head Quarters in Northern Ireland.

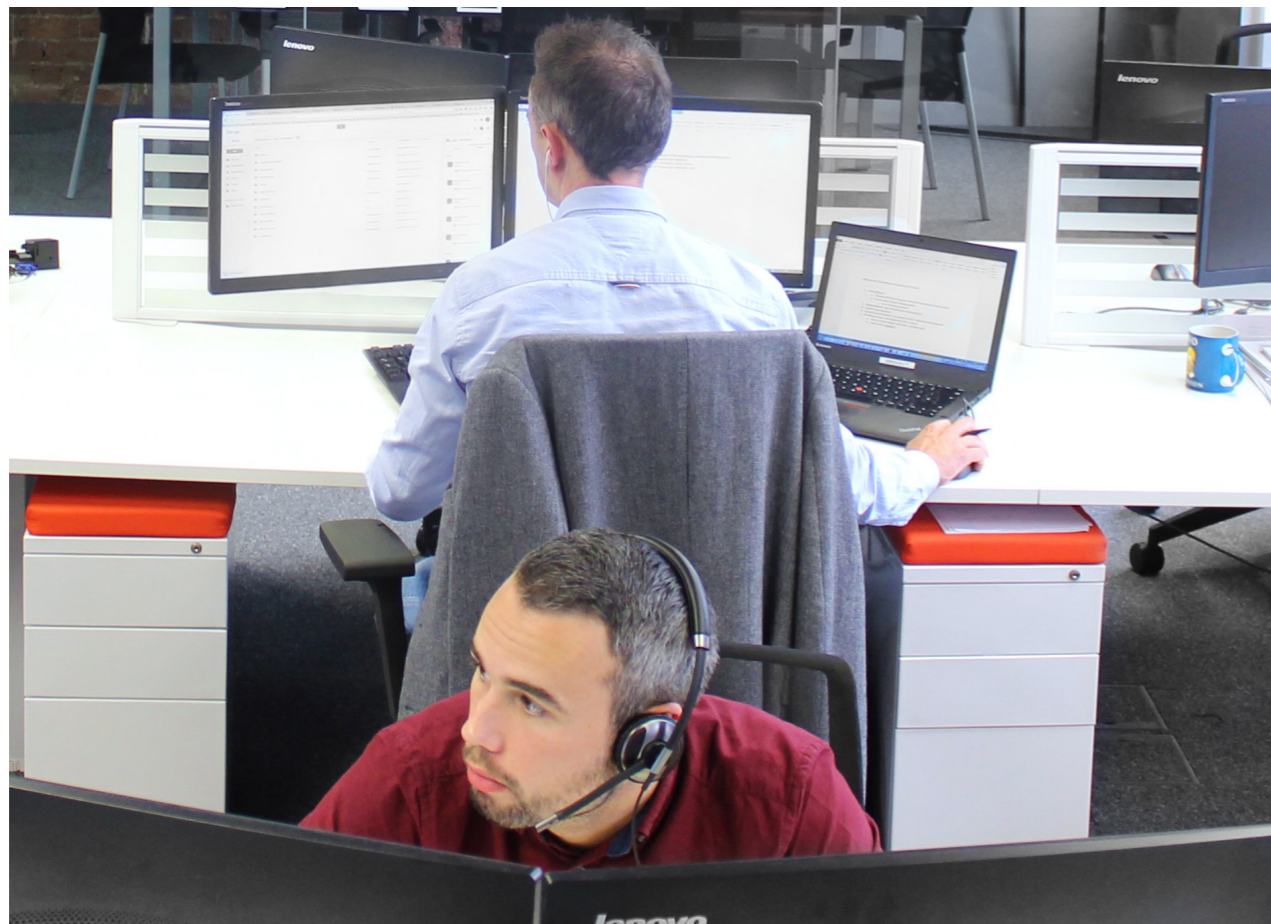
Some of our clients to obtain bespoke office accommodation in this property include:



**"WORK WITH LIKE MINDED
PEOPLE IN DERRY'S DIGITAL
QUARTER"**







**"THERE'S A BUZZING
DIGITAL AND CREATIVE
COMMUNITY IN THE
CITY."**

THE NEW
WAY



BUS DEPOT



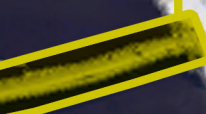
THE GUILDHALL



TOURIST INFORMATION OFFICE



PEACE BRIDGE



PARKING



MULTI-STOREY CAR PARK & TESCO



PARKING



100 PATRICK STREET, OLD CITY FACTORY



BESPOKE FIT-OUT

The Martin Property Group specialise in working with occupiers to re-locate them from spaces that no longer fit their business needs.

