



**finch**<sup>®</sup>



## TimberQuay

**To Let**

**Offices Accommodation**

**4,867-34,323 Sq Ft**  
(435-3,188 Sq M)

100 Strand Road,  
Derry BT48 7NR

[timber-quay.com](http://timber-quay.com)

# Derry ~ Londonderry

Derry ~ Londonderry is the second-largest city in Northern Ireland. It is recognised as the economic, cultural and infrastructural hub for the North West of Ireland with a cross border catchment of almost 400,000 people. Having been in the last two decades the city has undergone an exciting period of regeneration with projects such as Ebrington Square and the restoration of the Guildhall.

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With 3 airports all within 90 mins, Derry ~ Londonderry has direct access to the UK and Europe's main cities. Derry ~ Londonderry is located approximately 70 miles to the northwest of Belfast. The city benefits from excellent transport infrastructure with connections throughout Northern Ireland and the Republic of Ireland. Derry ~ Londonderry is the perfect base, connected to the UK, Europe and beyond.

The city is home to the University of Ulster Magee campus, with 5,000+ students and a reputable School of Computing, Engineering and Intelligent Systems. The University's regional offering has been enhanced with the expansion of the campus to include a high tech hub for health and innovation and the development of a new medical school.

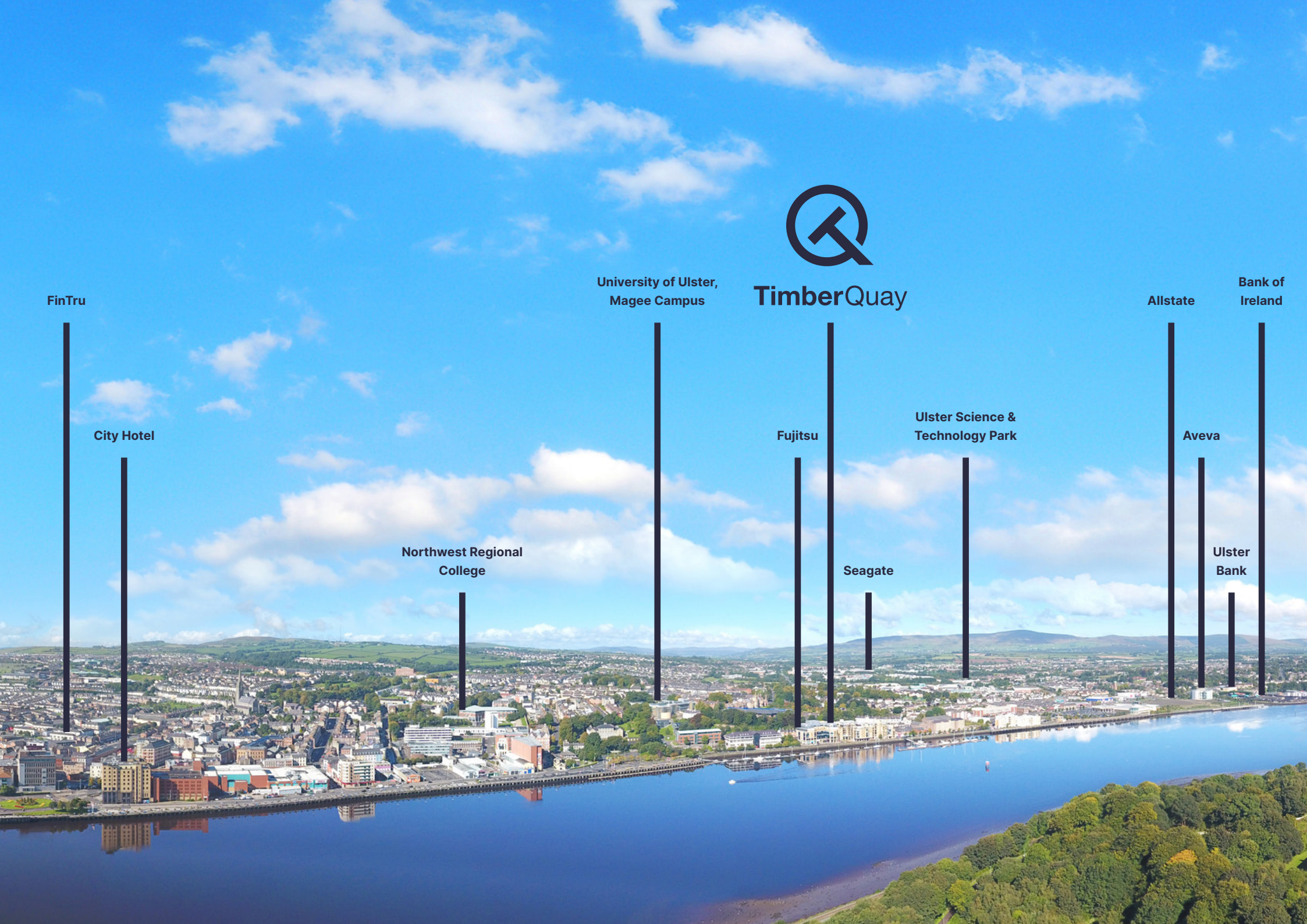
The Derry ~ Londonderry and Strabane City Deal and Inclusive Future Fund announced in 2021 will bring a £250 million investment to the region and is forecast to triple employment growth and create an additional 7000 jobs by 2032. Also strengthening the City region's position as a digitally enabled location for cutting-edge business development.

