

## EXERCISE OF DELEGATED POWER

**Title :** Letting of office space at Dryden Centre, Evistones Road, Gateshead

Gateshead Council Constitution (14<sup>th</sup> Edition – amended Jan 2018)  
Schedule 5 - Executive Functions Delegated to Managers.  
Part 1 – Delegations to Individual Managers.  
2. Strategic Director, Corporate Services & Governance.

(21) To agree terms for granting or acceptance of any tenancy not exceeding 25 years, and any occupational licence other than any housing accommodation and garages used for domestic purposes, at a rent not exceeding £75,000 per annum exclusive of rates in each case.

Policy: 'THRIVE', Council Plan

Proposal: To lease various rooms at the Dryden Centre to a Health Trust

Statutory Power: Local Government Act 1972

Property/Premises: Ground floor rooms at Dryden Centre totalling 322 sq m or thereabouts.

Tenant: Northumberland Tyne & Wear NHS Foundation Trust

Rent: £60,786 pa inclusive of general and water rates, service charge (cleaning, caretaking and maintenance of common parts) and utilities.

Term: Five years from a date to be agreed

Break Option: Landlord only at the end of the third year, on giving 3 months' notice.

Use: Office

Comments: A Licence to Alter is to be agreed to allow the Tenant to undertake all fit-out works prior to occupation.