

### EXERCISE OF DELEGATED POWER

**Title :** Lease Office 2.09 and 2.11 Northern Design Centre

Gateshead Council Constitution (Thirteenth Edition – July 2016)

Part 3 – Responsibility for Functions

Schedule 5 - Executive Functions Delegated to Managers.

Part 1 – Delegations to Individual Managers.

4. Strategic Director, Corporate Services & Governance.

Service Director, Legal, Democratic and Property Services

(11) To approve all leases granted in accordance with agreed parameters, fees and charges and external funding conditions for space within Council business centres.

**Statutory Power:** Section 123 of the Local Government Act (1972).

**Policy:** Medium Term Financial Strategy, Vision 2030, Council Plan 2015 – 2020, Corporate Asset Strategy and Management Plan 2015 - 2020.

**Proposal:** Lease.

**Property/Premises:** Studio 9 and 11, Second Floor, Northern Design Centre, Abbots Hill, Baltic Business Quarter, Gateshead, NE8 3DF.

**Tenant:** Climb Creative Ltd, Studio 2.09 Northern Design Centre, Abbott's Hill, Baltic Business Quarter, Gateshead, Tyne And Wear, NE8 3DF (Company No. 07523310).

**Rent:** £13,898.40 p.a.

**Term:** 3 years.

**Break Option:** N/A.

**Use:** Office (including research and development, and studios).

<b>Surveyor:</b> <i>E. Williams</i>	<b>Team Leader:</b> <i>[Signature]</i>	<b>Property Manager:</b> <i>[Signature]</i>
<b>Approved by:</b>	M E Harrison <i>M.E.H.</i> Service Director, Corporate Services & Governance	
	Date: <i>29/08/2017</i>	