The city is of interest to businesses wanting to take advantage of the Northern Ireland Protocol and the subsequent benefits associated with unfettered access to both the EU and UK markets that this brings for NI based businesses.



# 53%

of the population is under  
the age of 40



**TimberQuay**

**FinTru**



**City Hotel**



**Northwest Regional  
College**



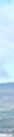
**University of Ulster,  
Magee Campus**



**Fujitsu**



**Seagate**



**Ulster Science &  
Technology Park**



**Allstate**



**Aveva**



**Ulster  
Bank**



**Bank of  
Ireland**



# Amenities

/04

## Bars & Restaurants

- 01 Browns in Town
- 02 Umi
- 03 Guapo Fresh Mexican
- 04 Quaywest
- 05 Primrose on the Quay
- 06 Pyke n' Pommes

## Coffee

- 01 The Coffee Tree
- 02 Hangten Brewbar
- 03 Café Primrose

## Shopping

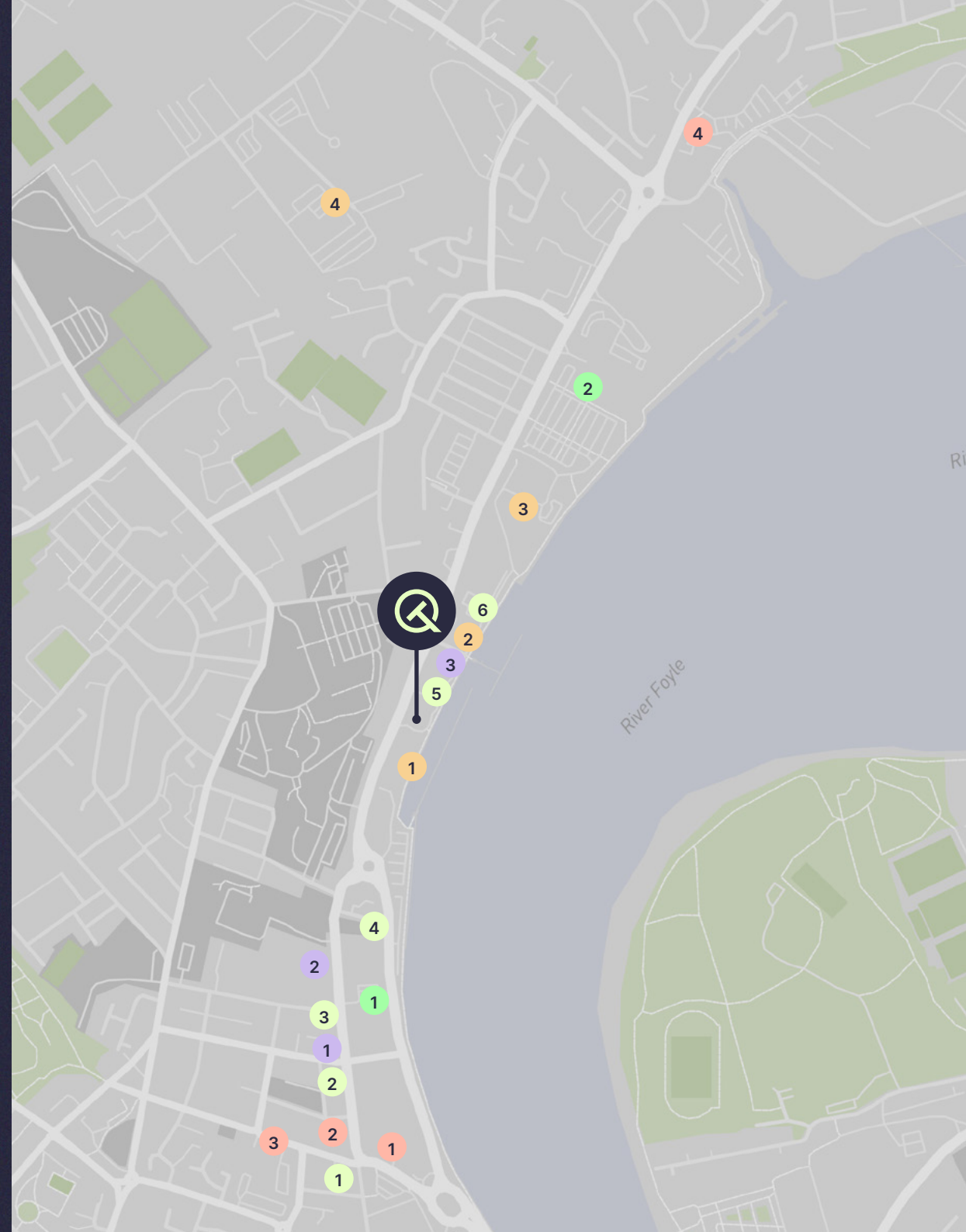
- 01 Tesco Superstore
- 02 Sainsbury's

## Hotels

- 01 City Hotel
- 02 Holiday Inn Express
- 03 The James Suites
- 04 Da Vinci's Hotel

## Gyms & Leisure

- 01 The Quay Cycle Path
- 02 Foyle Port Marina
