

TO:	PLANNING & DEVELOPMENT (BUILDINGS AND PROPERTY) SUB-COMMITTEE	SUBJECT:	
FROM:	DIRECTOR OF PLANNING & DEVELOPMENT	PROPOSED SUB-LEASE TO E P YOUNG MANUFACTURING LTD	
DATE:	16 FEBRUARY 1999	REF: MLR/FF	UNIT D2, NORTH CALDEEN RD, CALDER ST ENTERPRISE ZONE, COATBRIDGE

1. PURPOSE OF REPORT

Committee is requested to approve the proposed sub-lease for 8 years and 9 months approximately of the above premises to E P Young Manufacturing Limited.

2. BACKGROUND

These subjects under consideration comprise an industrial unit extending to 10,096 square feet (938 square metres) contained within the Transbritannia development at Calder Street Enterprise Zone, Coatbridge. Please refer to the attached location plan.

The buildings are of modern steel portal frame construction. The offices are carpeted and heated by means of electric space heating.

E P Young Manufacturing Limited currently occupy unit E2 within the Transbritannia development, and due to expansion of their business, now wish to lease unit D2 in addition to their existing premises.

The Company currently employs 15 people at Calder Street, and it is envisaged that another 10 will be employed by the end of the year.

Unit D2 will be used for the design and manufacture of sealed glazing units for buses, trains and road haulage vehicles.

3. PROVISIONAL AGREEMENT

It has been provisionally agreed to grant the Company a lease of approximately 8 years and 9 months, to be co-terminus with their existing lease of unit E2. The proposed lease will incorporate a tenant only option to break as at December 2002, upon giving 6 months' prior written notice. The commencing rent is set at £45,432 plus VAT, payable quarterly in advance.

4. RECOMMENDATION

It is recommended that Committee agree to grant a sub-lease of approximately 8 years and 9 months on the terms and conditions as stated above.

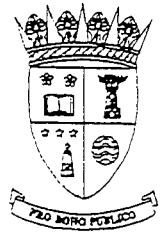

 PP STANLEY COOK
 Director of Planning & Development

LOCATION PLAN - For Information Only

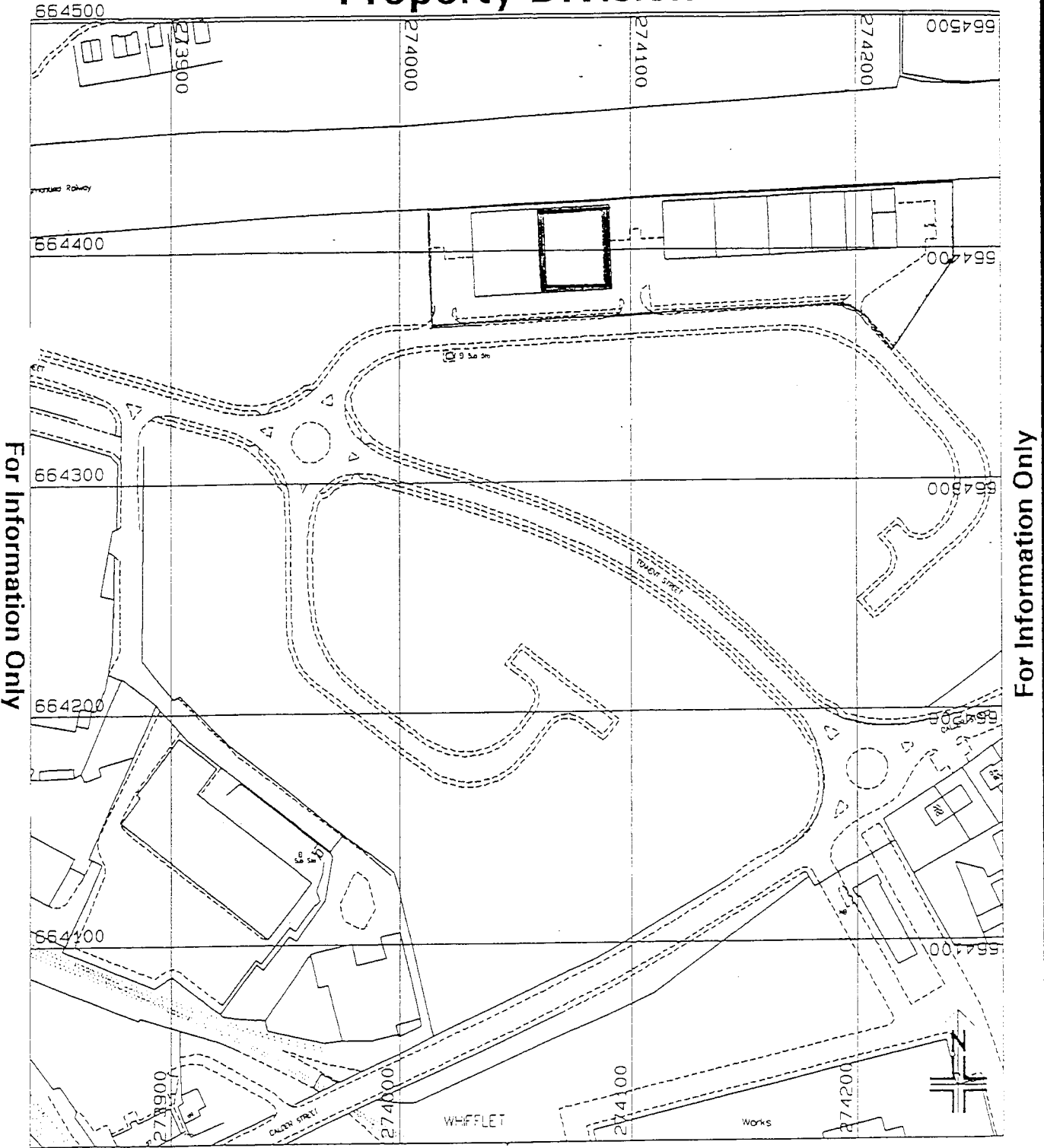
Title : Estate Plan - Calder St Enterprise Zone Scale: 1:2500

Town: North Caldeen Rd, Coatbridge

Date : 14 Oct 97



Property Division



DEPARTMENT OF PLANNING & DEVELOPMENT

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