
**Assignment of lease in respect of Unit F2 Eklad Park, Malahide Park Industrial Estate,
Dublin 17.**

Dublin City Council acquired a lease for a term of 25 years from 1st June 2003 in respect of Unit F2 Eklad Park, Malahide Park Industrial Estate, Dublin 17. The unit has been in use as a Housing Maintenance Depot until recently but has now been vacated due to the opening of the new North City Operations Depot in Ballymun.

Agreement has now been reached in relation to the assignment of the Council's occupational leasehold interest to Irish Shipping and Transport Limited.

There are no objections to this proposal and it is therefore proposed that the Council's leasehold interest in the unit, which is shown outlined in red on attached Map Index No.SM-2023-0336, be assigned to Irish Shipping and Transport Limited subject to the following terms and conditions which the Chief Valuer considers fair and reasonable:

1. That the subject property comprises a former Dublin City Council Housing Maintenance depot located at Unit F2 Eklad Park, Malahide Park Industrial Estate, Dublin 17. This depot is now closed and staff have relocated to the new North City Operations Depot.
2. That Dublin City Council holds the property under lease dated 23rd July 2003 for a term of 25 years from 1st June 2003 at a rent passing of €38,200 (no VAT applicable) per annum on a full repairing and insuring basis.
3. That Dublin City Council will assign the residue of this lease to Irish Shipping and Transport Limited who will take on the same terms and conditions, including the rent passing of €38,200 (no VAT applicable) to the current landlord, as soon as practically possible.
4. That the property will be assigned in its current condition which includes office and workshop fit-out works.
5. That the Council will pay all outstanding charges prior to this assignment.
6. That the Council will pay the Landlord's legal fees for this transaction.

The property to be assigned was acquired under lease dated 23rd July 2003 from Thomas Sherlock.

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

This proposal was approved by the North Central Area Committee at its meeting on 15th January 2024.

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

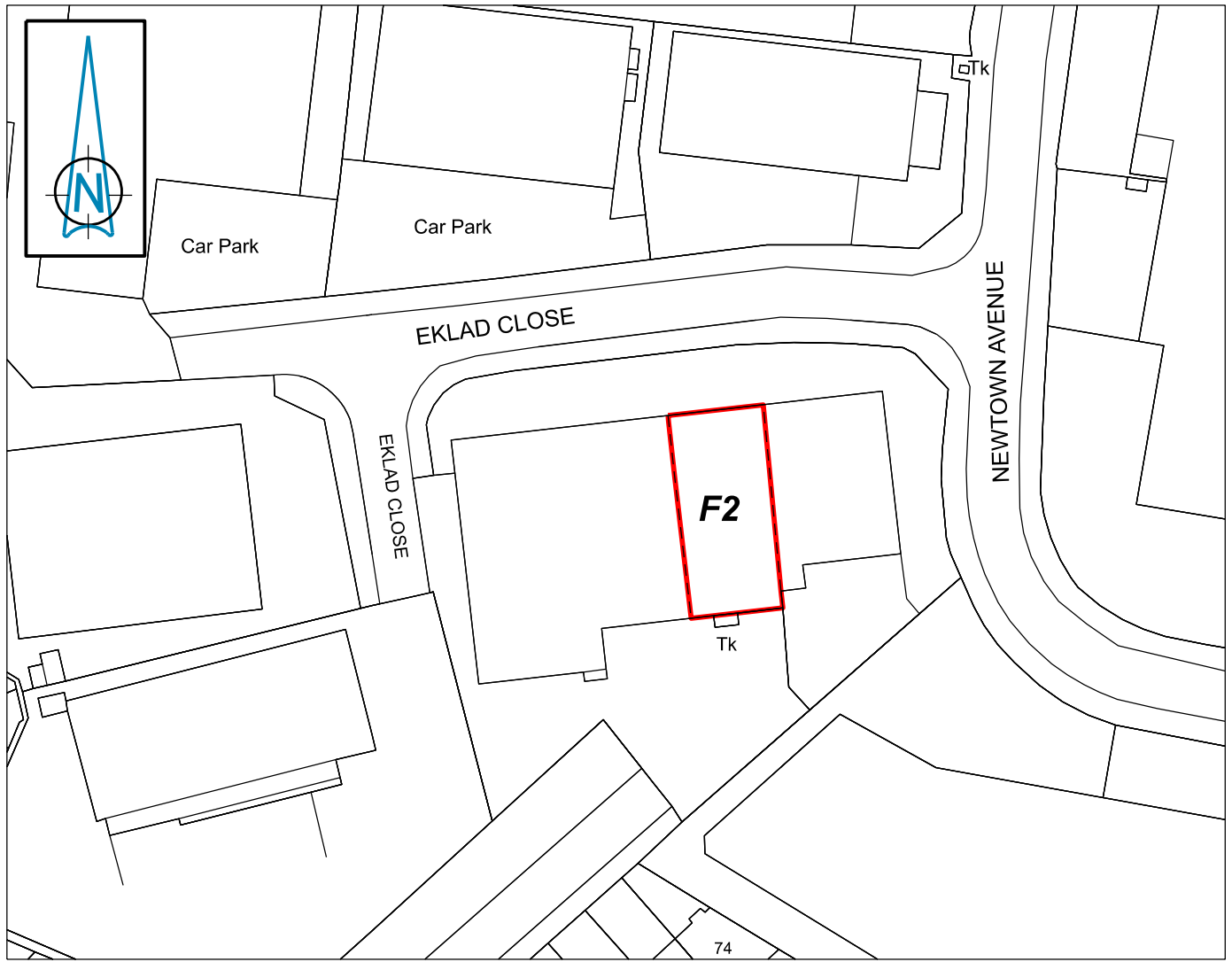
Resolution:

“That Dublin City Council notes the contents of this report and assents to the proposal outlined therein”.

Máire Igoe

A/Executive Manager

22nd January 2024



UNIT F2 EKLAD PARK

Malahide Road Industrial Estate

Dublin City Council to Irish Shipping and Transport Limited

Assignment of Leasehold Interest



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Comhshaoil agus Iompair
Rannán Suirbhéireachta agus Léarscáilithe
Environment and Transportation Department
Survey and Mapping Division

O.S REF 3133-06	SCALE 1-1000 @ A4
DATE 02-01-2024	SURVEYED / PRODUCED BY P. McGinn/T. Curran

INDEX No	DWG No	REV
FILE NO	F:\SM-2023-0336 - 001 - B.dgn	

Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE
SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED _____
THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.
SM-2023-0336