- 03 Pure Gym
- 04 Crossfit Derry





▲ **Pyke n' Pommies**  
Strand Road



▲ **Hangten Brewbar**  
Strand Road

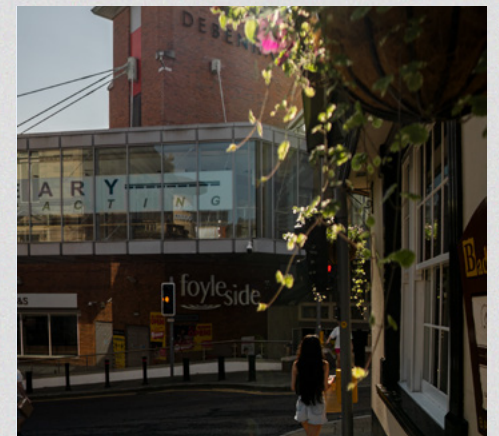


▲ **Crossfit Derry**  
Pennyburn Industrial Estate

▼ **Peadar O'Donnell's**  
Waterloo Street



▼ **Foyleside Shopping Centre**  
Orchard Street



# SOCIAL

Derry is a vibrant and diverse city offering a broad range of amenities and a bustling social scene. Timber Quay is in the heart of everything Derry has to offer.



▼ **Guapo Fresh Mexican**  
Waterloo Street



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Feature Height  
Foyer



On-Site Security



Bike Parking



Shower Facilities



On-Site Parking



Parcel Storage

# The Building

[TAKE THE 3D TOUR →](#)

The Timber Quay building is a unique mixed-use scheme. It combines retail, offices, apartments, restaurants, and bars. At 6 stories it extends to 56,000 sq. ft. The building is one of the most iconic in Derry ~ Londonderry, sitting on the edge of the river Foyle it has stunning views of the landscape, the famous peace bridge, and the rest of the city.

