

TO LET

Templemore Business Park, Templemore Road Derry/Londonderry BT48 0LD

VERSATILE OFFICE SUITES RANGING FROM 163 SQFT TO 26,000 SQFT IN THRIVING BUSINESS PARK



Commercial Real Estate
From every angle





Commercial Real Estate
From every angle

FEATURES

Located just 1.8 miles from Derry City Centre

Conveniently located 2 miles from the NI/ROI border

Suites ranging from 163 sqft to 26,000 sqft

Ready for immediate occupation

Abundance of on site parking

Number of surrounding amenities

LOCATION

Templemore Business Park is a popular Business Park situated on the busy Templemore Road in Derry/Londonderry, adjacent to Pennyburn.

The Business Park benefits from excellent road links and is just 1.8 miles from the City Centre, 2.1 miles from the Foyle Bridge and 0.9 miles from Ulster University.

With on-site parking, it provides a prime location for office occupiers who commute to work on a daily basis. For those using public transport, the location also benefits from excellent public transport and cycling links, with a bus stop less than 300m away offering the 11B, 14a, 14b and 14c buses.

Templemore Business Park is strategically situated just 2 miles from the Northern Ireland/Republic of Ireland border, providing businesses with seamless access to both UK and EU markets. This prime location offers significant advantages for cross-border trade, logistics, and collaboration, making it an ideal hub for companies operating across both jurisdictions.

Templemore Business Park enjoys a strategic position between major mixed-use sites including Northland Industrial Estate, Faustina Retail Park, Ardnashee School and Templemore Sports Complex, while significant developments — including a large-scale social housing scheme — are underway in the surrounding Templemore area.

This address combines office, commercial and industrial uses with excellent transport links, visibility and proximity to retail, leisure, and future residential catchments — making it an attractive choice for businesses looking to serve both local employees and regional visitors.

Surrounding occupiers include Axa Ireland, North West Regional College, Concentrix, Seagate and Q Radio.

Surrounding facilities include Dunnes Stores, Spar, Bradleys Pharmacy, Base One Coffee, The Naked Hen Coffee and numerous gyms and sport facilities.



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DESCRIPTION

The subject property comprises a substantial modern office building extending to approximately 26,000 sqft.

With windows on all elevations, the building enjoys excellent levels of natural light throughout the day, creating a bright and welcoming working environment.

Internally, the property presents a blank canvas designed for ease of adaptability.

The space is currently laid out as a single occupancy building, offering a combination of open-plan areas and cellular offices.

The building benefits from five separate entrances, providing immediate potential for subdivision into self-contained suites with own door access.

With an abundance of stud walling, the interior can be reconfigured quickly and cost-effectively into a range of smaller suites to suit all size requirements.

This flexible range of sizes and layouts makes the property suitable for a wide range of occupiers.

Features of the building include a passenger lift, recessed carpeted flooring, suspended ceilings and perimeter trunking.



