



## Property Details for

**3-5 Aberfoyle Terrace, Strand Road, Derry, BT48 7NP**

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## 1.0 Overview



3-5 Aberfoyle Terrace is a substantial three-storey period property located in a prominent location on the city side of Derry where it forms part of a 19th century listed terrace within the Magee Conservation Area. The building is spacious, adaptable and suitable for a variety of commercial uses. For over 20 years the premises has been an established medical centre for the Western Health and Social Care Trust. It has been well maintained, extended and modernised and has just been fully redecorated inside and out to a high standard ready for occupancy.

### Features:

- Highly visible location fronting onto the Strand Road, a busy arterial route in the city.
- Walking distance to the River Front, Magee University and the City Centre within 10 mins
- Floor area: Approx 343sqm 3,700 sqft approx.
- Large reception, 9 offices, 2 large meeting rooms, staff kitchens and other ancillary accommodation.
- Adaptable spaces with plenty of natural light
- Fully wheelchair accessible ground floor with disabled toilet / shower room
- Period interior and exterior features / historic character
- Monitored Fire and Intruder Alarms
- CAT 5 cabling.
- On street parking is available immediately outside the building and there are several large private and public car parking facilities nearby.

## 2.0 Schedule of Accommodation

Gross Internal Area:                **343 sqm (Approx)**  
**3700 sqft (Approx)**

### Schedule of Accommodation:

Room No.	Description	Approximate Area Sqm
G1	Reception	16.3
G2	Meeting Room 1	18
G3	Meeting Room 2	16.6
G4	Kitchen	10.5
G5	WC	
G6	Lobby	
G7	Acc. WC /shower	
G8	Store 1	8.3
G9	Nurse's Room	11.3
G10	Plant Room	16.1
F1	Office	8.8
F2	Office	10.8
F3	Office	23.9
F4	File Storage Room	11.2
F5	Board Room	19
F6	WC	2
F7	WC	2
S1	Office 1	9
S2	Office 1	12.6
S3	Office 1	8.8
S4	Office 1	33.9
S5	Kitchen	6.2