Access is on the waters edge, into a spacious and welcoming feature height reception area, with manned security and CCTV. Communal shower facilities are located on the ground floor

and 2no 10-person passenger lifts access spacious lobbies on each floor, with external terraces on the 1st and 5th. Communal toilets are located off each lift lobby. The 280 space multi-storey car park is secure and remotely monitored, it has dedicated car parking and bike storage.

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# Turnkey Solution

The landlord can also provide a turn-key solution to include CAT B fit out (subject to terms and conditions). More details on request.

**TAKE THE 3D TOUR →**





/08



Full Height Glazing



External Terrace



Fresh Air



Raised Access Floors



Air Conditioning



Floor to Ceiling Height



River front Views



Exposed Services

# The Space

[TAKE THE 3D TOUR →](#)

High specification including raised access flooring, exposed services (floor to ceiling height of 2.6m), new air conditioning, LED lighting, fresh air circulation and gas heating. Large, close to full height glazing on both sides provide an abundance of natural light in the space.

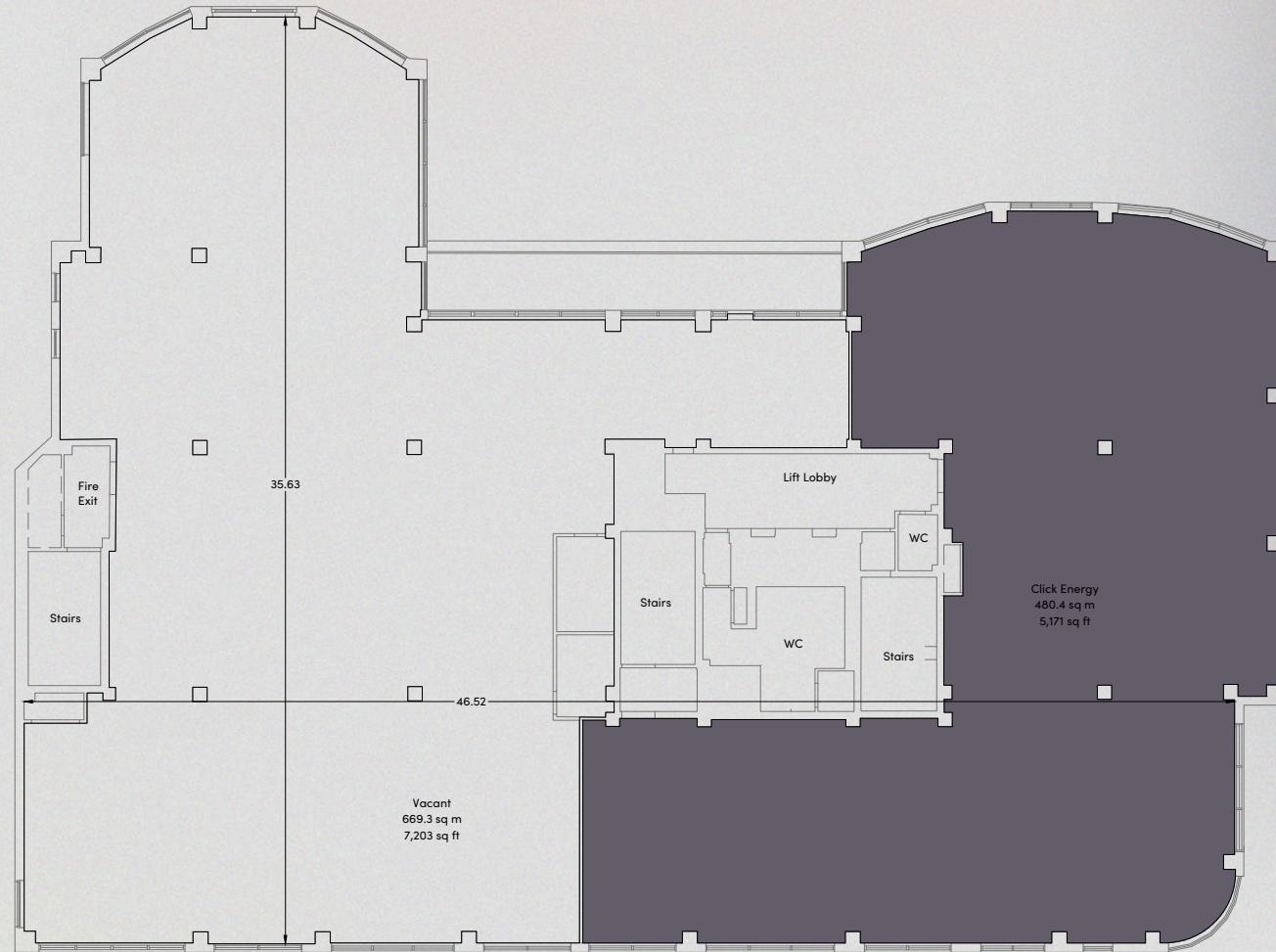
FLOOR	AREA (SQ FT)
01	7,203
03	12,363
04	9,890
05	4,867