ACCOMMODATION & FLOORPLANS

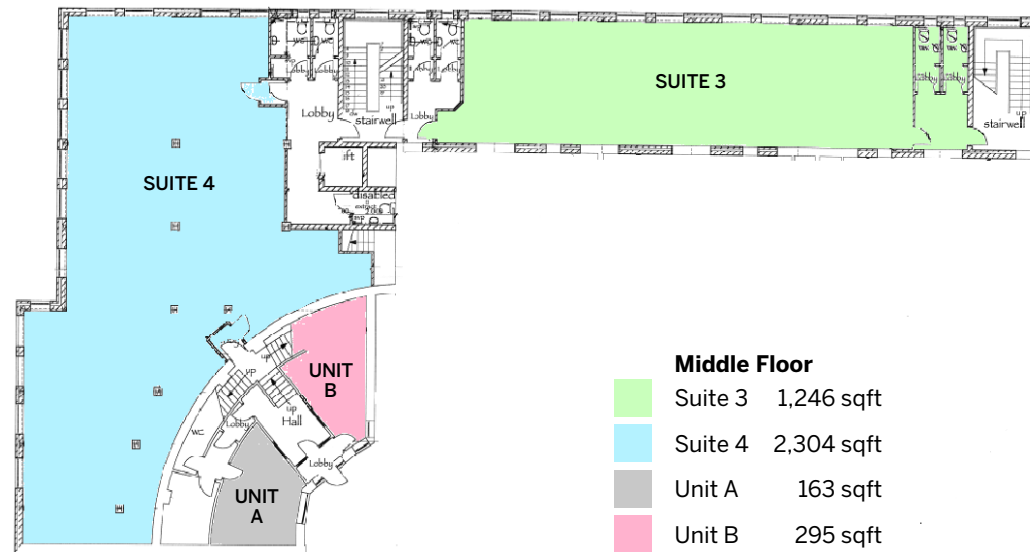
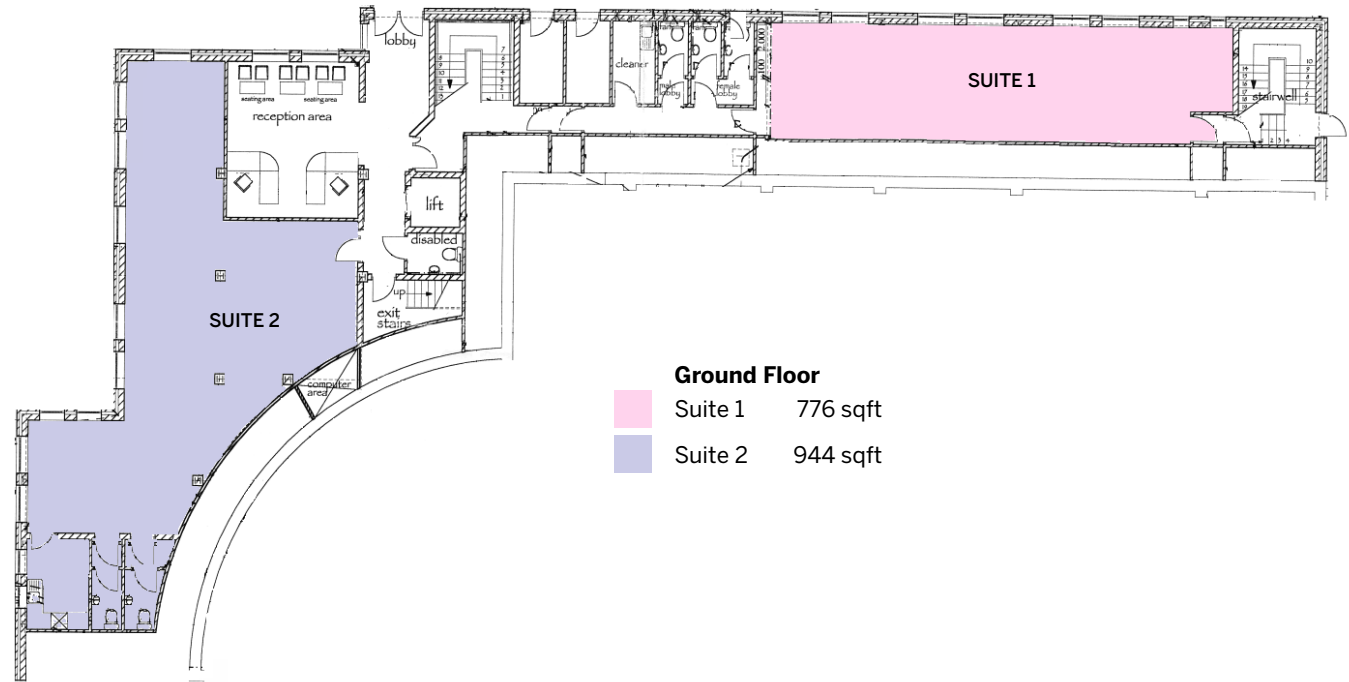
The entirety of the building is available and extends to circa 26,000 sqft.

Due to a number of separate entrances, we understand the building may potentially be split into the suites listed opposite.

Please note, these divisions are solely for illustration purposes. All space is flexible and can be let as per your desired square footages.

The areas below have been measured on a Net Internal Area Basis.

Room	sqm	sqft
Ground		
Suite 1	72.09	776
Suite 2	87.70	944
Link Reception		
Unit A	15.14	163
Unit B	27.40	295
First		
Suite 3	115.76	1,246
Suite 4	214.05	2,304
Second		
Suite 5	542.64	5,841
Suite 6	214.98	2,314
Suite 7	256.69	2,763
Suite 8	268.86	2,894