3.0 Photographs

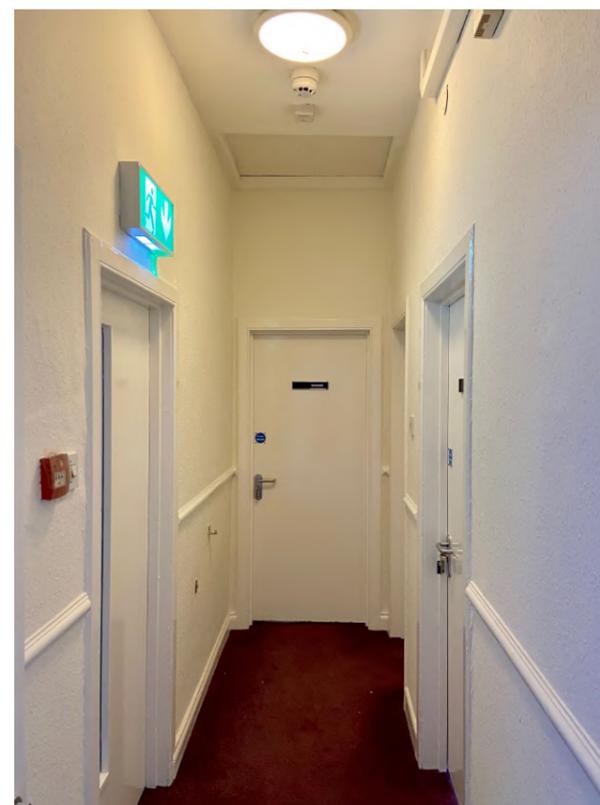
Ground Floor



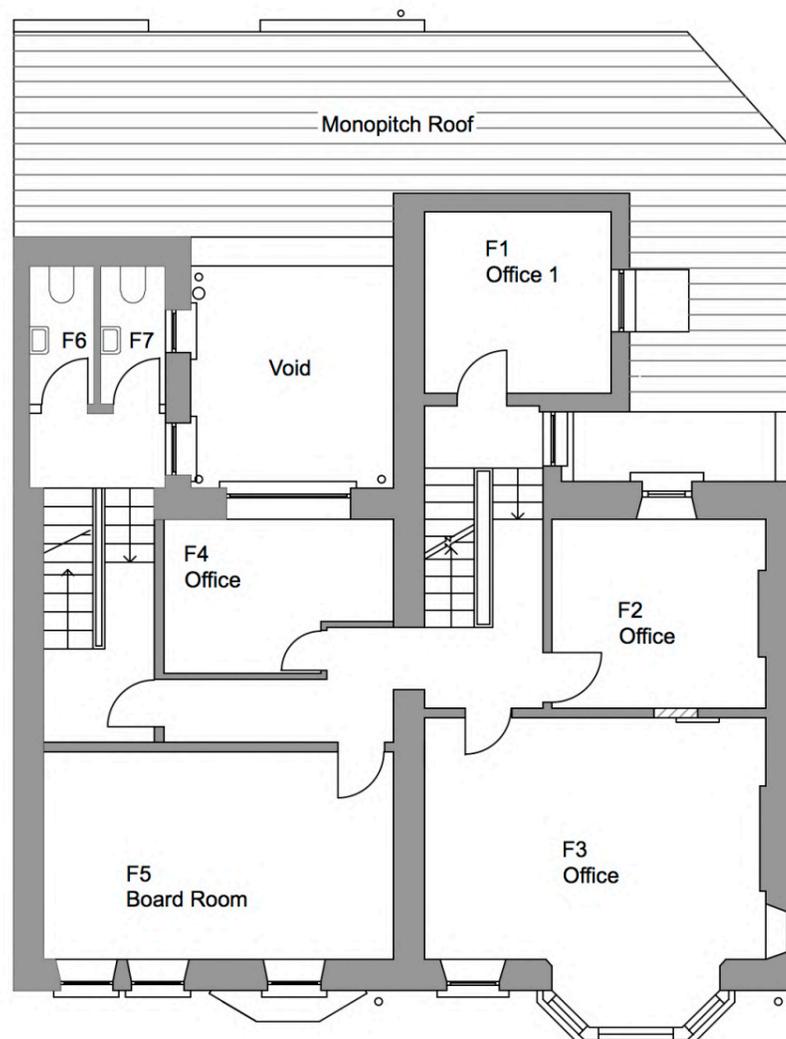
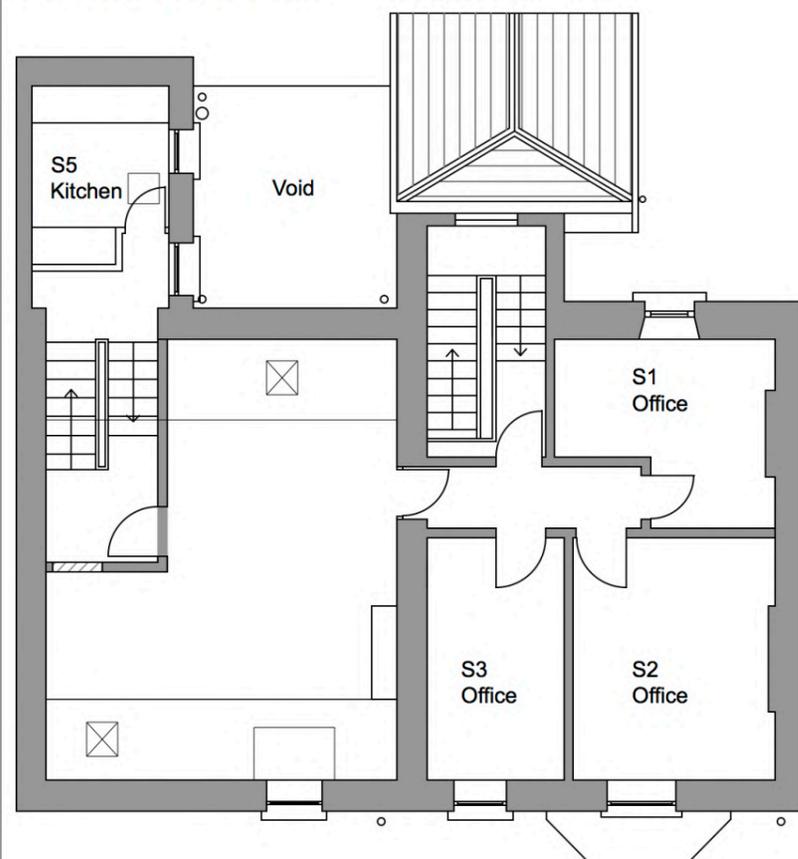
First Floor



