

**EXCERPT OF MINUTE OF MEETING OF THE HOUSING AND PROPERTY SERVICES (PROPERTY)
SUB-COMMITTEE HELD ON 24 MAY 2000**

AGENDA ITEM NO.1.....

INDUSTRIAL AND COMMERCIAL LEASES

1. There was submitted a report (docketed) dated 28 April 2000 by the Acting Director of Housing and Property Services detailing in the Appendix to the report industrial and commercial property lets which had been approved during the period from 1 June 1999 to 31 April 2000.

Decided:

- (1) that the terms of the report be noted, and
- (2) that the report be referred to the Economic Development Committee for its interest.

REPORT

TO:	HOUSING & PROPERTY SERVICES (PROPERTY SUBCOMMITTEE)	DATE: 28 April 2000
FROM:	DIRECTOR OF HOUSING & PROPERTY SERVICES	REF: DMcC/hm
SUBJECT:	INDUSTRIAL & COMMERCIAL LEASES	

1. PURPOSE OF REPORT

To advise the Committee of the applications approved by the Director of Housing & Property Services in respect of industrial and commercial properties.

2. BACKGROUND

The attached Appendix lists the applications approved during the period from 1 June 1999 to 31 April 2000. A total of 101 properties were let during the period (51 factory units, 21 offices, 22 shops and 7 yards). A total of 380 jobs were created as a result.

3. RECOMMENDATION

That the Committee note the contents of the Report and that it be referred to the Economic Development Committee for their information.



THOMAS MCKENZIE
Acting Director of Housing & Property Services

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Delegated Approvals - Industrial Units

Property	Tenant	Transaction	Term	Rental	Employment	Use
6 Canyon Road, Netherton Ind. Est., Wishaw	Scotvend Limited	Lease	1 yr	£2,500 p.a.	4	Storage of goods
3 Laverock Road, Airdrie	Pineland Limited	Lease	1 yr	£6,600 p.a.	8	Ironing Service
3 & 4 Newhut Road, Braidhurst Ind. Est., Motherwell	K Kit Company Limited	Lease	2 yrs	£10,000 p.a.	6	Manufacture of kit houses
29 Upper Mill Street, Airdrie	Gregg McIntosh	Lease	1 yr	£2,500 p.a.	3	Storage of frozen foods
22 Upper Mill Street, Airdrie	Monklands Decorating Service	Lease	1 yr	£800 p.a.	2	Storage of materials
18 Laverock Road, Airdrie	J & M Distribution	Lease	1 yr	£6,600 p.a.	6	Distribution & Storage
8 Upper Mill Street, Airdrie	Smartcraft	Lease	1 yr	£3,300 p.a.	2	Toy Manufacture
7 Laverock Road, Airdrie	PAV Electronics	Lease	Month to month	£6,600 p.a.	6	Electronics
21 Upper Mill Street, Airdrie	Diamond Plant Services Limited	Lease	1 yr	£2,500 p.a.	3	Plant hire and service
5 Newhut Road, Braidhurst Ind. Est., Motherwell	Coakley Bus Company Limited	Lease	1 yr	£6,000 p.a.	10	Storage of buses and training room
6 Upper Mill Street, Airdrie	Spotless Dry Cleaning	Lease	1 yr	£3,200 p.a.	4	Dry Cleaning
2 Newhut Road, Braidhurst Ind. Est., Motherwell	K Kit Company Limited	Lease	3 yrs	£5,000 p.a.	3	Manufacture of Kit Houses
7 Earn Avenue, Righead Ind. Est., Bellshill	Remco (Bellshill) Ltd.	Lease	1 yr	£4,200 p.a.	2	Storage
2 Earn Avenue, Righead Ind. Est., Bellshill	Relay Vehicle Comps	Lease	2 yrs	£7,800 p.a.	5	Vehicle Parts Delivery
18 Murray Road, Righead Ind. Est., Bellshill	Xerox (UK) Ltd	Lease	18 months	£7,500	4	Printing
25 Kelvin Road North	Aspen	Lease	monthly	£2,280 p.a.	2	Repair Photocopiers/ Office Equipment

