

# FOYLE HOUSE

D e r r y ~ Londonderry

**MARTIN**  
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# EXECUTIVE SUMMARY

- Prestigious modern landmark building occupying a central city location
- Smaller Suites Available - Can Be Sub-divided.
- Mix of Open Plan & Self-contained Office Accommodation.
- The building comprises of 730 sq m (8,072.93 sq ft) available office space
- Flexible Terms & Incentives Available.
- Bespoke Turnkey Solutions Available.
- Generous Floor to Ceiling Height.
- Disability Access Throughout.
- 1 x Passenger Lift Serving All Floors.
- Double Glazed Windows Throughout.
- Excellent Natural Light Throughout.
- Air Conditioning System - Heating & Cooling.
- Close Proximity to Major Transport Links.
- 100 Car Parking Spaces.



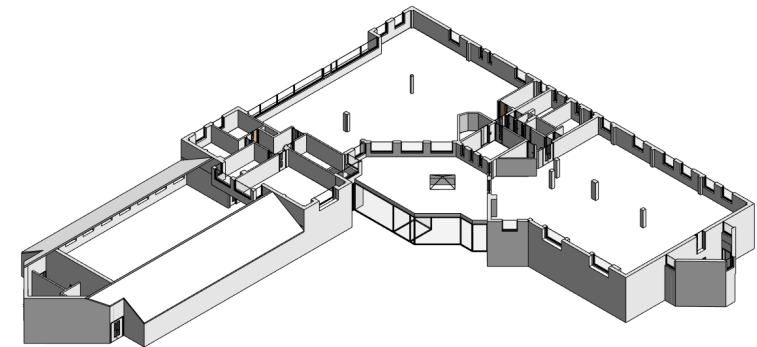




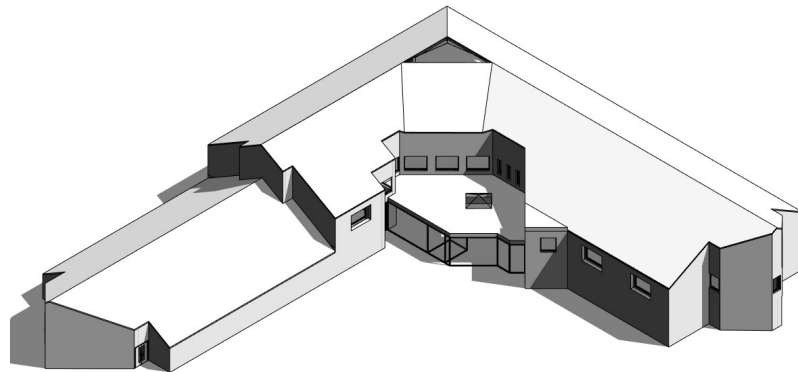
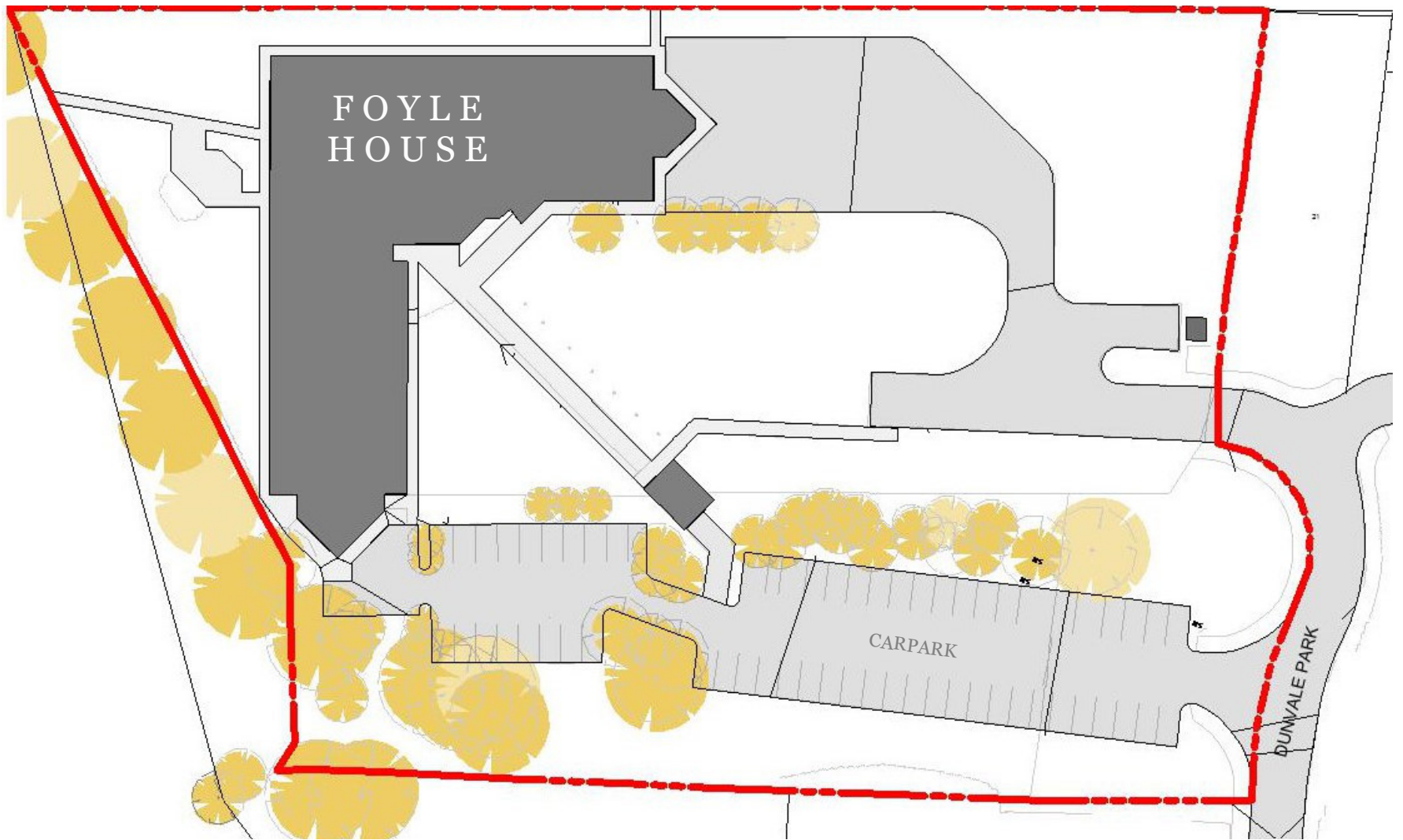
# FIRST FLOOR PLAN



