
Assignment of 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.

The property to be assigned was acquired under lease dated 3rd April 2006 from Liam Robinson.

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 West Area Committee at its meeting on 19th March 2024.

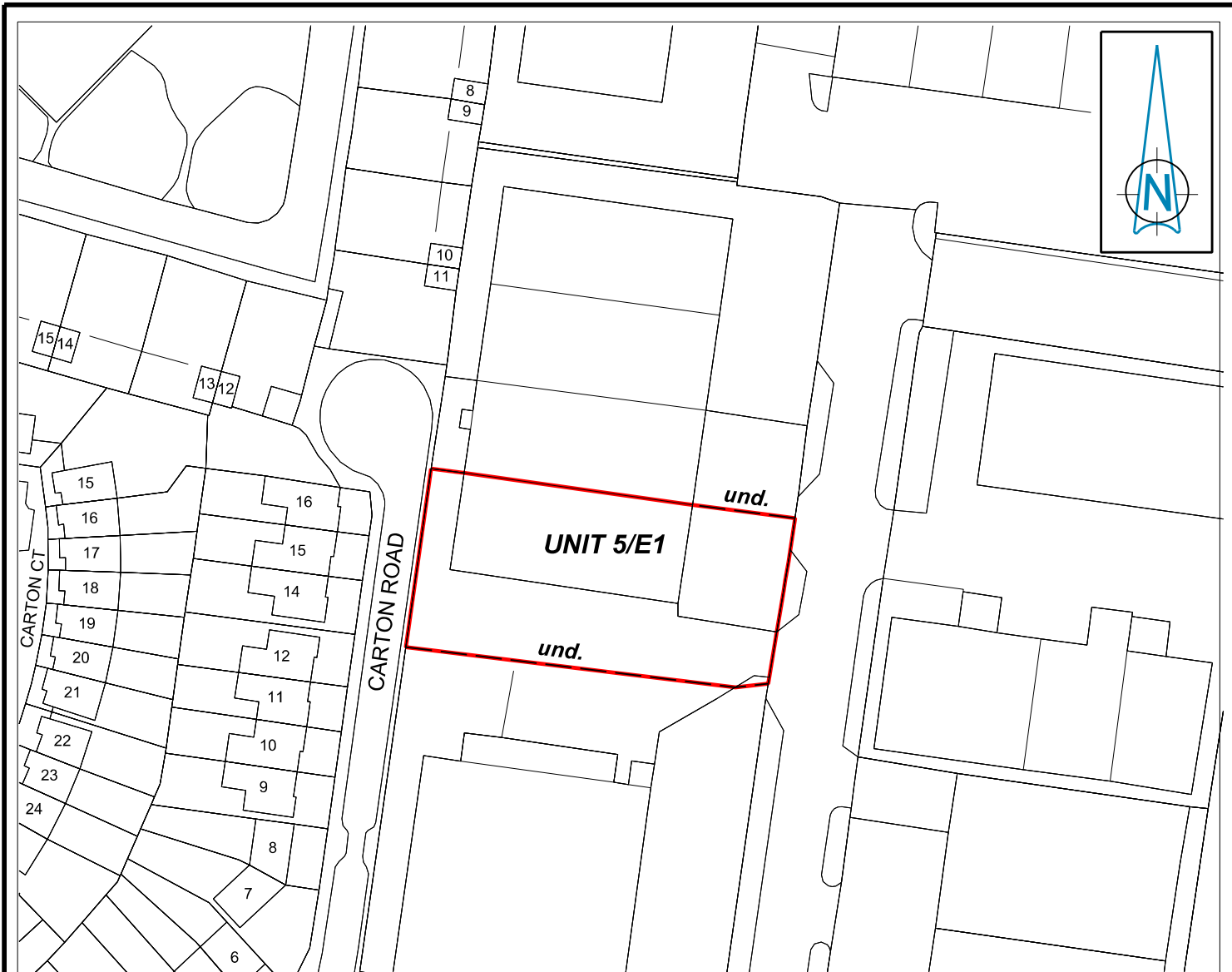
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution:

That Dublin City Council notes the contents of Report No. 97/2024 and assents to the proposal outlined therein.

Máire Igoe
A/Executive Manager

25th March 2024



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

Dublin City Council to Sika Ireland Ltd.

Assignment of lease



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 3131-04	SCALE 1-1000 @ A4
DATE 05-03-2024	SURVEYED / PRODUCED BY PMcGinn

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

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