

Lambert Smith Hampton

McConnell

JLL Alliance Partner

TO LET

Ebrington Plaza, Ebrington, Derry/Londonderry

Two new Grade A office buildings delivering 85,140 sq ft with panoramic views and rooftop terraces.

DERRY / LONDONDERRY

As the regional capital of the North West, Derry/Londonderry offers investors a cosmopolitan and diverse business, social, cultural and leisure environment. It is the fourth largest City in Ireland and a unique crossborder region providing a gateway to UK, Ireland and EU markets.

Derry/Londonderry is one of the most youthful Cities in Europe with a highly skilled labour force and a readily available supply of talent from the local Universities.

Established occupiers include Fujitsu, Danske Bank, EY, Alchemy, Almac, Kainos and Invest NI.





FUJITSU

Danske Bank

ALMAC

Invest Northern Ireland

EY

alchemy Part of NTT DATA

kainos



LOCATION

Ebrington adjoins the historic City centre via the iconic Peace Bridge which benefits from an average of one million crossings per annum. The building is located 5 minutes walk from the north west transport hub, a £27 million funded scheme delivering a key transport portal to the north west region. The hub includes rail, bus and cycle facilities together with community space for the City. Other key transport links within easy access include:-

City of Derry Airport	7 miles
Londonderry Port	5 miles
Letterkenny	21 miles
Belfast International Airport	60 miles
Belfast	70 miles
Dublin	145 miles



DESCRIPTION

Ebrington is a unique heritage regeneration site, set in a distinctive riverside location, overlooking the River Foyle and Peace Bridge.

Buildings, land and essential infrastructure have been delivered which has attracted a range of commercial occupiers enjoying a vibrant and thriving business community.

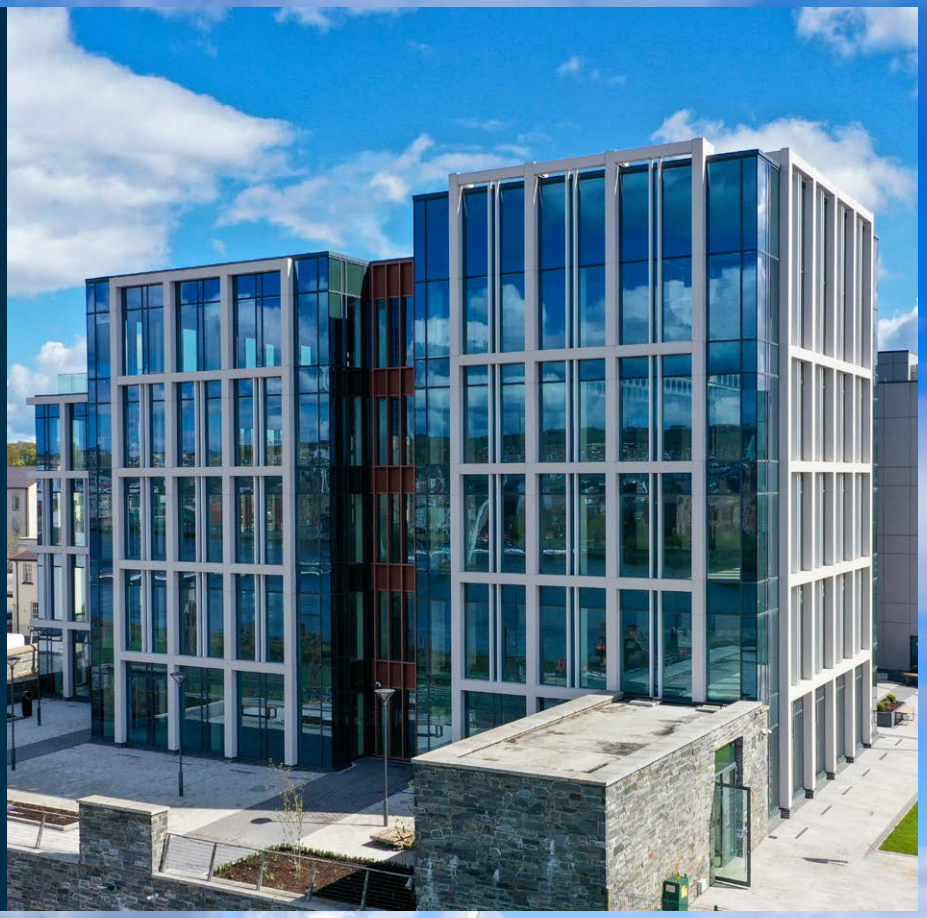
With over £38 million invested (The Executive Office) there are an array of amenities including the Walled City Brewery, creative and enterprise hubs and a 4* 95 bed hotel and spa.