FLOOR	AREA
First Floor	726m <sup>2</sup> / 7,814.6ft <sup>2</sup>



SITE  
PLAN



# LOCATION

- FOYLE BRIDGE
- FOYLE HOUSE  
(GEOGRAPHICAL CENTRE OF CITY)
- RIVER FOYLE
- MAGEE UNIVERSITY
- ST COLUMB'S PARK
- BROOKE PARK
- PEACE BRIDGE
- DERRY CITY CENTRE

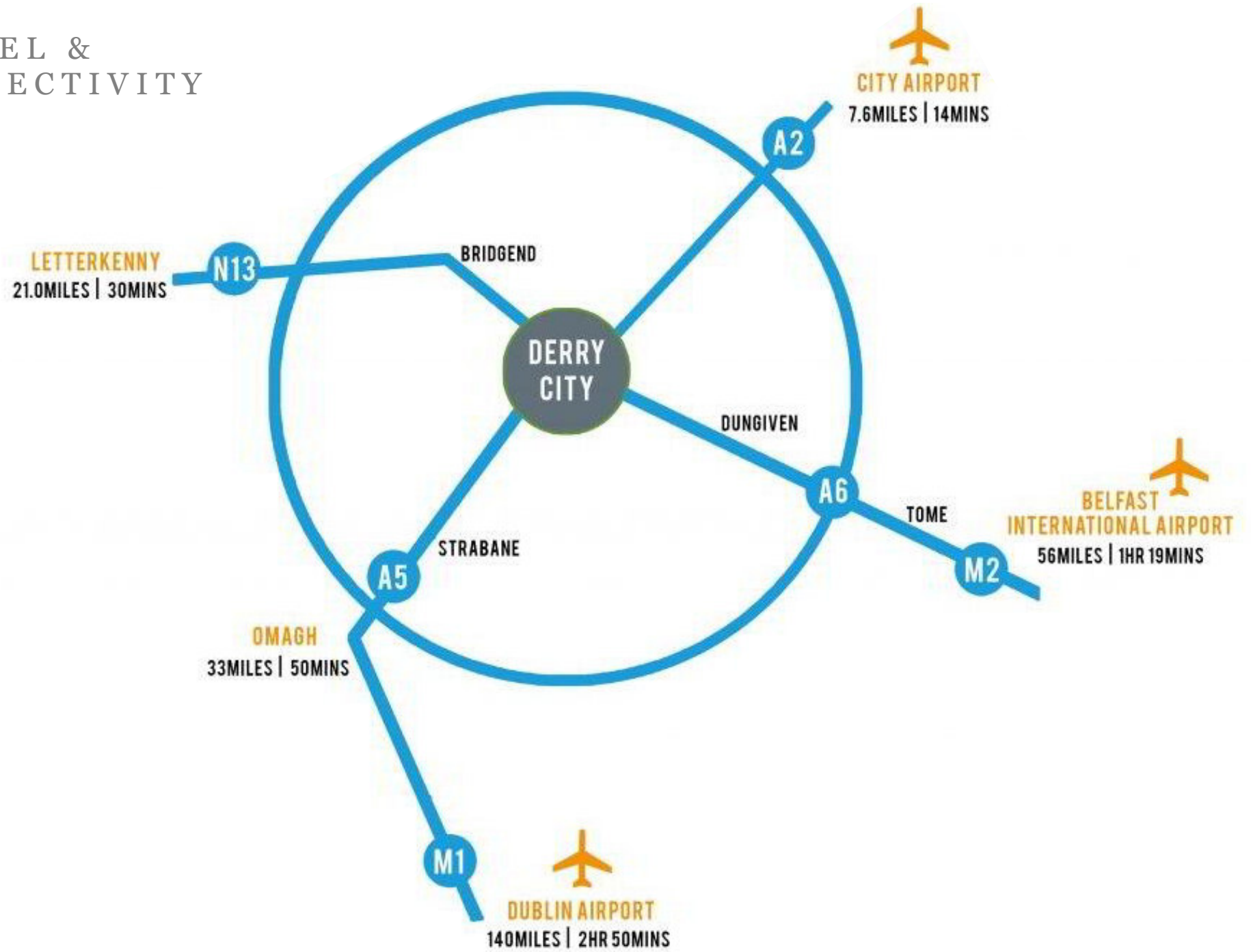


# LOCATION





# TRAVEL & CONNECTIVITY



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