Property	Tenant	Transaction	Term	Rental	Employment	Use
27 Kelvin Road North	Mungo Gilchrist	Lease	monthly	£2,280 p.a.	1	Electrical Bus
5a Chryston	J.L.R. Eng. (Sematek)	Lease	1 month	£2,842.78	2	Engineering
15 Kelvin Road North, Lenziemill, Cumbernauld	Colin Stewart – Posh Parts	Lease	monthly	£1,200 p.a.	1	Kitchens Showroom/storage
Unit F, Stobcross Street, Coatbridge	Copy Care Service	Lease	6 months	£2,500 p.a.	2	Picture Framing
41 Kelvin Road North, Lenziemill	Aspen	Lease	monthly	£2,280 p.a.	1	Repairing photocopies/ Office equipment
25 Kelvin Road North, Lenziemill	Grays Framing	Lease	monthly	£2,280 p.a.	2	Picture Framing
Workshop 1 & 2, Chryston	The Office Supplies Co.	Lease	3 yrs	£5,887.72	4	Office Supplies
9 Kelvin Road North, Lenziemill	Caledonian Vending	Lease	monthly	£2,280 p.a.	1	Stock & Repairs Vending Machines
61 Kelvin Road North, Lenziemill	C J tiling	Lease	monthly	£2,280 p.a.	3	Stock Ceramic Tiles
Unit 4, Chryston	Sematek Advanced Engineering	Lease	1 yr	£3,300 p.a.	4	Engineering
Unit 3, Chryston	Sematek Advanced Engineering	Lease	1 yr	£3,300 p.a.	1	Physio. Clinic
Unit 9, Dellburn Trading Park, Motherwell	Rainbow Blinds & Fabrics	Lease	5 yrs	£16,750 p.a.	8	Blind & Fabric Manufacture
Unit 5, Dellburn Trading Park, Motherwell	Rennie Mackintosh Glass & Design	Lease	1 yr	£13,500 p.a.	4	Manufacture of glass products
Unit 7, Dellburn Trading Park, Motherwell	Meikle Construction	Lease	2 yrs	£10,250 p.a.	6	Workshop
80 Telford Road, Lenziemill	Cumbernauld Tile & Bathroom	Lease	Monthly	£1,380 p.a.	5	Storage
Units 2 & 3, S.B.C., New Stevenston	Robert Rolston	Lease	1 yr	£1,386 p.a.	3	Manufacturing
Unit 5, S.B.C., New Stevenston	Pro-tec Security	Lease	1 yr	£894 p.a.	25	Administration

Property	Tenant	Transaction	Term	Rental	Employment	Use
98 Telford Road, Lenziemill	Technical Progress Ltd.	Lease	1 month	£960 p.a.	8	Administration
Unit 16, S.B.C., New Stevenston	Quartz Tech. Ltd.	Lease	3 yrs	£7,500 p.a.	2	Manufacturing
86 Telford Road, Lenziemill	A & A Build. Maint. Ltd.	Lease	6 months	£3,840 p.a.	10	Manufacturing
19 Hagmill Road, Coatbridge	J & W Loudon Ltd.	Lease	1 month	£7,500 p.a.	3	Manufacturing
76 Telford Road, Lenziemill	Jade Chem-Dry	Lease	1 yr	£3,480 p.a.	5	Storage
Unit 9, S.B.C., New Stevenston	Tec. (U.K.) Ltd.	Lease	1 yr	£1,272 p.a.	3	Manufacturing
66 Telford Road, Lenziemill	EMG Service Ltd	Lease	6 months	£1,380 p.a.	1	Administration
48 Telford Road, Lenziemill	Boland Comm. Ltd.	Lease	1 yr	£6,100 p.a.	3	Storage
Unit 15, S.B.C., New Stevenston	Masterson Steel-Erec.	Lease	1 yr	£3,800 p.a.	2	Manufacturing
Unit 11, S.B.C., New Stevenston	Cameron Contracts Ltd.	Lease	3 yrs	£1,812 p.a.	5	Manufacturing
Unit 8, S.B.C., New Stevenston	Office & Industrial Cleaning Ltd.	Lease	3 yrs	£2,337 p.a.	5	Storage
88 Telford Road, Lenziemill	P & J Designs	Lease	1 month	£1,380 p.a.	2	Manufacturing
84 Telford Road, Lenziemill	Joan Haddifion	Lease	1 month	£2,520 p.a.	1	Manufacturing
8 Teal Court, 5 – 9 Dunlin Court, Bellshill	New Pig Ltd.	New Lease & Renewal	1 yr	£54,610 p.a.	25	Supply/distribution of industrial cleaning products
6 Johnstone Street, Bellshill	Stanley Adgey	New Lease	3 yrs	£2,500 p.a.	1	Car Valetting
6 Market Road, Viewpark	Michael Burns	New Lease	Month to month	£1,080 p.a.	1	Manufacture of cakes