Ebrington Plaza has welcomed a variety of global businesses to include Almac, EY Alchemy Technology Services and Invest NI who now occupy space within the building.

Ebrington Plaza comprises two new office buildings in the heart of Ebrington Square with 214 underground car parking spaces.

Building One extends to 52,811 sq ft with typical floor plates of 11,500 sq ft

Building Two extends to 32,329 sq ft with circa 9,000 sq ft floor plates





BUILDING ONE

New build Grade A office building delivering 52,811 sq ft over ground to fourth floors.

The development will provide “best in class” column free office space, with floor-to-ceiling glazing, panoramic river views and a roof top terrace. The building has been designed to BREEAM excellent with secure basement car parking (127 spaces), cycle storage hub and shower facilities.

Building one is now home to Almac who have leased the second floor and Invest NI who occupy part of the ground floor.



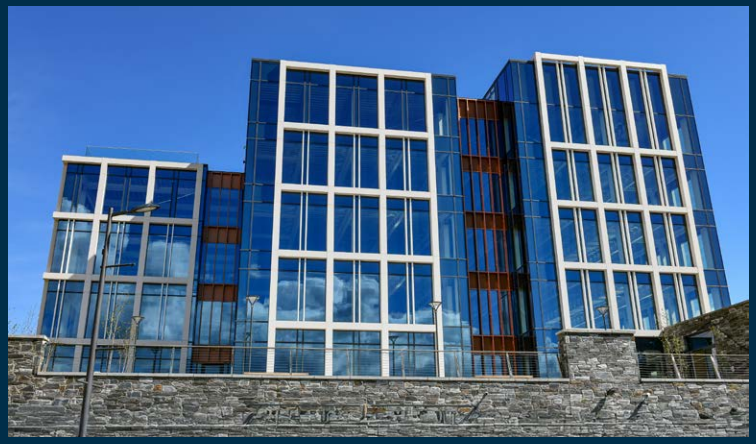
SPECIFICATION

- Air conditioning
- Full access raised floor (150mm)
- 2.8m floor to ceiling/column free
- LED lighting
- 2x passenger lifts
- Bespoke reception
- Cycle racks, showers & changing facilities
- Roof top terrace with panoramic views
- Secure underground car parking (127 spaces)
- BREEAM Excellent

