

**Expression of Interest,  
Large Vacant Industrial / Enterprise Unit  
The Dalton Centre, Shannonbridge, Co. Offaly.**



<https://www.offaly.ie/expression-of-interest-the-dalton-centre-shannonbridge-co-offaly/>

Offaly County Council invites Expressions of Interest for the reuse on a long-term leased basis of a large vacant unit (1,200 square meters) known as The Dalton Centre, Shannonbridge, Co. Offaly.

Subject to funding being secured from the **EU Just Transition Fund** in order to repurpose the building and to provide basic services, applicants must be committed to the objectives of the fund in terms of economic diversification and enterprise which supports the development of the green, low carbon or circular economy. Applicants across the full enterprise spectrum showing innovation in their use of low carbon, digital practices will be positively considered.

The **Offaly Economic Development Strategy and Action Plan 2022-2027** presents the theme of '**Standing Up to Power Ireland's Net Zero Mandate**', which recognises that most categories of industry, enterprise and technology are now capable of improvements in environmental outcomes. The ability to demonstrate such outcomes will be considered as part of the assessment process.

The unit is open to a range of potential uses but applicants will be expected to demonstrate their commitment to the policies in the **Offaly County Development Plan 2021-2027** which support economic development within the transition to a low carbon / green / circular economy. Please refer to the Offaly County Council website <https://www.offaly.ie/c/county-development-plan/>

The unit is on a 4-hectare site adjacent to the now decommissioned West Offaly Power Station. It lies on the periphery of the village of Shannonbridge, in the west of the county on the banks of the River Shannon. The unit however presents an extremely attractive opportunity well beyond the hinterland of Shannonbridge. It lies close to the borders of South Roscommon and East Galway and is equidistant from the large towns of Ballinasloe and Athlone. Its central location within the country and its proximity to the motorway network makes it highly accessible for those seeking to invest.

The unit is transferring into the ownership of Offaly County Council. It is a large single storey open plan industrial building, approximately 1,200 square meters in size. The unit consists of a steel frame with precast concrete cladding slabs at lower level and profiled metal vertical cladding at high level. There are three roller shutter doors to access the building and a profiled metal pitch roof. Floor level to eaves height is 9.82m. Sub divisions of the unit can be considered.

**The cost of the internal fit out of the unit and outside site works to the clients' requirements, will be borne by the successful applicant(s).**

The qualification / award criteria for the expressions of interest process will be for the applicant to show:

- **Proposed Use** – the applicant must outline clearly the nature of the proposed enterprise, what the building will be used for and what modifications, if any, will be required.
- **Employment Generation** - the creation of new sustainable employment with regard to quality green jobs, within a diversified economy, is key to all applications. Aligning with the objectives of the **EU Just Transition Fund 2021-2027**, applicants should also give emphasis to the generation of employment for the former peat communities in one of the areas most directly affected by the transition from traditional fossil-based industries, by investing in the diversification of the local economy.
- **Community Gain** (positive contribution to the local community)

There are a number of other considerations worth noting, including the following:

- Any successful applicant will be subject to the standard public liability requirements of Offaly County Council, including the Council being indemnified.
- In the event that the proposed use ceases operations, the operator will be responsible for decommissioning the unit and any costs associated with same.
- That the successful entity shall be liable for payment of stamp duty, VAT and any other statutory costs, which may arise on the creation of the Lease.
- Each party will be responsible for their own costs, including any legal fees.
- The successful applicant will be responsible for all planning requirements, including any external signage.
- The successful applicant will be responsible for any utility charges, including water and electricity.
- The successful applicant will be responsible for any rates payable to the Council.
- The Council will provide BER Certificate as required.
- Any fit out works or modifications to be notified to the Council. No works should commence until approved by the Council.
- A full lease agreement will be put in place for an agreed term and rental fees. Any Lease agreement will be subject to S.183 of the Local Government Act 2001. Rental rates will be in line with market value.
- Retail operations will not be considered for this space.
- Any agreement will be subject to full terms and conditions.

Any lessee is required to sign a Deed of Renunciation in conjunction with completing & signing any lease.

Please see attached photographs of the Dalton Centre. There is 1,200 square metres of space available for a potential new use, together with ample space on the 4-hectare site for parking, deliveries, etc.

Completed Expressions of Interest submissions should be forwarded to: [info@leo.offalycoco.ie](mailto:info@leo.offalycoco.ie), no later than close of business on **Wednesday 25<sup>th</sup> September 2024**. Please include **Expression of Interest Dalton Centre** in the subject line of your email.

It is envisaged that the evaluation process will be completed in the coming weeks and the results will be made available thereafter. Please note that this timeframe may be amended to ensure meaningful stakeholder engagement and the best possible outcome.

Further details are available on <https://www.offaly.ie/expression-of-interest-the-dalton-centre-shannonbridge-co-offaly/>

## Photographs of the Dalton Centre







