

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY & RESOURCES (PROPERTY) SUBCOMMITTEE		Subject: OFFICE ACCOMMODATION - OFFICES AT 166 PARK STREET, MOTHERWELL
From: HEAD OF PROPERTY SERVICES		
Date: 10 May 2011	Ref: PS/HG/X8892711	

1. INTRODUCTION

- 1.1 The purpose of this report is to advise Committee that the property known as 166 Park Street, Motherwell is surplus to the operational requirements of the Office Accommodation Portfolio.

2. DESCRIPTION

- 2.1 The subjects comprise a self contained single storey industrial / office building with a modular portakabin extension. The main building is of steel portal framed construction with facing brick wall and a pitched metal profile sheet roof. The accommodation includes a reception, canteen, office and toilet facilities and extends to 945 square metres or thereby. There is on site parking available. The location of the property is shown on the attached plan.

3. BACKGROUND

- 3.1 The Policy & Resources (Property) Subcommittee at its meeting in March 2005 considered a report in relation to the construction of the Dalziel building in Scott Street and it was recognised that, as a part of the financial support for that project, the Park Street lease would be relinquished in 2013. This report supports that decision, however in the meantime, it is now surplus to operational requirements and requires to be considered in the light of the Council's policy on surplus property.
- 3.2 166 Park Street, Motherwell is held within the Office Accommodation Portfolio and was previously used by the Revenue Services Division of Financial & Customer Services. In 2007/2008, Revenue Services vacated Park Street and relocated to the newly constructed Dalziel Building on Scott Street, Motherwell. Subsequently the property has been used by Corporate H.R. and Central Services Divisions of Corporate Services, as decant accommodation during the refurbishment of the Civic Centre. On completion of the refurbishment these Services returned to the Civic Centre and 166 Park Street has been vacant since 24th November 2010.

4. PRESENT POSITION

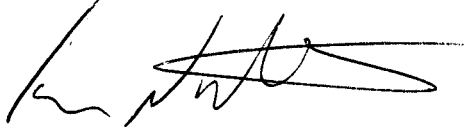
- 4.1 The property is leased in by the Council under a lease agreement initiated by Motherwell District Council which expires on 31 March 2013, at a passing rent of £73,500 per annum.
- 4.2 Declaring the property surplus will allow Property Services to advertise the remainder of the lease to attempt to attract a sub let.

5. CORPORATE CONSIDERATIONS

- 5.1 Failure to utilise or sublet the premises will have ongoing financial implications for the Council's Office Accommodation portfolio.

6. RECOMMENDATIONS

- 6.1 It is recommended that Committee agree to declare the property at 166 Park Street, Motherwell surplus to the operational requirements of the Council's Office Accommodation Portfolio.



IAN NISBET
Head of Property Services

Members seeking further information on the contents of this report are asked to contact Ian Nisbet, Head of Property Services, on 01236 616305.



LOCATION PLAN - For Information Only

Title: 166 Park Street

Scale 1:NTS

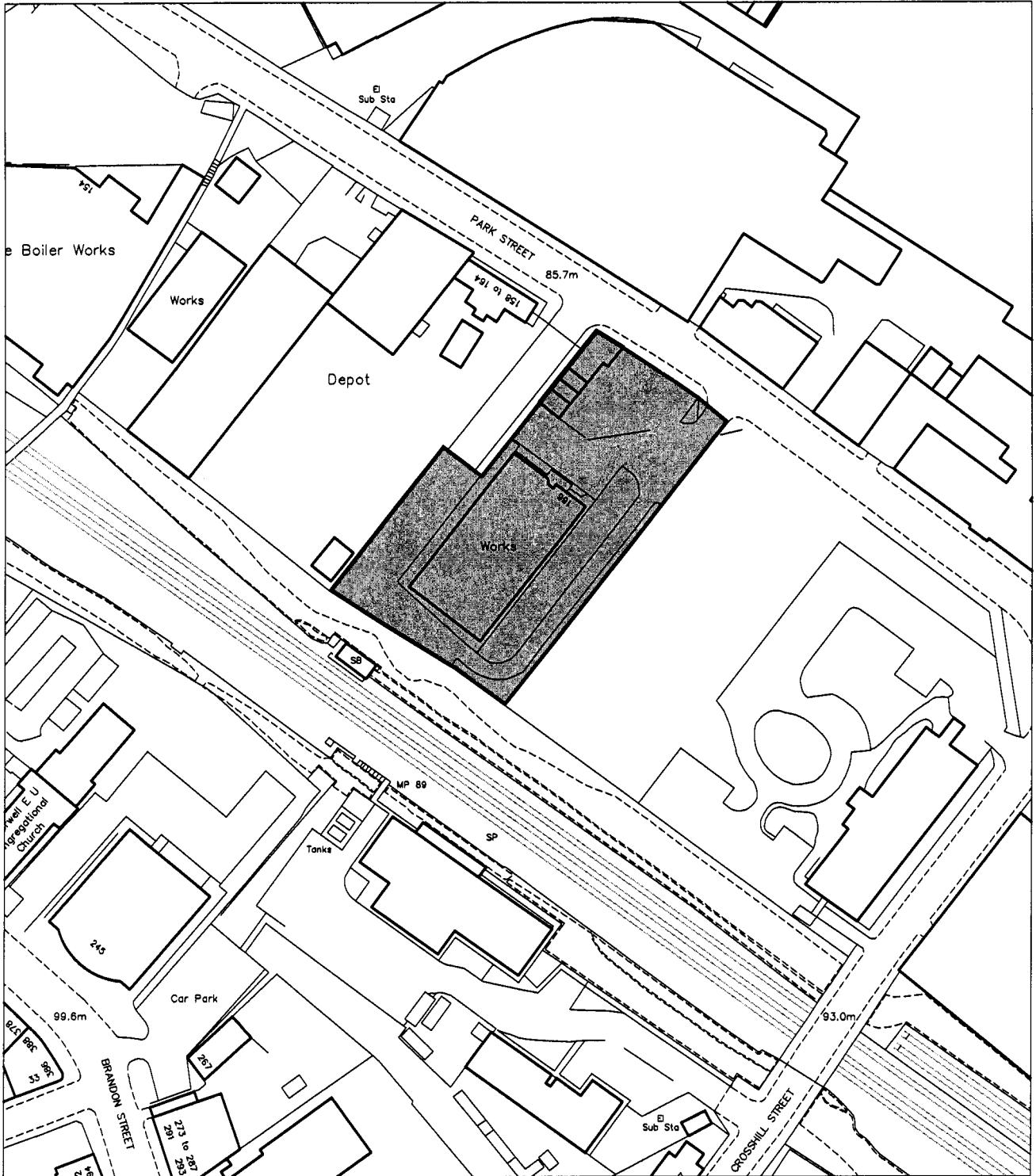


Town: Motherwell

Date: 26/04/11

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Property Services

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