

**The Chairman and Members of
North West Area Committee.**

Planning and Property Development Department

Meeting: 19th March 2024

Item No: 10

Proposed assignment of a lease in respect of Unit 5/E1 Ballymun Industrial Estate, Dublin 11.

Dublin City Council acquired a lease for a term of 20 years from 20th April 2006 in respect of Unit 5/ E1 Ballymun Industrial Estate, Dublin 11. 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 been reached in relation to the assignment of the Council's occupational leasehold interest to Sika Ireland Limited.

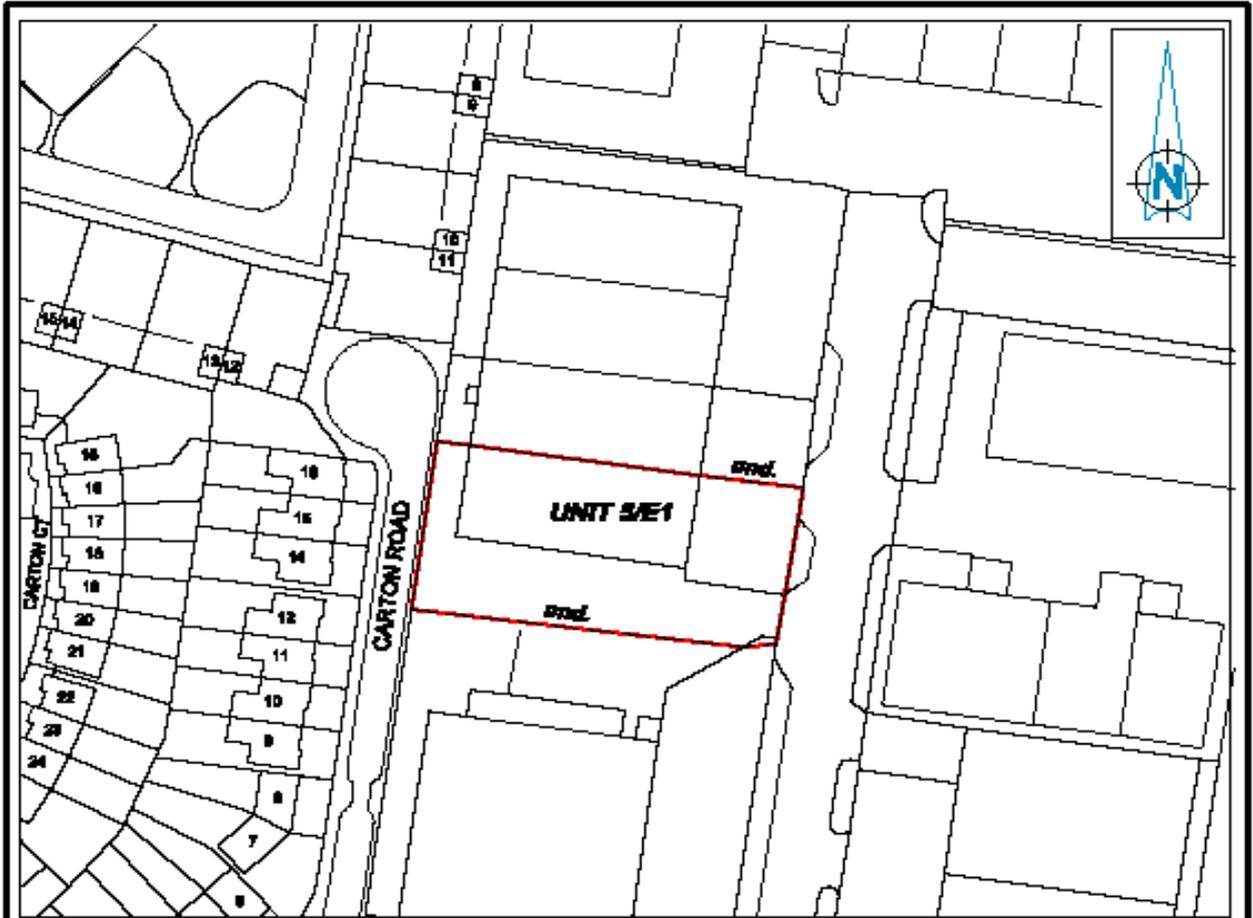
There are no objections to this proposal and it is therefore proposed that the Council's leasehold interest in the unit, which is shown outlined in red on attached Map Index No.SM-2023-0337, be assigned to Sika Ireland Limited subject to the following terms and conditions which the Chief Valuer considers fair and reasonable:

1. That the subject property comprises a former Dublin City Council Housing Maintenance depot located at Unit 5/ E1 Ballymun Industrial Estate, Dublin 11. 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 20th April 2006 for a term of 20 years from 3rd April 2006 at a rent passing of €70,000 (VAT not applicable) per annum on a full repairing and insuring basis.
3. That Dublin City Council will assign the residue of this lease to Sika Ireland Limited who will take on the same terms and conditions, including the rent passing of €70,000 (VAT not applicable) to the current landlord, as soon as practically possible in 2024.
4. That this assignment is subject to the completion by Dublin City Council of dilapidation works to the written satisfaction of the Landlord.
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.

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

Maire Igoe
Máire Igoe
Acting Executive Manager

Date 06/03/2024



BALLYMUN INDUSTRIAL ESTATE, BALLYMUN, DUBLIN 11 - UNIT 5/E1

Dublin City Council to Sika Ireland Ltd.

Assignment of lease



Comhairle Cathrach
Bhailé Átha Cliath
Dublin City Council

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

O.S REF 3131-04	SCALE 1:1000 @ A4
DATE 05-03-2024	SURVEYED / PRODUCED BY PWC/Gzm

INDEX No	DWG No	REV
FILE NO	F:\SM-2023-0337 - 001 - A.dgn	

THIS MAP IS CERTIFIED TO BE CORRECTLY REPRESENTED BY
DUBLIN CITY COUNCIL FROM OPERATIONS SURVEY DIVISION. SURVEY,
MAPPING AND RELATED INFORMATION APPROVED

Dr JOHN W. FLANAGAN
CEng FEI FICE
CITY ENGINEER

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

INDEX No.
SM-2023-0337