ACCOMMODATION & FLOORPLANS

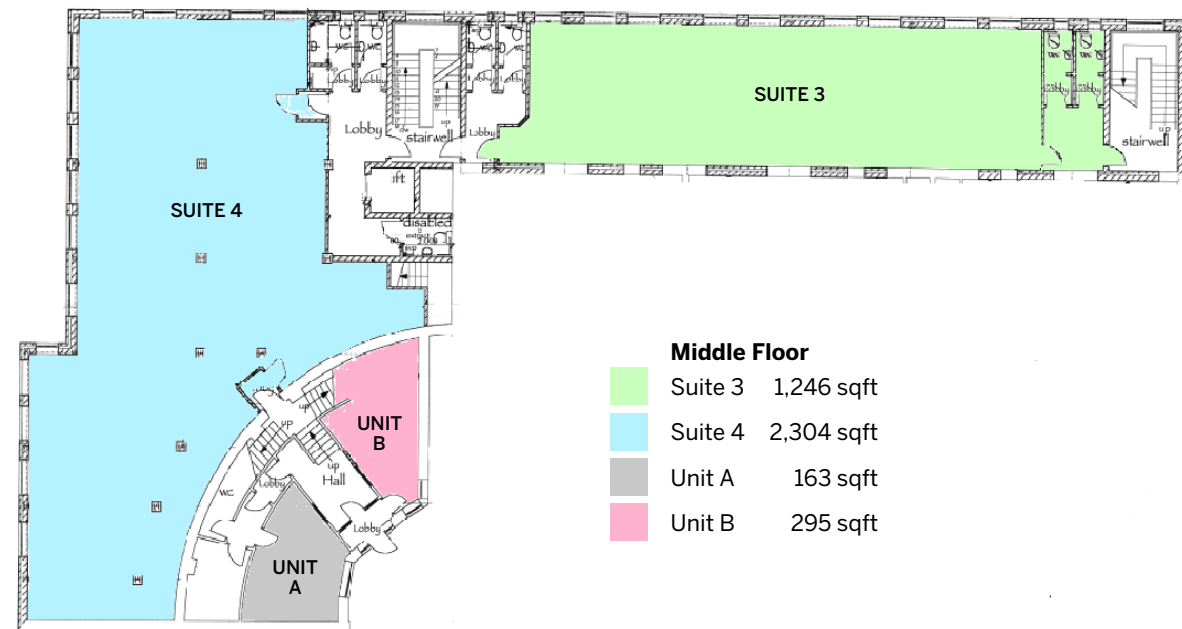
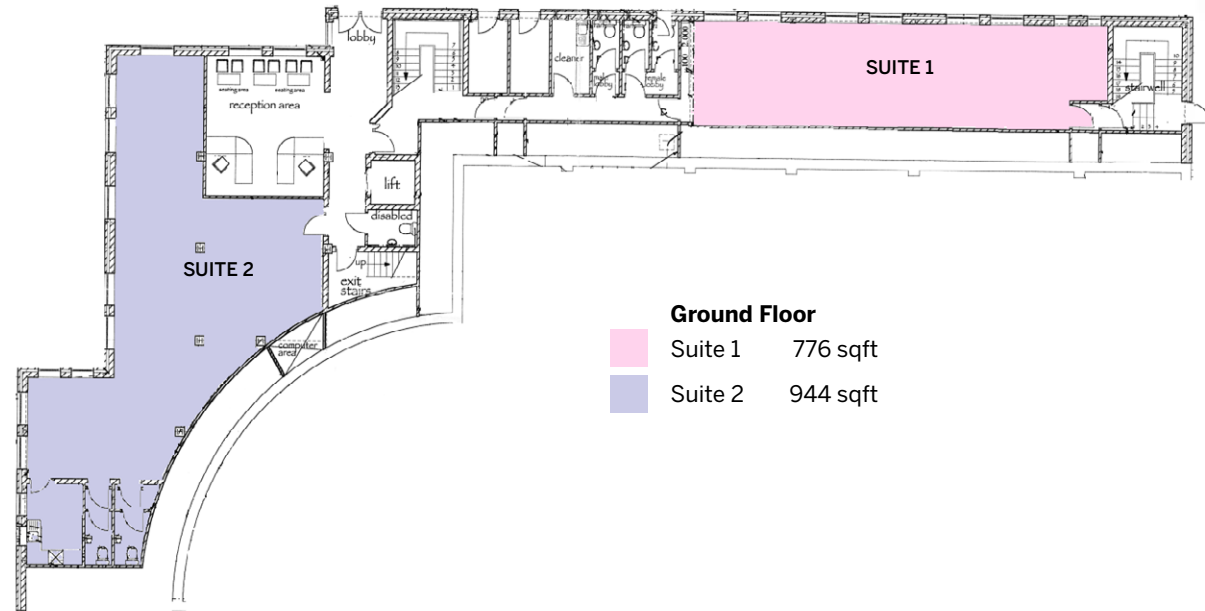
