

EXERCISE OF DELEGATED POWER

Title : Lease: Office 4, Greenesfield Business 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: Office 4, Greenesfield Business Centre, Mulgrave Terrace, Gateshead, Tyne and Wear, NE8 1PQ.

Tenant: Broadbent Assist Limited, Premier House, Manchester Road, Mossley, Ashton Under Lyne, Lancashire, OL5 9AA (Company No. 05603337).

Rent: £3,375.00 p.a.

Term: Five years, with effect from the date of completion.

Break Option: Tenant only rolling break, subject to 28 days written notice being served. If the break is exercised within the first twelve months of the term, the Tenant must pay three months' rent to the Landlord.

Use: Office.

Surveyor: <i>E. Williams</i>	Team Leader:	Property Manager: <i>SGH</i>
Approved by: M E Harrison <i>M.E.H.</i> Service Director, Corporate Services & Governance	Date: 01/09/2017	