Property	Tenant	Transaction	Term	Rental	Employment	Use
4 Dunlin Court, Bellshill	Interflex UK Ltd	New Lease	3 yrs	£9,108 p.a.	4 rising to 8 by end 2 nd year	Manufacture of Printer's supplies
Unit 5, 391 Langmuir Road, Bargeddie	North Lanarkshire Federation of Food Co-ops	New Lease	3 yrs	£8,000 p.a.	1	Office & Store

Delegated Approvals - Offices

Property	Tenant	Transaction	Term	Rental	Employment	Use
Suite K, Town Hall Business Centre, Motherwell	Fire Protection Alliance	Lease	3 yrs	£1,800 p.a.	6	Office
Unit 7, Enterprise House, Dalziel Street, Motherwell	David Watson	Lease	1 yr	£1,920 p.a.	1	Storage
Unit 6, Enterprise House, Dalziel Street, Motherwell	David McCulloch	Lease	1 yr	£1,920 p.a.	1	Storage
Rm 2.21, Dalziel Workspace	Scottish Council for Voluntary Organisations	Lease	1 yr	£1,624 p.a.	3	Admin. Office for Voluntary Organisation
Rm 0.13, Dalziel Workspace	Fluidic	Lease	Yearly	£5,036 p.a.	4	Instrumentation & Sales "Distribution"
Rm 1.03, Dalziel Workspace	Staffplus (Bermont Ltd)	Lease	1 yr	£1,875 p.a.	13	Employment Office
Rm 0.11 & 0.12, Dalziel Workspace	Vision Graphics	Lease	6 months	£4,938 p.a.	7 F/T, 1 P/T	Applied Film Graphics
Off. 1, 2 & 6, Chryston Business Centre	Cumbernauld Area Ent.	Lease	3 months	£1,621.31 p.a.	3	Enterprise Trust
Off. 5b, Chryston Business Centre	Cumbernauld Area Ent.	Lease	3 months	£517.69 p.a.	3	Enterprise Trust
Rm 2.04, Dalziel Workspace	Lomond Learning	Lease	1 yr	£2,005 p.a.	2	Teaching English to Foreign Businessmen
Common Rm. Dalziel Workspace	Motherwell Youth Ent.	Lease	1 y4	£3,412 p.a.	3	Local Enterprise Co.
Office 4, Chryston Business Centre	Jack Thomson, t/a EES Scotland Ltd.	Lease	1yr	£5,669.68 p.a.	2	Electronics
Rm 1.18, Dalziel Workspace	Town Centre Initiatives Ltd.	Lease	1 yr	£1,940 p.a.	1	Town Centre Management Company
Rm 0.04 & 0.05, Dalziel Workspace	M.S.P.S.	Lease	1 yr	£6,257 p.a.	7 P/T	Regional M.S.P. Office
Conf. 2, 3 Store & Rm 0.03, Dalziel Workspace	Motherwell Area Enterprise	Lease	1 yr	£17,354 p.a.	11	Local Enterprise Company

Property	Tenant	Transaction	Term	Rental	Employment	Use
Rm 2.10, Dalziel Workspace	Unison, Lan. Acute Hop. Branch	Lease	1 yr	£2,464 p.a.	1	Branch Office for Union
Rm 2.02 Dalziel Workspace	Welcome Financial Services	Lease	6 months	£1,787	1	Financial Services Office
Rm 2.09 Dalziel Workspace	Network Credit Services	Lease	1 yr	£1,820 p.a.	2	Credit Facility Office
Rm 2.27 Dalziel Workspace	T/a Carewatch Ian McLaren	Lease	1 yr	£2,126 p.a.	2	Homecare
Rm 2.08 Dalziel Workspace	David Nugent	Lease	1 yr	£1,777 p.a.	1	Physio Clinic
Rm 2.052.06 Dalziel Workspace	DHP (Scotland) Ltd	Lease	1 yr	£3,913 p.a.	7 F/T, 3 P/T	Admin. Office for delivery

