

PREMIUM GRADE A

OFFICE ACCOMMODATION

SUITE 6

TEMPLEMORE HOUSE
TEMPLEMORE BUSINESS PARK
DERRY BT48 OLD



APPROX.
2,500 SQ FT



OPEN PLAN
WORKSPACE



2 PRIVATE
OFFICES /
MEETING ROOMS



ON-SITE
PARKING



SECURE
ACCESS



LIFT &
DISABLED
ACCESS

AVAILABLE **AUGUST 2026**



TEMPLEMORE
PROPERTIES

WORK • INNOVATE • GROW

EXPERIENCE TEMPLEMORE HOUSE

Templemore House has been thoughtfully refurbished to provide a professional working environment with modern communal facilities, high-quality finishes and excellent accessibility.

From the moment visitors arrive, the building presents a contemporary corporate image designed to support businesses of every size.



PREMIUM BUILDING FEATURES



PASSENGER LIFT
Easy access to all floors



SECURE ENTRY SYSTEM
Controlled access to the building



DISABLED ACCESS
Fully accessible throughout



RECENTLY REFURBISHED
Refurbished to a high standard throughout



MODERN COMMUNAL BREAKOUT AREA
Comfortable space to relax and connect



PROFESSIONAL RECEPTION AREAS
A welcoming environment for visitors and clients



24 HOUR ACCESS
Work when it suits you



ON-SITE MANAGEMENT
Dedicated management for peace of mind



ABUNDANT PARKING
Extensive on-site parking for staff and visitors



EV CHARGING
Available on request

WHY TEMPLEMORE HOUSE?



PROFESSIONAL IMAGE
A modern, high quality building that reflects your business.



ACCESSIBLE
Excellent accessibility with lift and disabled access throughout.



SECURE
Secure entry system and secure yard for enhanced security.



BUSINESS READY
Flexible accommodation within an established business park.

LOCATION & CONNECTIVITY

Strategically positioned in one of Derry's most established business parks, Templemore House offers excellent connectivity, visibility and access to a wealth of local amenities.



1.8 MILES FROM
DERRY CITY CENTRE



2 MILES FROM THE
NI / ROI BORDER



EXCELLENT ROAD LINKS
& PUBLIC TRANSPORT



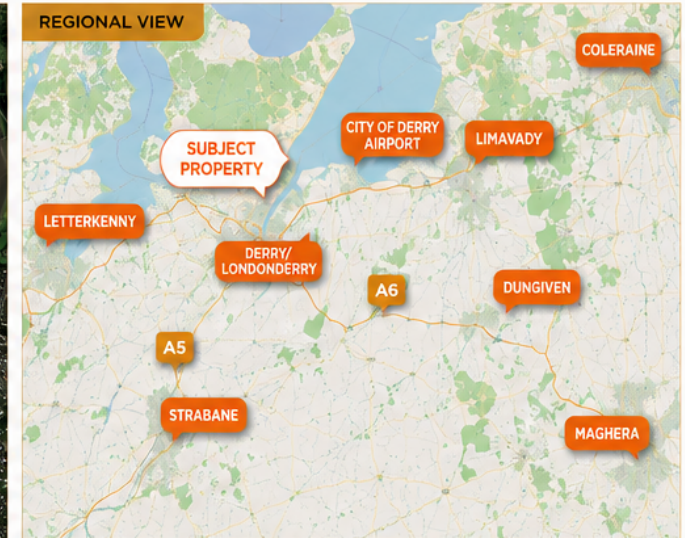
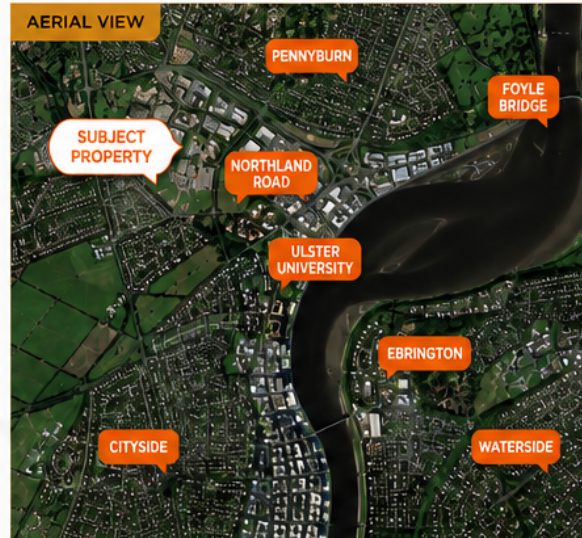
0.9 MILES FROM
ULSTER UNIVERSITY



ON-SITE PARKING &
EV CHARGING (UPON REQUEST)



READY FOR IMMEDIATE
OCCUPATION



SURROUNDED BY LEADING EMPLOYERS



CLOSE TO AMENITIES & FACILITIES



SHOPS



RESTAURANTS



PHARMACY



COFFEE
SHOPS



GYMS &
SPORTS FACILITIES

EXCELLENT TRANSPORT LINKS



BY CAR

Easy access via Templemore Road with excellent connections to the A6, A5 and wider road network.



