



With reference to the proposed grant of a lease of Units 1 and 2 The Turnpike, Santry Cross, Dublin 11.

Since 2018, and by way of successive licence agreements, Dublin North West Area Partnership CLG has been in occupation of Units 1 and 2 The Turnpike, Santry Cross, Dublin 11, outlined red and coloured pink on Map Index No. SM-2018-0100. Dublin North West Area Partnership CLG is engaged in a variety of community, educational and employment services.

In 2018, and in tandem with the initial licence agreement, the Chief Valuer agreed terms and conditions with Dublin North West Area Partnership CLG for a ten year lease of the premises. The lease was however postponed pending the regularisation of the change of use in the premises from retail to office.

The change of use regularisation process has been completed and it is now proposed to grant a lease of the premises to Dublin North West Area Partnership CLG, subject to the following terms and conditions as recommended by the Chief Valuer.

1. That the demised premises shall be two amalgamated ground floor units known as Units 1 & 2 The Turnpike, Santry Cross, Dublin 11. The premises is shown outlined red and coloured pink on Map Index No. SM-2018-0100.
2. That the lease shall be for a term of ten years commencing as soon as practically possible, and shall be for partnership office use only.
3. That the rent shall be the sum of €19,000 (nineteen thousand euro) per annum, payable quarterly in advance by 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 premises 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. 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 the premises including all doors, windows and plate glass.
7. That the lessee shall be responsible for fully insuring the premises and shall indemnify Dublin City Council against any and all claims arising from its use of the premises. The Lessee shall hold Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) and contents insurance.

8. That the lessee shall be responsible for the payment of rates, facilities/service charges, utilities, taxes and all other charges for the demised offices.
9. That the lessee shall not assign or sublet the premises without the prior written consent of Dublin City Council.
10. That the lessee shall ensure that its use of the premises complies with all necessary statutory consents.
11. That the permitted business hours shall be Monday to Friday, 9am to 5pm.
12. The lessee shall not carry out any structural alterations without the prior written consent of Dublin City Council. The lessee shall not erect any signage on the external walls of the building without receiving the prior consent of the Council and full planning permission for same.
13. That the lessee shall be responsible for the payment of any stamp duty that may arise on the creation of this lease.
14. That the lessee shall sign a Deed of Renunciation.
15. That the lease agreement shall contain covenants and 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.
17. That the dates for the performance of any of the requirements of this proposed lease may be extended at the absolute discretion of the Executive Manager.

The property to be leased was acquired from Ballymun Regeneration CLG.

The lease agreement shall be subject to any other terms and conditions as deemed appropriate by the Council's Law Agent.

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

This proposal was approved by the North West Area Committee at its meeting on the 19th October 2021.

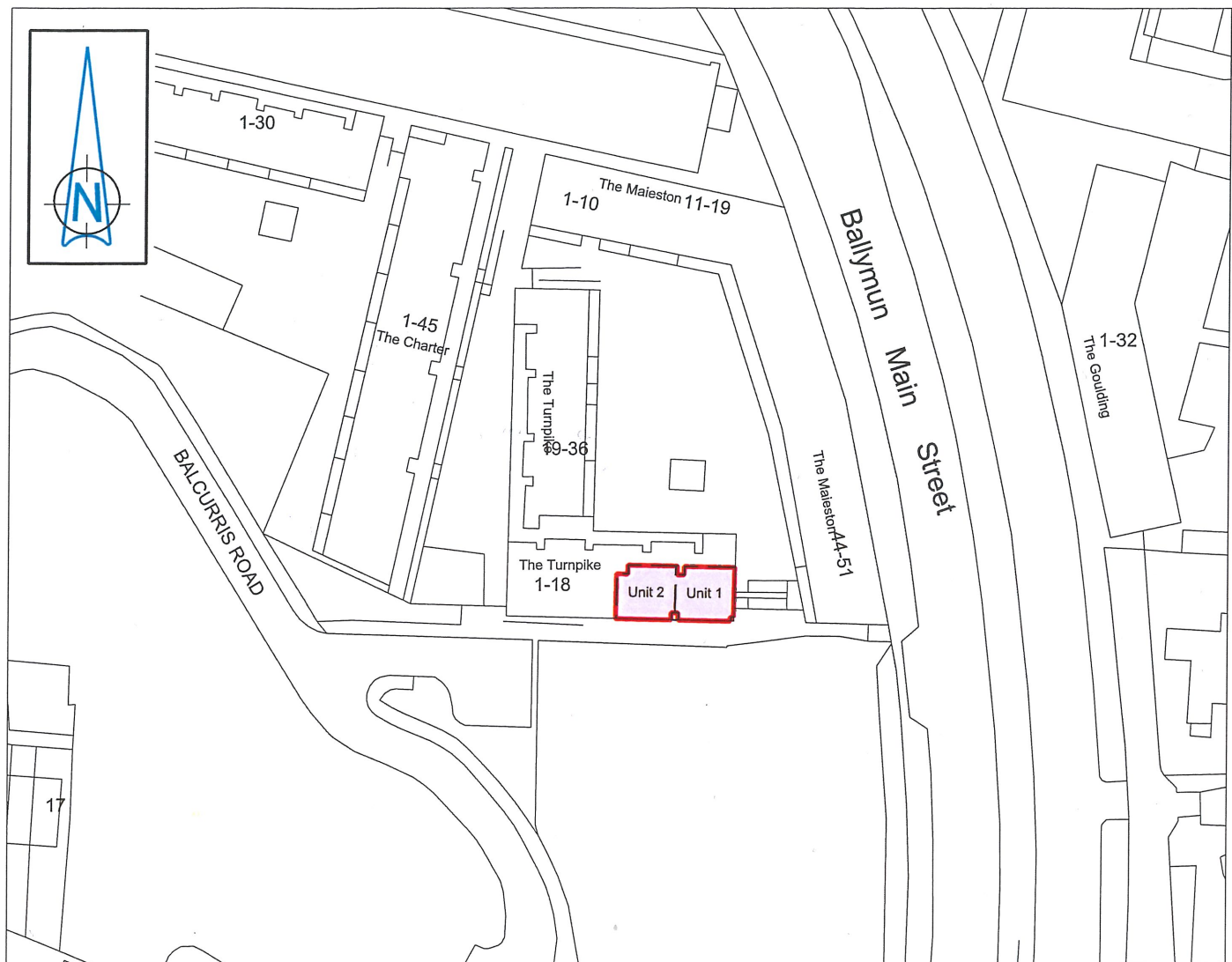
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution:

That Dublin City Council notes the contents of Report No. 333/2021 and assents to the proposals outlined therein.

Dated this the 19th day of October 2021

Paul Clegg
Executive Manager



THE TURNPIKE, SANTRY CROSS, DUBLIN 11 - Units 1 and 2
Dublin City Council to Dublin Northwest Area Partnership CLG



Comhairle Cathrach
 Bhaile Átha Cliath
 Dublin City Council

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

O.S REF
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SCALE
 1-1000

DATE
 09-03-2018

SURVEYED /
 PRODUCED BY
 PMcGinn

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

Dr JOHN W. FLANAGAN
 CEng FIEI FICE
 CITY ENGINEER

INDEX No.
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