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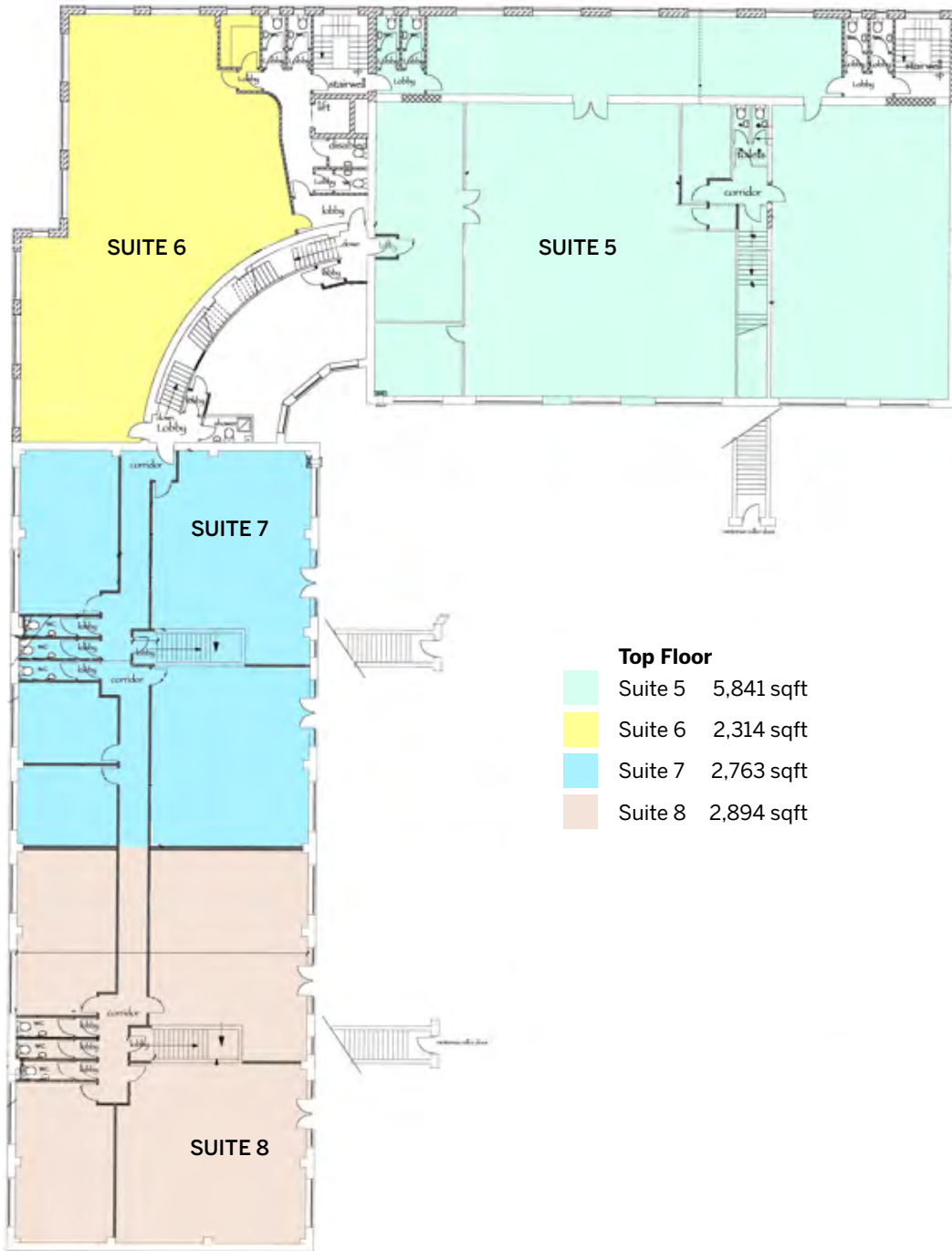
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RENT