BY BUS

Bus stop less than 300m away with routes 11B, 14a, 14b and 14c serving the area.



BY AIR

City of Derry Airport just 6 miles away with regular domestic and UK connections.



CROSS-BORDER ACCESS

Only 2 miles from the NI / ROI border, ideal for businesses operating across both jurisdictions.

THE WORKSPACE SUITE 6

A modern, open plan office suite designed to adapt to your needs. Suite 6 offers excellent natural light, high quality finishes and a flexible layout, providing the perfect environment for productivity and growth.



APPROX. 2,500 SQ FT
Well-proportioned
Grade A office suite.



OPEN PLAN LAYOUT
Versatile space to configure
your ideal working environment.



EXCELLENT NATURAL LIGHT
Large windows throughout
creating a bright and
productive workspace.



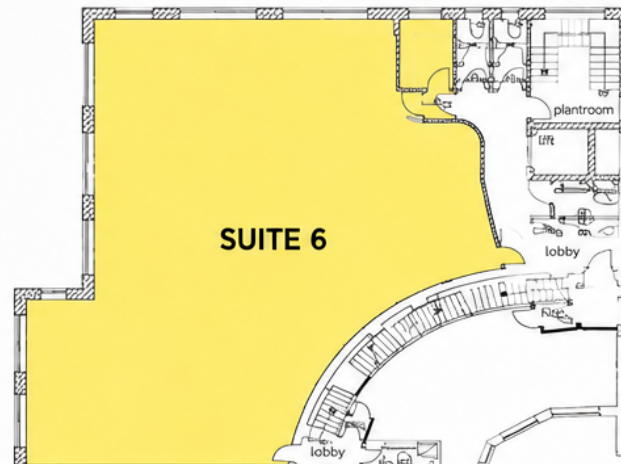
**SUSPENDED CEILING
WITH LED LIGHTING**
Modern, efficient lighting
throughout.



GAS FIRED CENTRAL HEATING
Comfortable and efficient
heating system.



DATA & POWER POINTS
Perimeter trunking for easy
connectivity and IT setup.



SUITE OVERVIEW



**2,500 SQ FT
(APPROX.)**



**SECOND FLOOR
(ACCESS VIA
LIFT OR STAIRS)**



**PRIVATE SUITE
ENTRANCE**



**FLEXIBLE LAYOUT
TO SUIT YOUR
BUSINESS NEEDS**



**SUITS A WIDE
RANGE OF USES**



ADAPTABLE. EFFICIENT. READY.

Suite 6 provides a high quality
workspace with the flexibility
to grow with your business.



**IDEAL FOR
GROWING
BUSINESSES**



**EASY TO
CONFIGURE**



**BRIGHT &
COMFORTABLE**



**BUILT FOR
PRODUCTIVITY**

READY TO MAKE TEMPLEMORE HOUSE YOUR BUSINESS HOME?

Suite 6 offers the perfect combination of a premium working environment, excellent connectivity and exceptional value. Arrange a viewing today and discover how your business can thrive at Templemore House.



FOR MORE INFORMATION, PLEASE CONTACT:



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**A LOCATION.
A STANDARD.
A SMART MOVE.**

Join a thriving business community at Templemore House and position your business for success.



ARRANGE A VIEWING TODAY

Our team is available to provide further information or to arrange a convenient viewing.



CONTACT OUR TEAM

Get in touch with our team for more details.



EMAIL US

Request floor plans, availability or further information.



BOOK A VIEWING

See the space for yourself and explore the benefits first hand.



PRIME LOCATION

Strategically located in Derry's leading business park.



EXCELLENT ACCESS

Easy access to the city centre, main roads and public transport.



SECURE ENVIRONMENT

Well-maintained building with secure access and on-site management.



FLEXIBLE OPTIONS

Accommodation to suit a wide range of business needs.