# 01 Floor Plan

7,203 Sq Ft (669.3 Sq M)

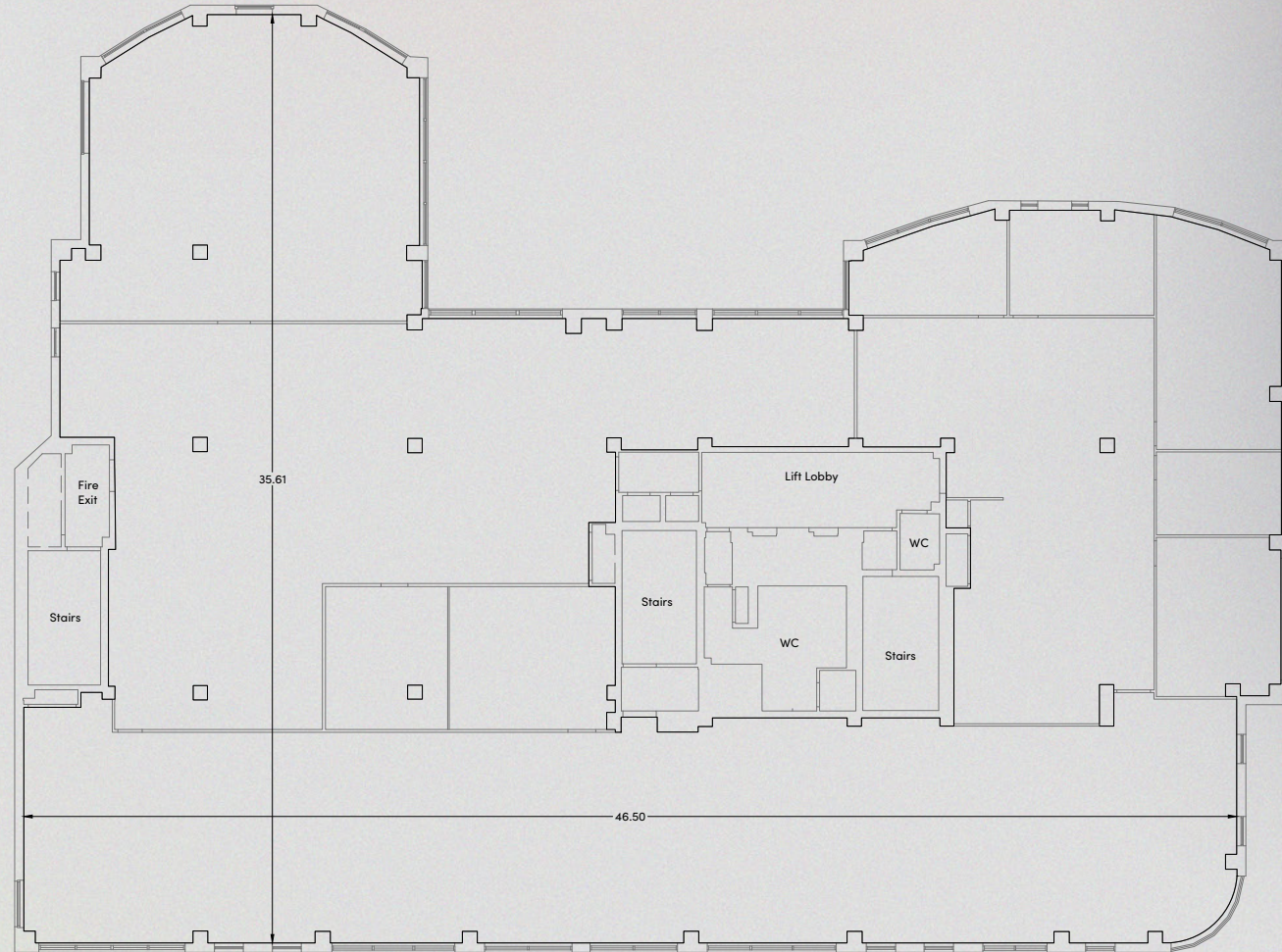
/09



# 03 Floor Plan

12,363 Sq Ft (1,148.56 Sq M)

