

Crèche at Ayrfield

Malahide Road | Dublin 13

OVERVIEW

- On the instructions of Dublin City Council, new crèche opportunity available to let.
- Latest date for receipt of applications; 12pm Wednesday 27th November 2019.
- Located off the junction of the Malahide Road (R107) and M50/M1 Link / Grange Road (R139) at Churchwell / Belmayne.
- Forming part of new residential development of 150 social housing units.
- Self-contained purpose built crèche facility located over ground and first floor.
- Ground floor extending to approx 392 sqm and first floor extending to 170 sqm.
- Two extensive dedicated outdoor play areas.
- An incoming operator must comply with all Tusla and HSE requirements



ACCOMMODATION

	Sqm	Sqft
Ground Floor	392	4,219
First Floor	170	1,829
Total	562	6,048

RENT:

€70,000 p.a. exclusive

LEASE:

The crèche is available to let on a new lease, subject to five yearly reviews.

TIMING:

Practical completion will be in Q1 2021.

ACCOMMODATION:

The property will be handed over in developer's shell specification ready for a tenant's fitout.



LOCATION

The property is located in Ayrfield, a new residential development situated on a site bounded by Belmayne housing development to the east, the Malahide Road to the west and north-east of Clarehall Shopping Centre.

Ayrfield is a modern development of 150 social housing units comprising a mix of one, two and three bedroom apartments. The immediate area is primarily residential in nature with the above housing forming part of a larger 1.53 hectare site within the Clongriffin-Belmayne (North Fringe) development area and in ownership of Dublin City Council. As part of the development and on completion a crèche, 3 no. office / community facilities and a multi-use games area (MUGA) will be provided.

The immediate area is easily accessed by road located off the junction of the Malahide Road (R107) and M50/M1 Link / Grange Road (R139) at Churchwell / Belmayne and strategically located on an intercity rail route and Quality Bus Corridor.

DESCRIPTION

The crèche facility will comprise a two-storey, modern, crèche facility located in the south east corner of the development with two dedicated outside play areas comprising 118 sq. m and 263 sq. m respectively. The property will be handed over in developer's shell specification ready for a tenant's fit-out. Two car parking spaces will be available for crèche staff and a set down area will allow for drop off and pick up.

PRIORITY PLACES

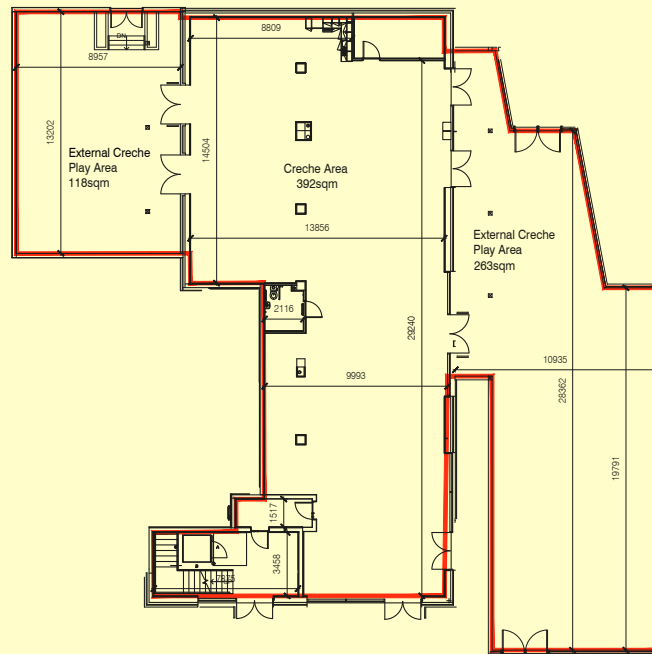
Priority of places must be given to children in the new neighbouring Ayrfield development.

THE NATIONAL CHILDCARE SCHEME (NCS):

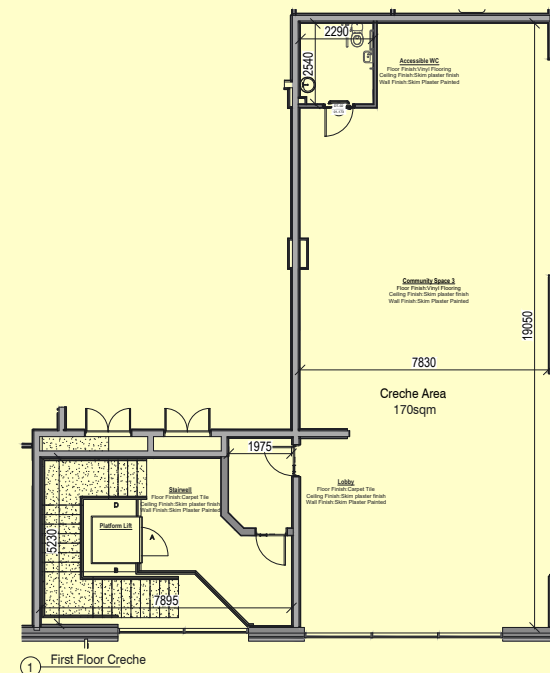
The occupier must sign up to the National Childcare Scheme and the Early Childhood Care and Education (ECCE) Scheme.