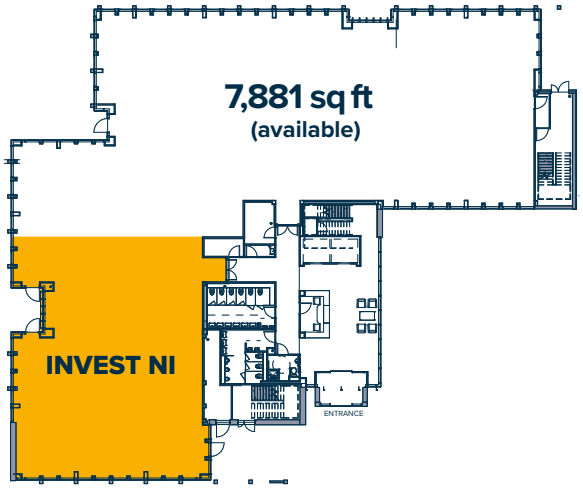


SCHEDULE OF ACCOMMODATION

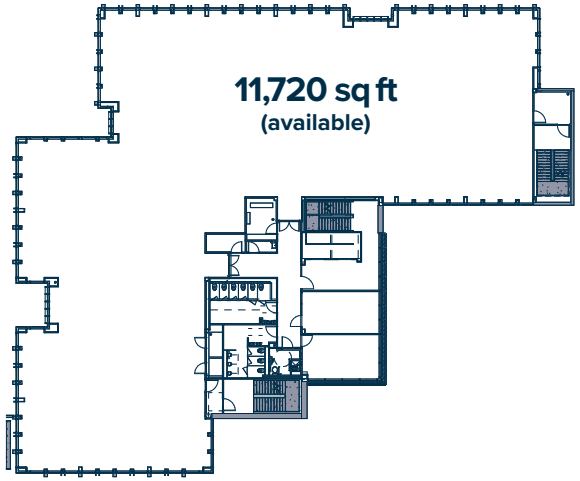
Building One



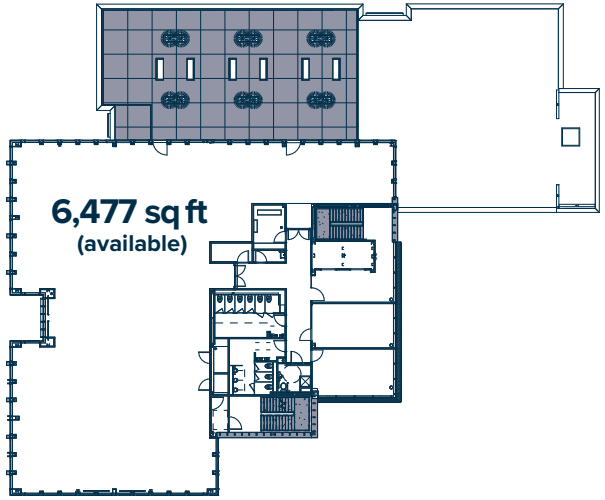
Floor	Sq Ft	Sq m
Ground Floor Pt.1	**INVEST NI**	
Ground Floor Pt.2	7,881	732
First Floor	**AGREED**	
Second Floor	**ALMAC**	
Third Floor	11,720	1,089
Fourth Floor	6,477	602
Total	**26,151**	**2,430**