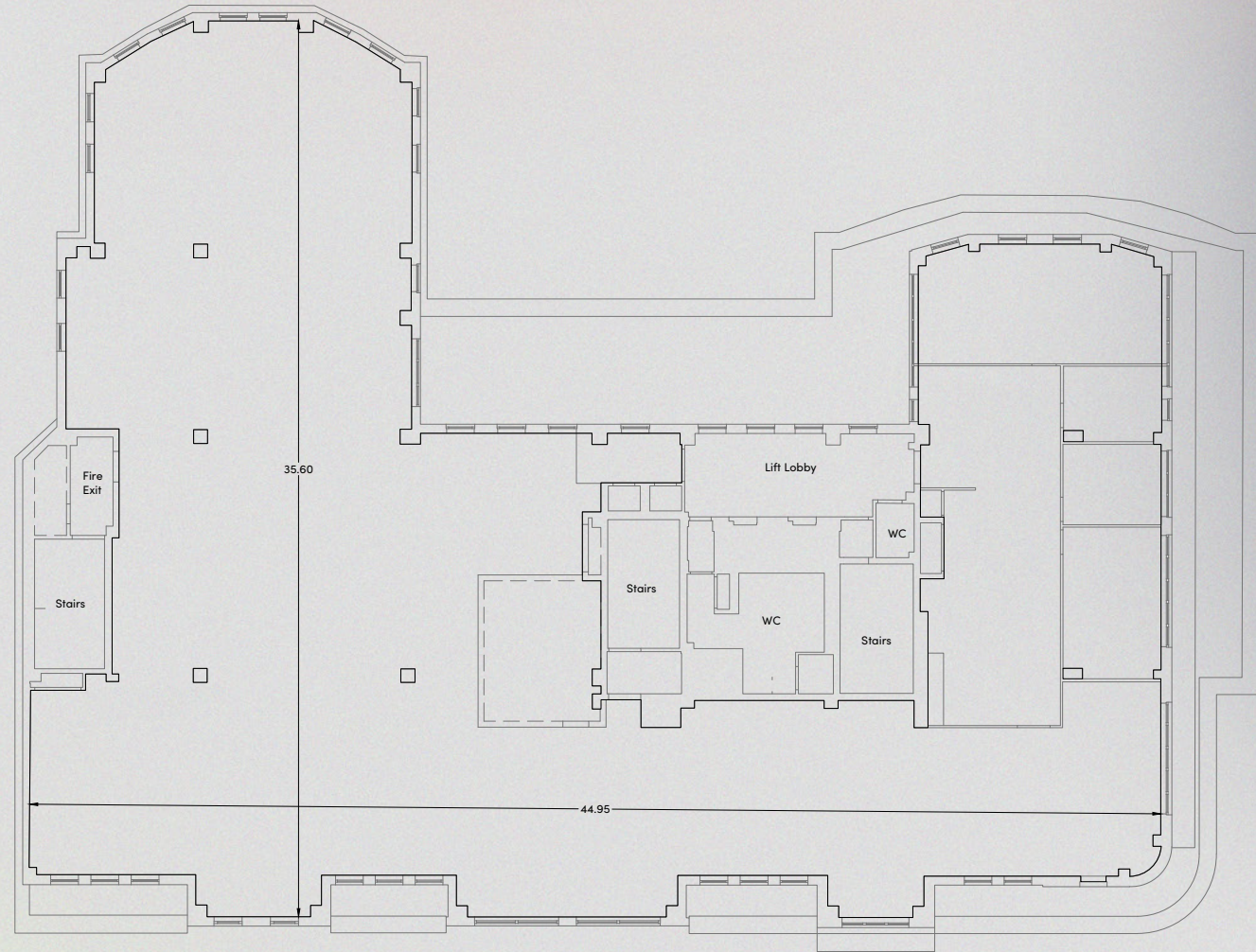
/10



# 04 Floor Plan

9,890 Sq Ft (918.81 Sq M)