Whether you need a better working space or your company has recently expanded, the group will work with you to identify your exact requirements. This will allow them to provide a solution specifically tailored to your needs.

The Martin Group Occupier Solutions can either offer to lease or sell an existing property from their nationwide portfolio that will have been designed and fitted out to suit the occupier's specific needs.

"Our philosophy is always that if we do not have a space to facilitate a tenant we will buy one."

If they do not have a property that suits the occupier's needs in their existing portfolio, they will work to source a property and provide the cash to fund the project. The Martin Group will offer a spatial analysis of your needs as an occupier then design and build a bespoke fit out.

"WHERE THE
OLD MEETS
THE NEW."



ONE SOURCE VIRTUAL

Location: Derry-Londonderry

Size: 12,500sqft

Time Frame: 14 Weeks

The Martin Group sourced a high profile, historical building, known as the City Factory in Londonderry. The former renowned factory provides 90,000sqft of office accommodation. The Martin Group carried out a spatial analysis which resulted in provided One Source Virtual with 12,500sqft of office space across one floor.

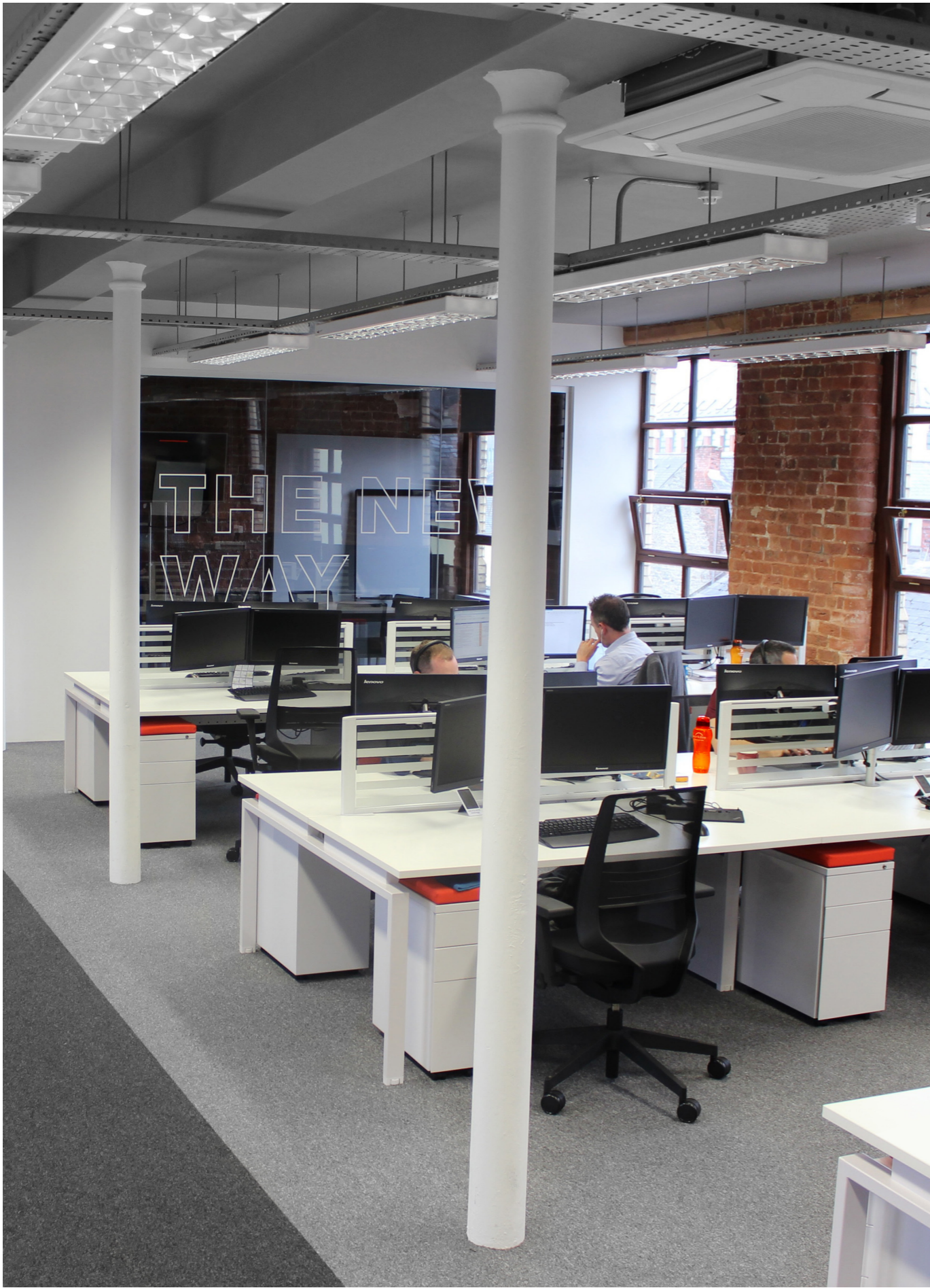
The Martin Group worked closely with One Source Vital's in-house team to provide a bespoke turnkey solution. With high-speed broadband and fibre connectivity across the office, disabled access throughout – The Martin Group successfully provided Grade A office space.



