



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

5<sup>th</sup> February, 2025

**To: The Cathaoirleach and each Member of the Metropolitan District of Limerick**

**Proposed Lease of part Floor 1, Lissanalta House, Dooradoyle, Co. Limerick to Uisce Éireann.**

**1. Introduction**

It is intended that the proposed disposal, by way of a lease, of part floor 1 to Uisce Éireann will be included on the Agenda for the March Full Council Meeting.

**2. Description and Location of Property**

The office space in question consists of 4,450 square feet on the first floor of Lissanalta House, Dooradoyle.

**3. History of the Property**

Irish Water have been in occupation of the office space under their existing 10 year lease which was entered into on the 30<sup>th</sup> March, 2015

**4. Key Elements of the Proposal**

<b><u>Lessee</u></b>	Uisce Éireann
<b><u>Period</u></b>	2 Years with option to extend *
<b><u>Commencement</u></b>	30 <sup>th</sup> March, 2025
<b><u>Rate</u></b>	€19 per square foot
<b><u>Covenants/Conditions</u></b>	Uisce Éireann will also contribute to the overall service charge and insurance costs for the building and will be subject to the conditions and covenants contained within the lease agreement.

- \*An option to extend the term for a period or periods of up to 12 months with a maximum of 2 such extensions.

**5. Executive Recommendation to Council.**

The proposal before the Members is to note the proposed disposal, by way of a lease, to Uisce Éireann as per the terms outlined above.



**Jayne Leahy,  
Head of Property Management,  
Rural, Community, Culture and Tourism Development Directorate,  
Limerick City & County Council.**