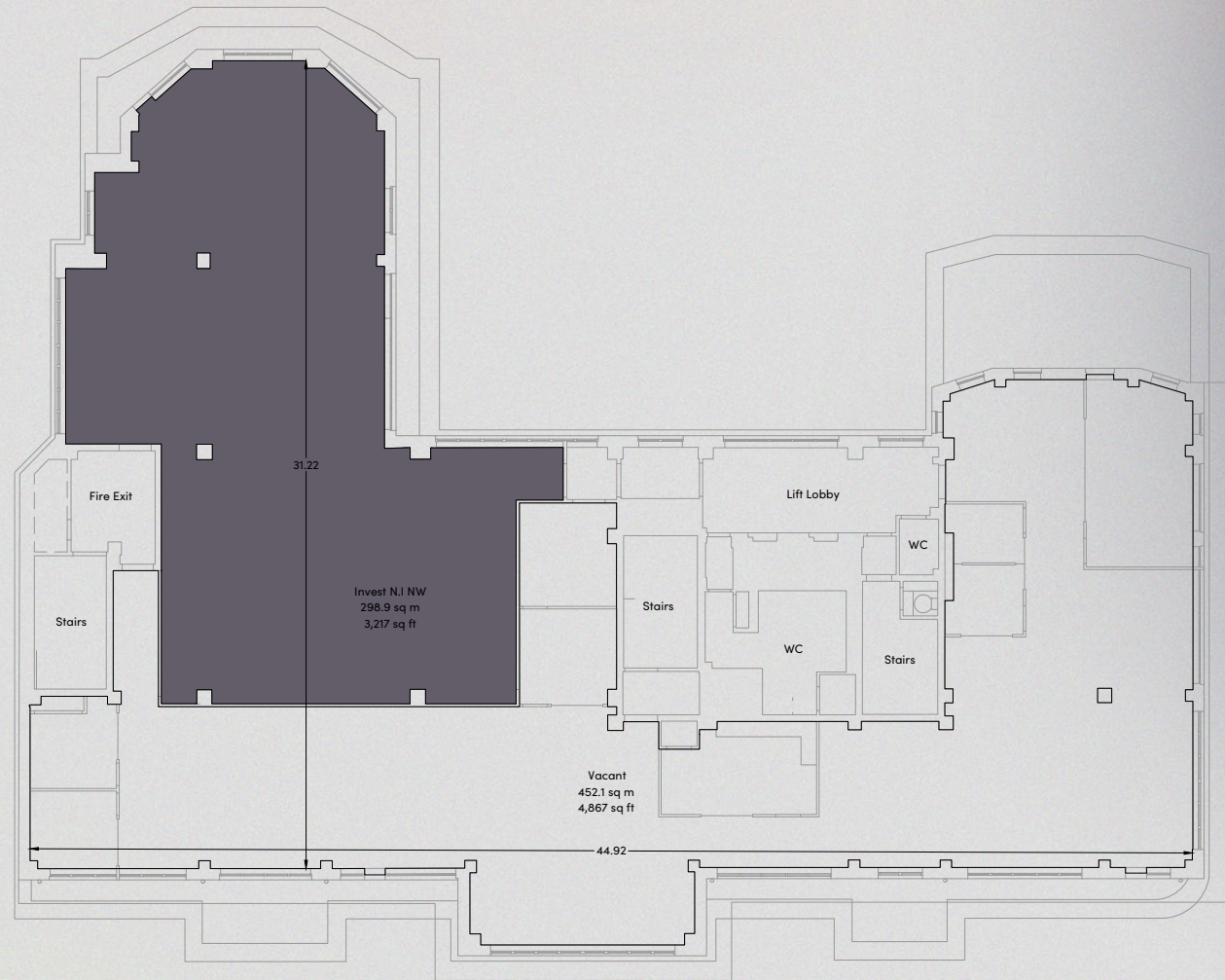
/11



# 05 Floor Plan

4,867 Sq Ft (452.1 Sq M)

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# Lease Terms

## Rent

Calculated at **£14.00** Per Sq Ft

## Service Charge

Estimated at **£3.75** Per Sq FT

## Rates

Rates payable as follows:

FLOOR	RATES PAYABLE (2023/2024)
01	£31,478.09
03	£73,691.67
04	£58,585.99
05	£19,634.22