onesource
VIRTUAL











METAVERSE MOD SQUAD

METAVERSE MOD SQUAD



WHAT WE DO AT THE MARTIN PROPERTY GROUP

The Martin Property Group has operated across the UK and Ireland for over 40 years as commercial and residential investors/developers and contractors. The Group has built a substantial UK wide real estate portfolio over that period. The Group prides itself on completing complex projects whilst working with multiple stakeholders. The level of repeat business enjoyed by the Group is a testament to expertise and capability of the entire team.

The Group was established in 1976 in Northern Ireland and has grown to develop a wide range of projects across the UK & Ireland. The company continues to work across a range of sub-sectors within commercial and residential spheres to include supermarkets, office, retail, hotels, leisure, private housing, and social housing. The Group works with a wide range of clients including private companies, statutory & government bodies, charities, individuals through to PLC's and multinationals. The Group comprises 4 core divisions – Investment / Development / Construction / Architectural.

01

INVESTMENT

We develop office, retail, and leisure property in addition to completing refurbishment projects.

03

CONSTRUCTION

We construct commercial, residential and mixed-use developments plus construction for joint venture projects.

02

DEVELOPMENT

We develop housing and apartments delivering developments from planning and pre-planning stages.

04

ARCHITECTURAL

Our dedicated architectural teamwork with us in office, therefore we don't have to outsource architectural work, allowing us to meet productivity and time constraints efficiently.



We are diverse and expert at what we do, and provide an array of services within the market that many competitors cannot match.

WHY CHOOSE US

We have been developing commercial and residential property across the UK and NI for over forty years, since then we have grown to be one of the most dynamic and leading developers of our time. Our foundations of the Martin Property Group come strongly from our family orientation. We believe every employee and client should be treated like one of our own which is why business with us is unique in every possible way.

We pride ourselves on offering something different within all the services we provide allowing each client to have a bespoke unique finish. Our range can be single dwellings through to major mixed-use redevelopment programmes across the country.

THE PROOF IS IN THE NUMBERS



Senior
Management Team



Years
Established



Units Under
Development



Current Value of
Projects

The Group do not carry out any third part construction works but solely focuses on its own investment and development projects. The Group have particular experience redeveloping listed properties and properties in conservations areas.

DEVELOPER



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DISCLAIMER:

These details are intended as just a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. The dimensions are maximum and approximate and may vary based on the internal finish, dimensions are to the widest part of each room scaled down from the architect's plans. House types can change during construction, but final drawings are available to inspect on site. Any items ordered to size should use measurements taken from the completed property. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. No employee of The Martin Property Group or its agents are authorised to make or give any warranty or representation about these properties. Any images used are for illustration purposes only and do not form part of any contract or warranty.



