

TO:	PLANNING & DEVELOPMENT (BUILDINGS AND PROPERTY) SUB-COMMITTEE	SUBJECT:
FROM:	DIRECTOR OF PLANNING & DEVELOPMENT	PROPOSED SUB-LEASE TO RELAY TRANSPORT LIMITED UNIT 1, 37 HAGMILL ROAD, EAST SHAWHEAD ENTERPRISE PARK, COATBRIDGE
DATE:	11 AUGUST 1998	REF: MLR/FF/X8890476

1. PURPOSE OF REPORT

Committee is requested to approve a proposed Sub-Lease of 6 years of the above premises to Relay Technical Transport Limited.

2. BACKGROUND

The subjects under consideration comprise an industrial unit extending to 7,764 square feet (721 square metres) contained within the Skandia development at East Shawhead Enterprise Park, Coatbridge. Please refer to the attached location plan.

The buildings are of modern construction, with walls and roofing constructed of PVS 2 finish profiled cladding. The office areas are carpeted, and fitted with sealed double glazing units with tinted glass. An LPHW heating system is provided throughout the office area.

3. CONSIDERATION

Relay Technical Transport Limited is a Specialist Transport Company, specialising in the movement and storage of delicate electronic equipment throughout the UK and Europe. The Company was started as a family business in 1975, and the Head Office is located at Iver, Buckinghamshire. It is the Company's intention to commence operations at East Shawhead with around 12 staff from the local area, building up to around 20-25 employees.

4. PROVISIONAL AGREEMENT

It has been provisionally agreed to grant the Company a Sub-Lease of 6 years. The rent will be based on £4.75 per square foot, which equates to a rental of £36,879 per annum. An option to break at year 3 will be incorporated in the Lease which will be granted on a full repairing and insuring basis.

5. RECOMMENDATION

It is recommended that Committee agrees to grant a Sub-Lease of 6 years on the terms and conditions as stated above.


 STANLEY COOK
 Director of Planning & Development

LOCATION PLAN - For Information Only

Title : EAST SHAWHEAD IND. ESTATE

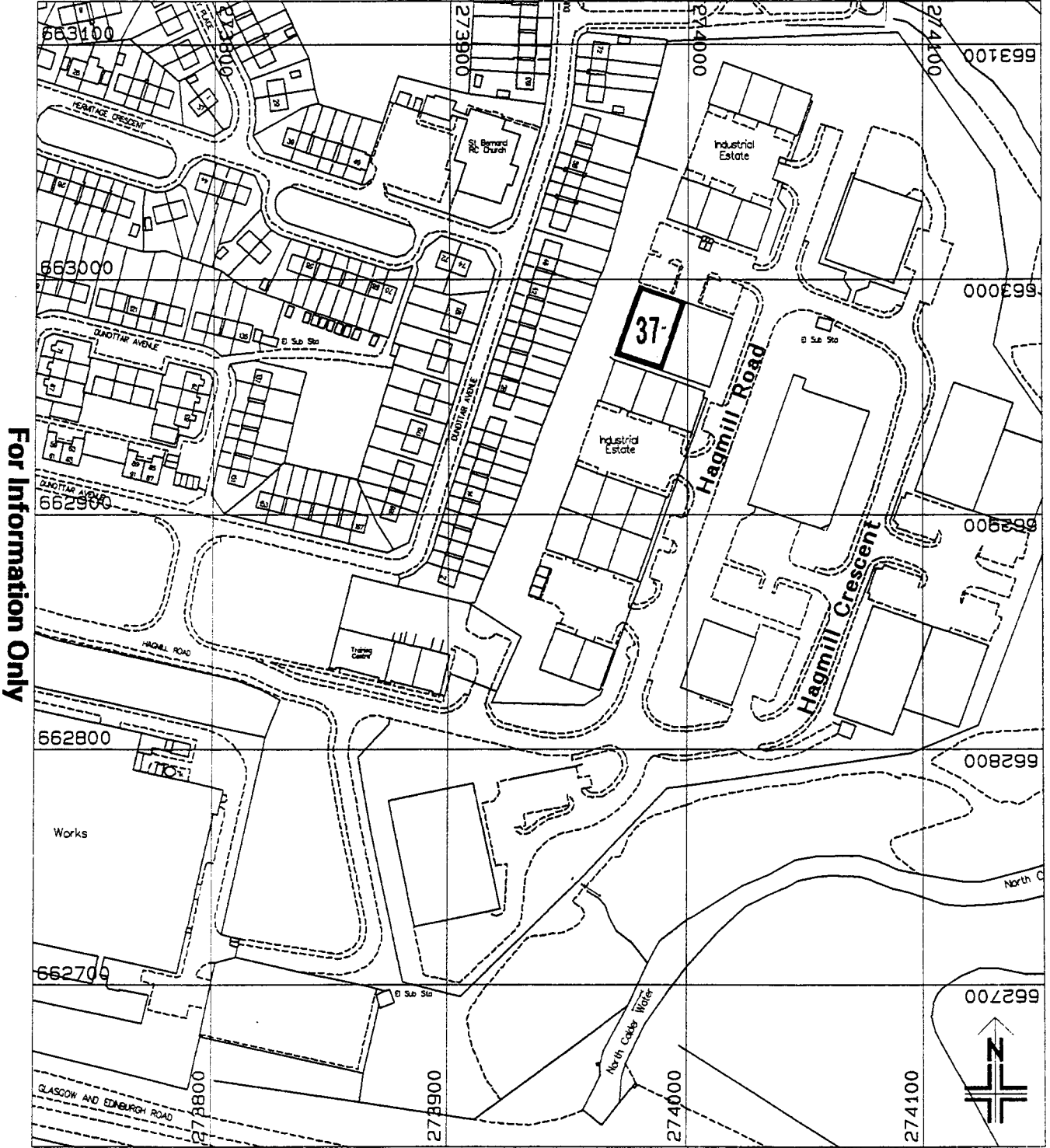
Scale: 1:2500

Town: COATBRIDGE, 37 Hagmill Road

Date : 21 Aug 97



Property Division



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DEPARTMENT OF PLANNING & DEVELOPMENT

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