

# Finance and Resources Committee

10.00am, Thursday, 8 September 2022

## 18-19 West Harbour Road, Edinburgh – Proposed Lease Extension

Executive/routine Wards Council Commitments	Routine Forth
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### 1. Recommendations

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- 1.1 It is recommended that the Finance and Resources Committee approves a new 10-year lease extension to Powderhall Bronze of the property at 18-19 West Harbour Road on the terms and conditions outlined in the report.

**Paul Lawrence**

Executive Director of Place

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# Report

## 18-19 West Harbour Road, Edinburgh – Proposed Lease Extension

### 2. Executive Summary

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- 2.1 Powderhall Bronze currently lease the property at 18-19 West Harbour Road on a lease due to expire on 7 April 2024. The tenant has requested a 10-year lease extension from the date of expiry. This report seeks approval for a 10-year lease extension to Powderhall Bronze on the terms and conditions outlined in this report.

### 3. Background

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- 3.1 The unit at 18-19 West Harbour Road extends to approximately 640.28 sq m (6,892, sq ft), as shown outlined in red on the plan at Appendix 1.
- 3.2 Powderhall Bronze currently occupy the property, for use as a fabrication workshop, on a lease with an expiry date of 7 April 2024. The current rent is £40,000 per annum.
- 3.3 The tenant has requested a 10-year lease extension from the expiry date of the current lease. The lease extension, by providing increased security of tenure, will facilitate investment by the tenant aimed at reducing the carbon footprint, e.g. the installation of solar panels.

### 4. Main report

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- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: 18-19 West Harbour Road, Edinburgh;
  - 4.1.2 Tenant: Powderhall Bronze;
  - 4.1.3 Lease term: 10 year extension from expiry of current lease on 7 April 2024;
  - 4.1.4 Rent: The rent of £40,000 will be held until April 2024;
  - 4.1.5 Rent Review: rent will be reviewed on 8 April 2024 and 8 April 2029;
  - 4.1.6 Use: class 5 workshop;
  - 4.1.7 Repair: full repairing obligation on the tenant;

4.1.8 Costs: each party will bear their own costs; and

4.1.9 Other conditions as contained in the existing lease for the property.

4.2 The tenant has fulfilled all their legal and financial obligations in terms of the exiting lease.

## **5. Next Steps**

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5.1 Following Committee approval, the Legal Services will be instructed to progress with drafting documentation for the lease extension.

## **6. Financial impact**

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6.1 The current rent is £40,000 per annum which will be reviewed in 2024 and 2029 to market levels. The rent goes to the General Property Account.

## **7. Stakeholder/Community Impact**

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7.1 Ward members have been made aware of the recommendations of the report.

## **8. Background reading/external references**

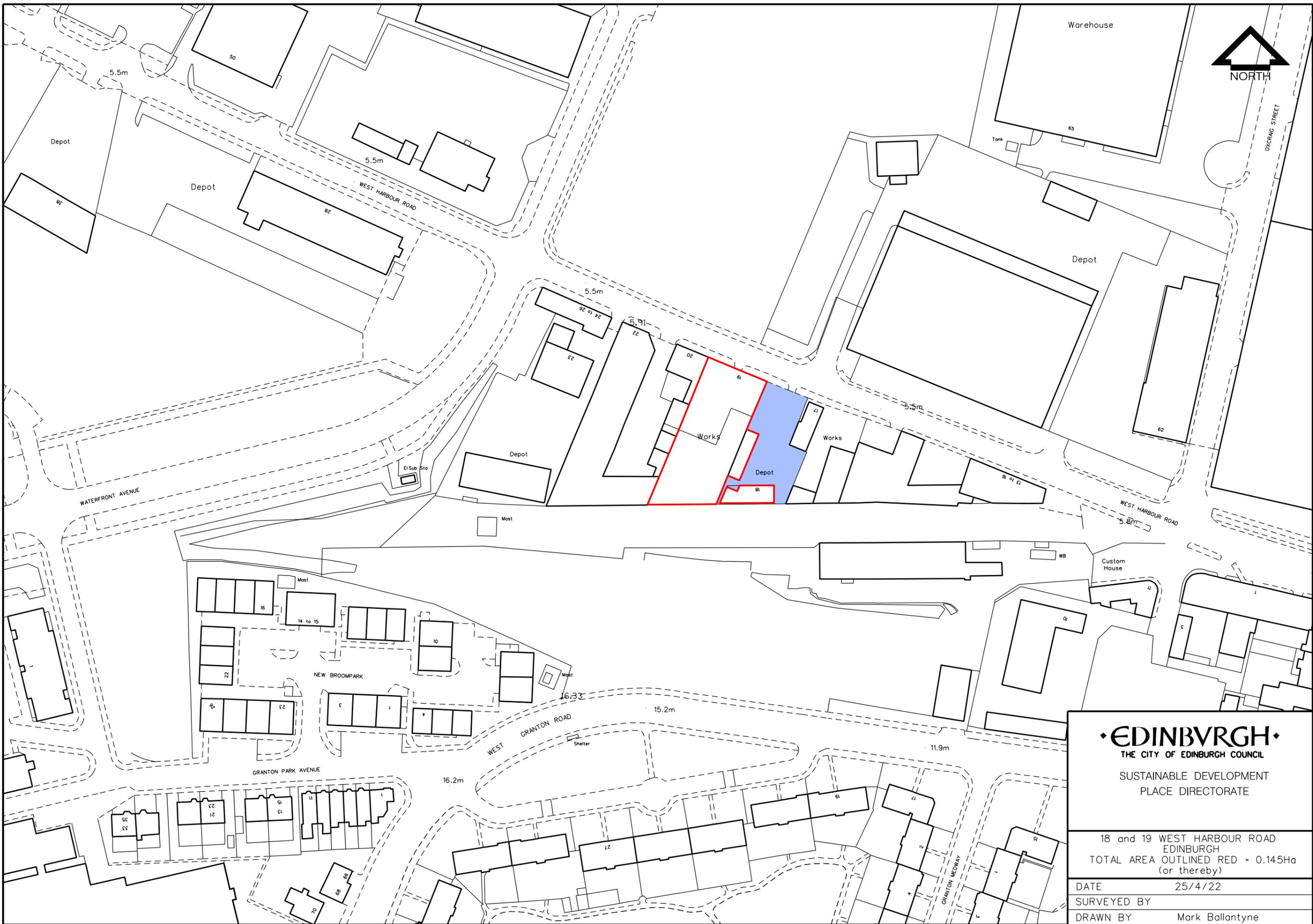
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8.1 None.

## **9. Appendices**

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9.1 Appendix 1 – Location plan.



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THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT  
PLACE DIRECTORATE

18 and 19 WEST HARBOUR ROAD  
EDINBURGH  
TOTAL AREA OUTLINED RED = 0.145Ha  
(or thereby)

DATE	25/4/22
SURVEYED BY	
DRAWN BY	Mark Ballantyne
FILE NO.	
NEG. NO.	A3/1219a

SITE PLAN

SCALE 1:1250