



With reference to the surrender of lease at Block 1 and 48 Car Spaces at Ninth Lock Road, Clondalkin, Dublin 22

Dublin City Council acquired a Lease in the premises on Ninth Lock Road, Clondalkin in 1999 from Raconteur Limited for use as a Motor Taxation Office.

Order of the Executive Manager D89 dated 4th March 2014 approved terms and conditions for the disposal of a sub-lease in the premises to the Office of Public Works.

Order D417 dated 29th October 2014 of the Assistant Chief Executive approved terms and conditions for the grant of a 3 month Licence to the OPW to carry out minor works pending completion of legalities regarding the sub-lease.

Order of the Assistant Chief Executive D445 dated 14th November 2014 approved the change of name of Head Landlord from Raconteur Ltd. to Vault Nominee 11 Ltd. and varied orders D89 and D417 to record this fact.

Order of the Assistant Chief Executive D137 dated 16th March 2015 approved the grant of a 3 month licence to the OPW to occupy the premises pending completion of legalities regarding the sub-lease.

The legalities have never been completed and HWBC who are agents for the head Landlord has confirmed that Chandos Investments PLC is the successor in title to Vault Nominee 11 Limited and that transactions should be completed accordingly.

Order of the Assistant Chief Executive D219 dated 29th May 2015 approved the change in name to Chandos Ltd and varies orders D445 and D137 to record this fact.

The office complex is not now required by Dublin City Council as Motor Taxation staff have vacated the premises. Dublin City Council is now surrendering its leasehold interest in the property back to Chandos Investments PLC.

Agreement has now been reached with Chandos Investments PLC and it is now recommend that the Council surrenders its leasehold interest subject to the following terms and conditions:

1. That the Council holds the property under a lease dated 22nd December 1999 for a period of 20 years commencing the 8th September 1999.
2. That the Council surrenders its leasehold interest to the landlord on a date to be agreed and is subject to the Office of Public Works completing the legal formalities to enter into a lease or agreement for lease of the property with the landlord.
3. That the dates for the completion of all legal formalities as per term no. 2 are to be co-terminus.

4. That the Council has complied with all terms of the lease up to the date of execution of the deed of surrender save for the payment of any rent or other charges which they are liable for and the Council will discharge any sums due up to the date of surrender.

Dublin City Council acquired this property from Raconteur Ltd in 1999.

The dates for the performance of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Executive Manager.

The surrender shall be subject to any such covenants and conditions as the Law Agent in his discretion shall stipulate.

No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Dated 26th day of May 2017.

Paul Clegg
Executive Manager

Legend

	Service, program, or other area
	Area of Special Right Access or Special Use Only
	Special Right Surface
	Applicable for parking for B2 or B1
	Area of Other Developer

MAP No 1 FOR BLOCK B



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