

FOYLE HOUSE



Duncreggan Road, Derry / L'Derry. BT48 0AH.



- LANDMARK MODERN OFFICE BUILDING.
- UP TO 17,000 SQ. FT. AVAILABLE ACROSS 2 FLOORS.
- SMALLER SUITES AVAILABLE - CAN BE SUB DIVIDED.
- MIX OF OPEN PLAN & SELF-CONTAINED OFFICE ACCOMMODATION.
- OCCUPYING A LARGE SITE OF 2.5 ACRES.
- 100+ ON SITE CAR PARKING SPACES.
- DISABILITY ACCESS THROUGHOUT.
- BESPOKE TURNKEY SOLUTIONS AVAILABLE.
- SECURE & PRIVATE SITE WITH PERIMETER FENCING & GATED ENTRANCE.
- FLEXIBLE TERMS & INCENTIVES AVAILABLE.
- CLOSE PROXIMITY TO MAJOR TRANSPORT LINKS; BUS STATION, TRAIN STATION AND CITY OF DERRY AIRPORT.

Location

Derry ~ Londonderry is the second largest city in Northern Ireland and is the regional capital of the North West region. Derry ~ Londonderry is located approximately 70 miles North West of Belfast and 21 miles East of Letterkenny. The City benefits from good road connections via the A5 Derry/Dublin route, the A6 Derry/Belfast route, the A2 Derry/Coleraine route and the N13 Derry/ Letterkenny route.

VAT

Rent figures quoted may be subject to VAT.

Situation

The subject property is situated approx. 1.2 miles North of the City centre, on a secure and self-contained site accessed via Dunvale Park just off Duncreggan Road which is in turn accessed off the Strand Road. The property is partly surrounded by Residential housing, Duncreggan Student Village, Brunswick Moviebowl and Pennyburn Industrial Estate. The property is in close proximity to major transport links including City of Derry Airports and the Northwest Transport Hub.



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