Delegated Approvals - Shops

Property	Tenant	Transaction	Term	Rental	Employment	Use
70 Kylemore Crescent, Forgewood, Motherwell	R Onesti	Assignment		£2,000 p.a.	3	Fish & Chip Shop
302 Caledonian Road, Wishaw	Sharon Hart	Lease	1 yr.	£3,000 p.a.	2	Bridal wear and sunbeds
218 Airbles Street, Motherwell	Khalid Shah	Lease	5 yrs	£3,250 p.a.	4	Indian Take Away
8/10 Windmillhill Street, Motherwell	Tinkerbelle	Lease	3 yrs	£8,000 p.a.	5	Babywear
197 The Loaning, Motherwell	James G Kay	Assignment		£3,000 p.a.	2	Newsagents
3 Sandvale Place, Shotts	Melayna Design	Lease	1 yr	£3,000 p.a.	12	Supply & fit of Kitchens and bathrooms
28 Fife Drive, Forgewood, Motherwell	John Gordon (Chemist) Limited	Lease	5 yrs	£1,800 p.a.	4	Dispensing Chemist
143 Merry Street, Motherwell	Al Repairs	Lease	5 yrs	£4,000	4	Domestic Appliance Repairs
145 Merry Street, Motherwell	A. Polatajko	Lease	5yrs	£4,000	2	Fishing Tackle
242 Merry Street, Motherwell	HMS Distribution Ltd.	Lease	1 yr	£3,000 p.a.	2	Employment Agency
156 Merry Street, Motherwell	Spectrum Select Ltd.	Lease	1 yr	£5,640 p.a.	3	Employment Agency
244 Merry Street, Motherwell	Clan Sonna	Lease	7 days	£1	1	Charity let
162 Merry Street, Motherwell	Garenvalve Ltd.	Lease	5 yrs	£4,800	1	Timber flooring
9 Easton Place, Coatbridge	Monklands Housing Association	Lease	1 yr	£4,000 p.a.	3	Charity let
21 Easton Place, Coatbridge	Keen Kleen	Lease	1 yr	£4,000 p.a.	2	Pressure Washers
25 Easton Place, Coatbridge	George Bell	Lease	2 yrs	£4,000 p.a.	2	Sunbed Hire

Property	Tenant	Transaction	Term	Rental	Employment	Use
72 Leven Road, Coatbridge	Brian Thompson	Lease	3 yrs	£5,200 p.a.	2	Hairdressers
120 Main Street, Coatbridge	Stephen Martin	Lease	5 yrs	£12,480 p.a.	3	Hairdressers
52 Woodside Street, Coatbridge	Mr & Mrs McNairn	Lease	1 yr	£6,000 p.a.	2	Sunbed Salon
188 Main Street, Bellshill	M McMahon, M.S.P.	Lease	1 yr	£8,000 p.a.	2	M.P.'s Office
21 Uitas Road, Bellshill	Razia Farooq	Lease	Monthly	£275/month	2	Indian Fabrics
19 Aitchison Street, Airdrie	Access Mortgages	New Lease	2 years	£2,950	1	Mortgage Brokers

Delegated Approvals - Yards

Property	Tenant	Transaction	Term	Rental	Employment	Use
Yard 3, Bridgend Ind. Est., Moodiesburn	John Neil	Lease	3 yrs	£500 p.a.	2	Tyre Sales
Yard 1, North Orchard Street, Motherwell	Garenvalve Ltd.	Lease	5 yrs	£1,500 p.a.	1	Storage
Yard 2, North Orchard Street, Motherwell	Garenvalve Ltd	Lease	5 yrs	£1,020 p.a.	1	Storage
Yard 4, North Orchard Street, Motherwell	Garenvalve Ltd.	Lease	5 yrs	£1,080 p.a.	1	Storage
Yard 5, North Orchard Street, Motherwell	Garenvalve Ltd.	Lease	5 yrs	£480 p.a.	1	Storage
Yard 1A, North Orchard Street, Motherwell	Mr & Mrs Keep	Lease	5 yrs	£564 p.a.	1	Storage
16 – 20 Rochsolloch Road, Airdrie	Darfen Durafencing	New Lease	Month to month	£5,220 p.a.	3	Fencing Contractors