Building One - **Ground Floor**



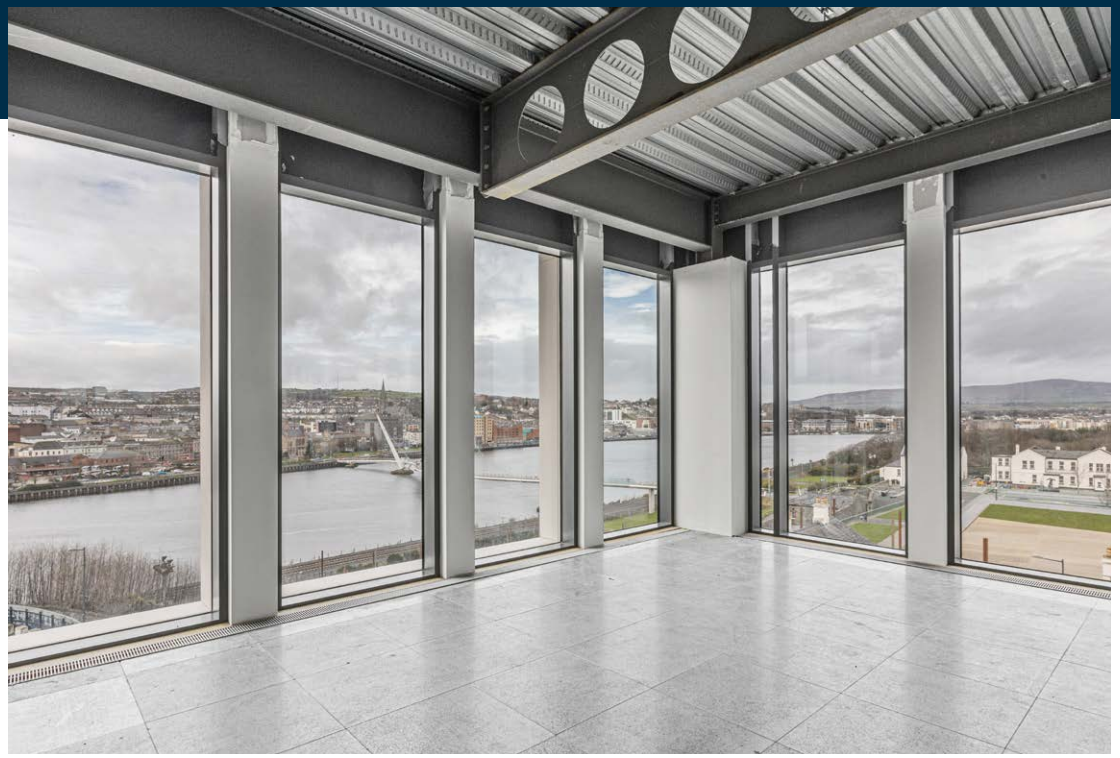
Building One - **Third Floor**



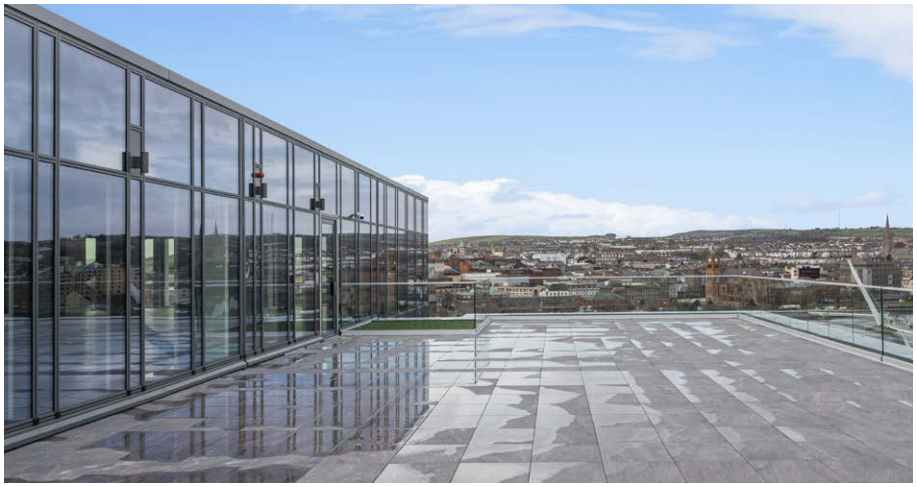
Building One - **Fourth Floor**

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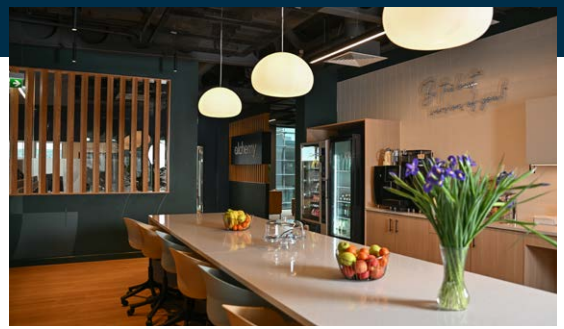
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FIT OUT EXAMPLES

















BUILDING TWO

Building two extends to approx. 32,329 sq ft of new Grade A office space over ground to third floors with 87 car parking spaces. Building 2 is now home to EY Danske Bank and Alchemy Technology Services

