



EXERCISE OF DELEGATED POWER

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

Gateshead Council Constitution (14th 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.

Surveyor		Team Leader		Property Manager	
Approved by:	<div><div>M Barker Strategic Director</div><div>Corporate Services & Governance</div><div>Date: 21/5/19</div></div>				