



With reference to the proposed grant of a lease in Unit GH, Ground Floor, plus two basement car spaces at the Ballymun Civic Centre, Dublin 9.

Agreement has been reached with Trinity Community Care Company Limited by Guarantee for the grant of a lease of Unit GH, Ground Floor, plus two basement car spaces numbers 30 & 31 at the Ballymun Civic Centre, Dublin 9.

It is therefore proposed to grant a lease of the above property subject to the following terms and conditions:

1. That the demised premises comprise a ground floor unit in the Ballymun Civic Centre which extends to approximately 126 sq.m. plus two basement car parking spaces numbers 30 & 31 shown outlined red and coloured pink on the attached Map Index No.SM-2017-0759.
2. That the lease shall be for a term of ten years commencing as soon as practically possible in 2018, for office use only.
3. That the initial rent for the first five years of the term shall be the sum of €36,600 (thirty six thousand six hundred euro) per annum, payable quarterly in advance by standing order or electronic funds transfer.
4. That the rent shall be subject to a rent review at the end of year five, to the market rental value of the unit at that time, on a vacant possession basis disregarding Lessee improvement works.
5. That a mutual break option shall be granted at the end of year five and six. Written notice of intention to operate the break option must be given to the other party not less than six months prior to the break option date.
6. That the Lessee shall be responsible for fully repairing and insuring the demise.
7. That the Lessee shall be responsible for the payment of rates, facilities/service charges, utilities, taxes and all other charges for the demised offices and car spaces.
8. That the Lessee shall not assign or sublet the demise without the prior written consent of Dublin City Council.
9. The Lessee shall not carry out any structural alterations without the prior written consent of Dublin City Council.

10. That a Schedule of Condition report shall be carried out by the Council's architect and agreed between the parties prior to the granting to the lease. The agreed Schedule of Condition report shall be attached to the lease.
11. That the glass frontage of the demise shall not be covered up or used for storage purposes.
12. That the Lessee shall indemnify Dublin City Council against any and all claims arising from its use of the property. The Lessee shall hold Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) and contents insurance.
13. That the Council and its nominees shall retain a right of access for the purposes of maintaining services running through the unit.
14. That the Lessee shall be responsible for the payment of any Stamp Duty that may arise on the creation of this lease.
15. That the lease agreement shall contain covenants & conditions as normally contained in agreements of this type.
16. That each party shall be responsible for their own fees and costs incurred in this matter.

The property to be leased was acquired by agreement in 1979 from The Irish Land Commission and University College Dublin.

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

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

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

This proposal was approved by the North West Area Committee at its meeting on 12th December 2017.

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

Resolution to be adopted.

"That Dublin City Council notes the contents of this report and assents to the proposals outlined therein".

Dated this 26th day of March 2018.


Paul Clegg
Executive Manager



BALLYMUN CIVIC CENTRE

Dublin City Council to Trinity Community Care Co. Ltd.
Grant of 10 year lease

Map for Council
(Ground floor office space and two car parking spaces)

 <p>Comhairle Cathrach Bhaile Átha Cliath Dublin City Council</p>		<p>An Roinn Comhshaoil agus Iompair Rannán Suirbhéireachta agus Léarscáilithe Environment and Transportation Department Survey and Mapping Division</p>	
<p>O.S REF 3131-15</p>	<p>SCALE 1:500, 1:1000</p>	<p>FILE NO SM-2017-0759_0204-C3_-001-A.dgn</p>	<p>INDEX No FOLDER No CODE DWG No REV</p>
<p>DATE 12-12-2017</p>	<p>SURVEYED & PRODUCED BY PMcGinn</p>	<p>THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE SURVEY, MAPPING AND RELATED RESEARCH APPROVED</p>	
<p>JOHN W. FLANAGAN PhD CEng Eur Ing FIEI FICE ACTING CITY ENGINEER</p>		<p>APPROVED THOMAS CURRAN ACTING MANAGER LAND SURVEYING & MAPPING DUBLIN CITY COUNCIL</p>	<p>INDEX No. SM-2017-0759</p>
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