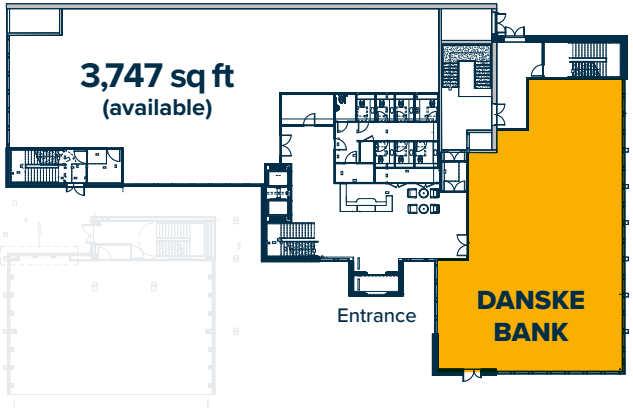
SCHEDULE OF ACCOMMODATION

Building Two

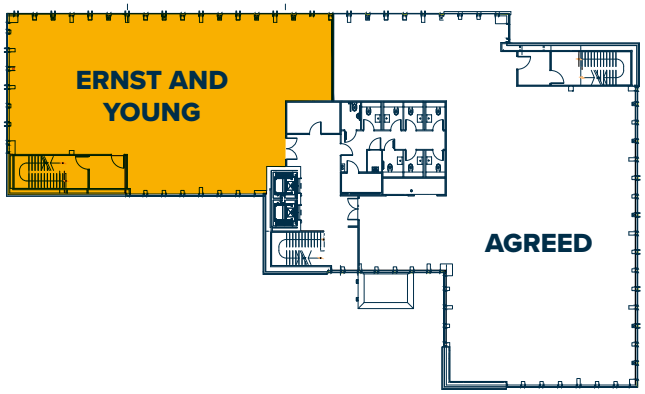




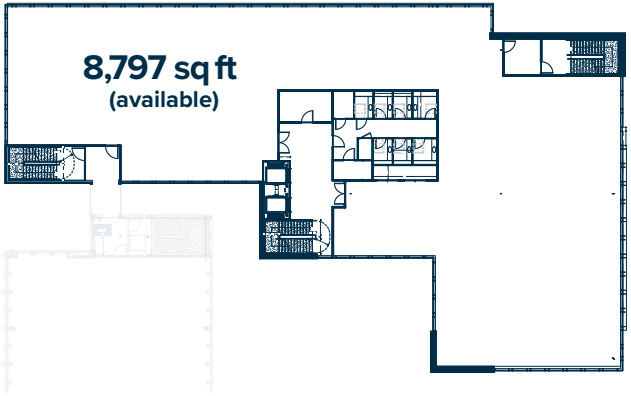
Floor	Sq Ft	Sq m
Ground Floor Pt.1	DANSKE BANK	
Ground Floor Pt.2	3,747	348
First Floor Pt.1	ERNST AND YOUNG	
First Floor Pt.2	AGREED	
Second Floor	8,797	817
Third Floor	ALCHEMY	
Total	**12,545**	**1,165**



Building Two - **Ground Floor**



Building Two - **First Floor**



Building Two - **Second Floor**

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LEASE DETAILS

Contact joint letting agents.



FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

Lambert Smith Hampton
The Kelvin,
17-25 College Square East,
Belfast, BT1 4NJ

T: 028 9032 7954
W: www.lsh.ie
@LSHtweets

Tom Donnan
T: 074 4249 5827
E: tdonnan@lsh.ie

Kyle Abernethy
T: 074 2977 7911
E: kabernethy@lsh.ie

McConnell Property
Montgomery House
29-31 Montgomery Street,
Belfast, BT1 4NX

T: 028 9020 5900
W: www.mcconnellproperty.com

Greg Henry
T: 078 4192 8670
E: greg.henry@mcconnellproperty.com

Ross Molloy
T: 074 4308 5690
E: ross.molloy@mcconnellproperty.com

Heron Property Limited
2 St Patrick's Street,
Draperstown,
Magherafelt BT45 7AL

T: 028 796 28505
E: property@heronbros.com
W: www.heronbros.com

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