£11 psf

TERM

By way of negotiation.

REPAIRS & INSURANCE

The space will be let on full repairing and insuring terms by way of service charge recovery.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas.

This is currently £2.90 per sqft for the 2025/2026 Service Charge Year.

BUILDING INSURANCE

The tenant is to reimburse the landlord in respect of the building insurance premium, which for the year 2025 is circa £0.20 per square foot.

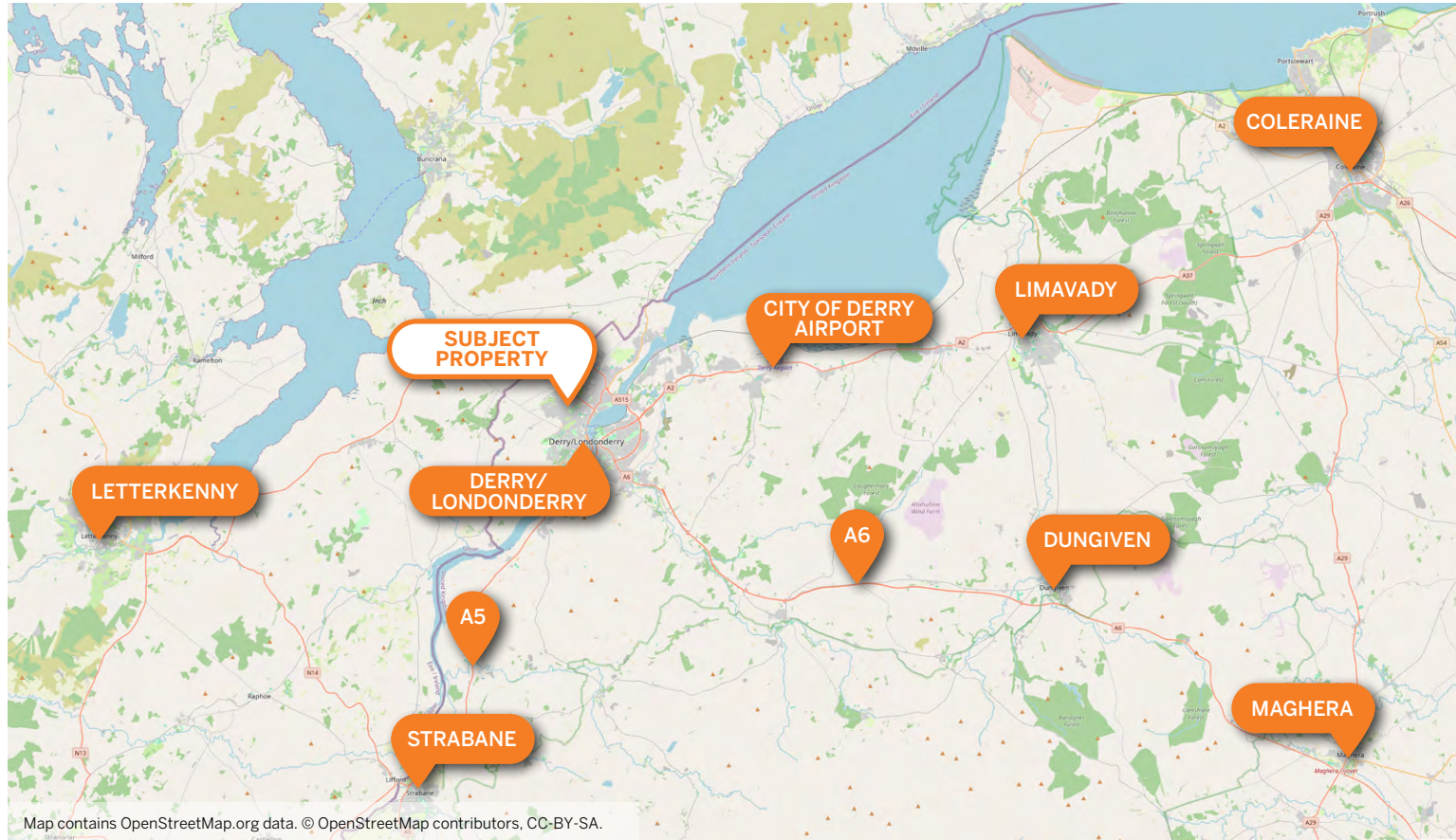
RATES

The building is currently rated as one office property, however this will be split as and when space is let. We would estimate that Rates Payable may be circa £6.70 per square foot.





LOCATION

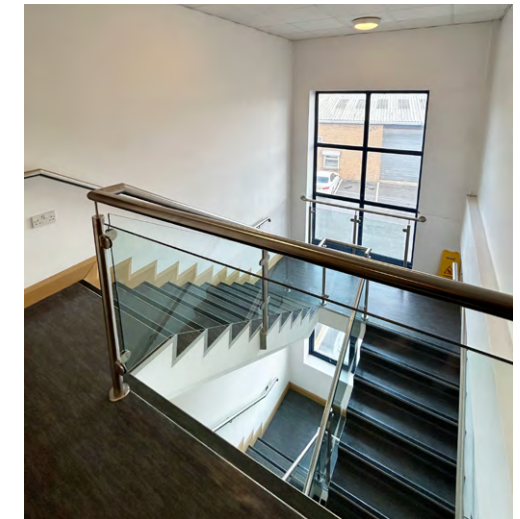


VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT. Further information is available at www.ambit-cre.com

EPC

The property will be reassessed in individual suites once the suite splitting works have been completed.



CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Ambit CRE. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 25048



Commercial Real Estate
From every angle

For further information:

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Viewing strictly by appointment with the sole letting agent Ambit CRE

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