POPULATION / AGE PROFILE

Significant population growth is envisaged for the Clongriffin/Belmayne area. Approximately 7,100 residential units are envisaged for the overall development area with a potential population of between 20,000 and 25,000 people. The immediate area has an exceptionally youthful population profile with a quarter of the population under 15 years of age.



Ground Floor



First Floor

Not to scale. For identification purposes only.



FURTHER INFORMATION:

Emma Coffey

01 638 2727
ecoffey@lisney.com

Jennifer Prunty

01 638 2751
jprunty@lisney.com

APPLICATION DATE AND INFORMATION

Applications are sought on Wednesday 27th November at 12 pm from experienced crèche operators who will have previously managed or owned a crèche and are signed up to the National Childcare Scheme and Early Childhood Care & Education Scheme (ECCE). The chosen tenant must be compliant with all Tusla and HSE requirements at all times during the course of the lease agreement.

Letters of application are to follow the "Application Procedure Document" and should be delivered to the offices of Lisney, St Stephen's Green House, Earlsfort Terrace Dublin 2 no later than 12 pm on Wednesday 27th November 2019.

Sealed envelopes should be marked "Application Ayrfield Crèche". Late applications will not be considered. Dublin City Council is not obliged to accept the highest or any offer received. Dublin City Council may at its discretion, seek clarification and / or decide to interview one or more of the parties in respect of their proposal.

Applicants should request the "Application Procedure Document" which includes the marking scheme that will be used.



DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
+353 1 638 2700
dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
+44 2890 501 501
belfast@lisney.com

CORK

1 South Mall,
Cork,
T12 CCN3
+353 21 427 5079
cork@lisney.com



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848



Subject to Lease/Lease Denied Application Procedure – Crèche at Ayrfield, Malahide Road, Dublin 13

Parties interested in leasing the crèche opportunity at Ayrfield, Malahide Road, Dublin 13 are invited to submit a proposal to the lettings agents, Lisney. Applications are sought from experienced crèche operators who will have previously managed or owned a crèche and are signed up to the National Childcare Scheme and Early Childhood Care & Education Scheme (ECCE). The chosen tenant must comply with all Tusla and HSE requirements at all times during the course of the lease agreement. The application should include an offer of annual rent together with background information and trading details of the proposed tenant. The rental offer will be exclusive of rates, insurance and all other outgoings.

Applications are invited on a subject to contract basis and are also subject to landlord's approval.

Proposals (two hard copies), clearly marked "**Application Ayrfield Crèche**" should be sent to:

Ms. Emma Coffey, Lisney, St. Stephen's Green House, Earlsfort Terrace, Dublin 2.

No later than 12 pm on Wednesday 27th November 2019.

Dublin City Council is not obliged to accept the highest offer or any proposal received.

Dublin City Council may, at its discretion, seek clarification and/or decide to interview one or more parties in respect of their proposal to trade from the unit.

In addition to a financial offer each party is asked to provide appropriate information in their application. The information required and marking system applied to each section is as follows:

Marking Criteria

Description	Marks
Lease Offer	20
<ul style="list-style-type: none">Rent.Length of lease.Incentives sought.	
Trading and Experience	20
<ul style="list-style-type: none">Details of existing business, trading performance and audited accounts (3 years preferably).Landlord/bank/trade reference.Compliant with all relevant regulations/legislation.	
Proposed Use/ Operation of space as a crèche	20
<ul style="list-style-type: none">Proposed staff numbers.Opening hours (maximum hours of operation are 7am – 7pm).Fees structure.Services offered.Age range.	
Community Gain	20
<ul style="list-style-type: none">Confirmation that priority of spaces will be given to Ayrfield Development.Confirmation of involvement in new national Childcare Scheme and the Early Childhood Care and Education scheme (EECE).Any other proposed community gain.	
Proposed Fit out/works	20
<ul style="list-style-type: none">Details of fit out proposed.Estimated costs.Proof of funds.	
Other	
<ul style="list-style-type: none">Name and address of interested party.Name of solicitor and contact information.The entity taking the lease.	
Total	100

In the interim, should you have any queries please do not hesitate to contact a member of the Lisney Retail team.

Emma Coffey: ecoffey@lisney.com / 01 638 2727

Jennifer Prunty: jprunty@lisney.com / 01 638 2751.