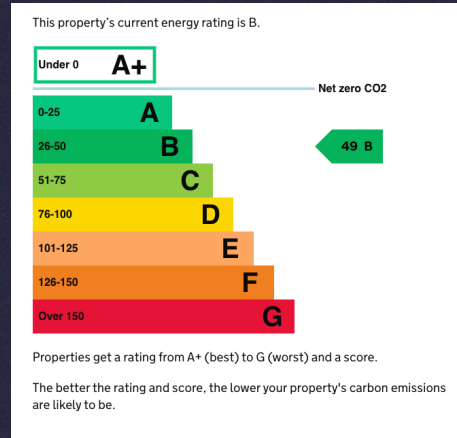
## VAT

VAT will be applicable to outgoings at the prevailing rate.

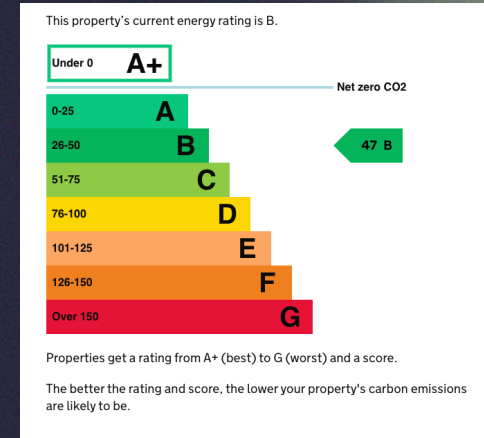
## EPCs

Full copies of certificates available on request.

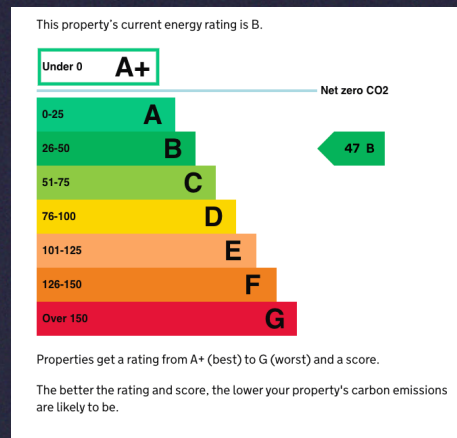
## 01 - B49



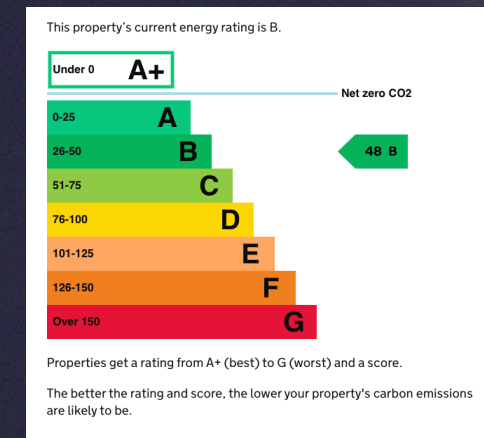
## 03 - B47



## 04 - B47



## 05 - B48



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