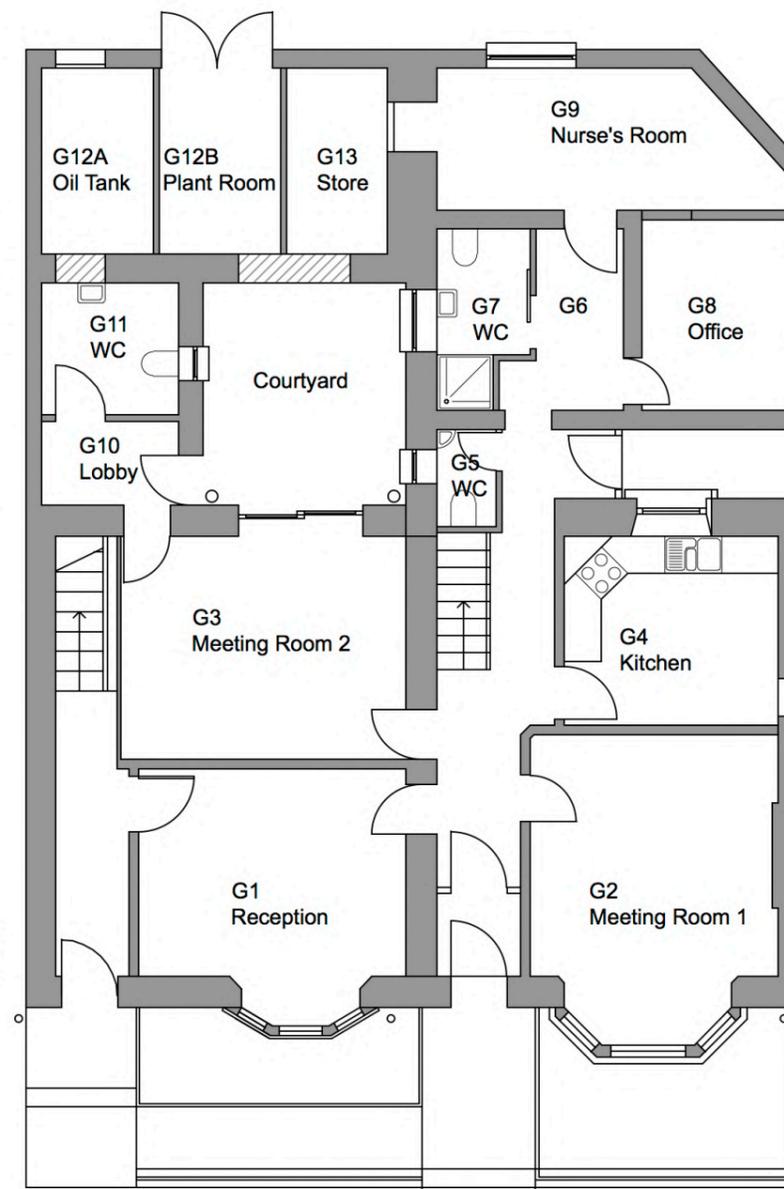
Second Floor



**Second Floor Plan**



**First Floor Plan**



**Ground Floor Plan**

do not scale from this drawing all dimensions to be checked on site

**3-5 Aberfoyle Terrace  
Floor Plans**

**Project** 3-5 Aberfoyle Terrace, Derry  
**Client** Mrs Nora Cavanagh

**Job number** 1315  
**Drawing Title** Existing Floor Plans  
**Drawing number** Surv(03)01A  
**Scale** 1/100 @ A3  
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