

# Finance and Resources Committee

10.00am, Thursday, 25 January 2024

## Unit 4 Bonnington Business Centre, Jane Street, Edinburgh - Proposed New Lease

Executive/routine  
Wards

Routine  
13- Leith

### 1. Recommendations

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- 1.1 That the Finance and Resources Committee approve a 20-year lease to Campervan Brewery Limited of the industrial premises at Unit 4 Bonnington Business Centre, Jane Street, Edinburgh on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Place.

**Paul Lawrence**

Executive Director of Place

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# Report

## Unit 4 Bonnington Business Centre, Jane Street, Edinburgh - Proposed New Lease

### 2. Executive Summary

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- 2.1 The premises at Unit 4 Bonnington Business Centre, Jane Street, Edinburgh are let to Campervan Brewery Limited on a lease expiring in January 2024. This report seeks approval to grant a new 20-year lease to Campervan Brewery Limited on the terms and conditions outlined in the report.

### 3. Background

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- 3.1 The premises known as Unit 4 Bonnington Business Centre extends to 230 sq m (2,475 sq ft) or thereby and is shown outlined in red on the attached plan.
- 3.2 Campervan Brewery Limited have occupied the premises since January 2017 and operate a microbrewery. The current rent is £20,520 per annum. The existing lease expired on 3 January 2024 and the tenant has requested a new 20-year lease to allow finance to be obtained to improve the property and enhance the business.

### 4. Main report

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- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: Unit 4 Bonnington Business Centre, Jane Street, Edinburgh;
  - 4.1.2 Tenant: Campervan Brewery Limited;
  - 4.1.3 Lease term: 20 years from 4 January 2024;
  - 4.1.4 Break option: tenant break option on 4 January 2034 and 2039;
  - 4.1.5 Rent: £21,000 per annum;
  - 4.1.6 Rent Review: five yearly;
  - 4.1.7 Repair: full repairing obligation; and
  - 4.1.8 Costs: tenant responsible for the Councils legal costs.

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

## **5. Next Steps**

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- 5.1 Following approval of the terms by the Finance and Resources Committee, solicitors will be instructed to conclude the legal documentation.

## **6. Financial impact**

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- 6.1 When the lease is completed, the rent will increase from £20,520 to £21,000 per annum, to be credited to the General Property Account.

## **7. Equality and Poverty Impact**

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- 7.1 This is a new 20-year lease to an established tenant who has occupied the property since January 2017. It is not considered this proposal has any equality or poverty implications.

## **8. Climate and Nature Emergency Implications**

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- 8.1 It is considered there are no direct Climate and Nature Emergency Implications from offering a lease extension to the established tenant.

## **9. Risk, policy, compliance, governance and community impact**

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- 9.1 Ward members have been aware of the recommendations of this report.
- 9.2 The proposed lease is in keeping with the Commercial Property Portfolio Strategy that was approved by Committee on 20 June 2023.

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

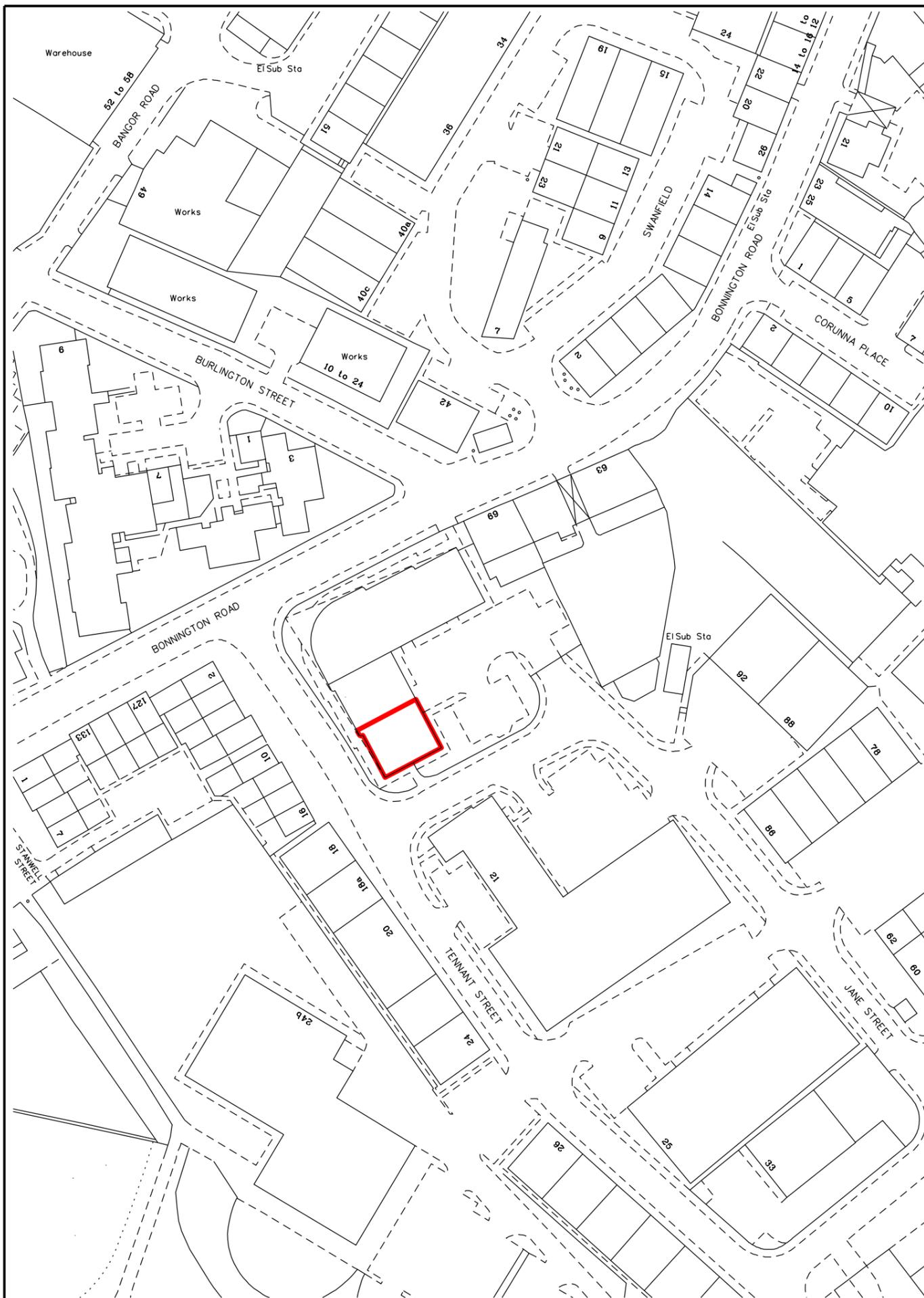
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- 10.1 [Commercial Property Portfolio Strategy](#).

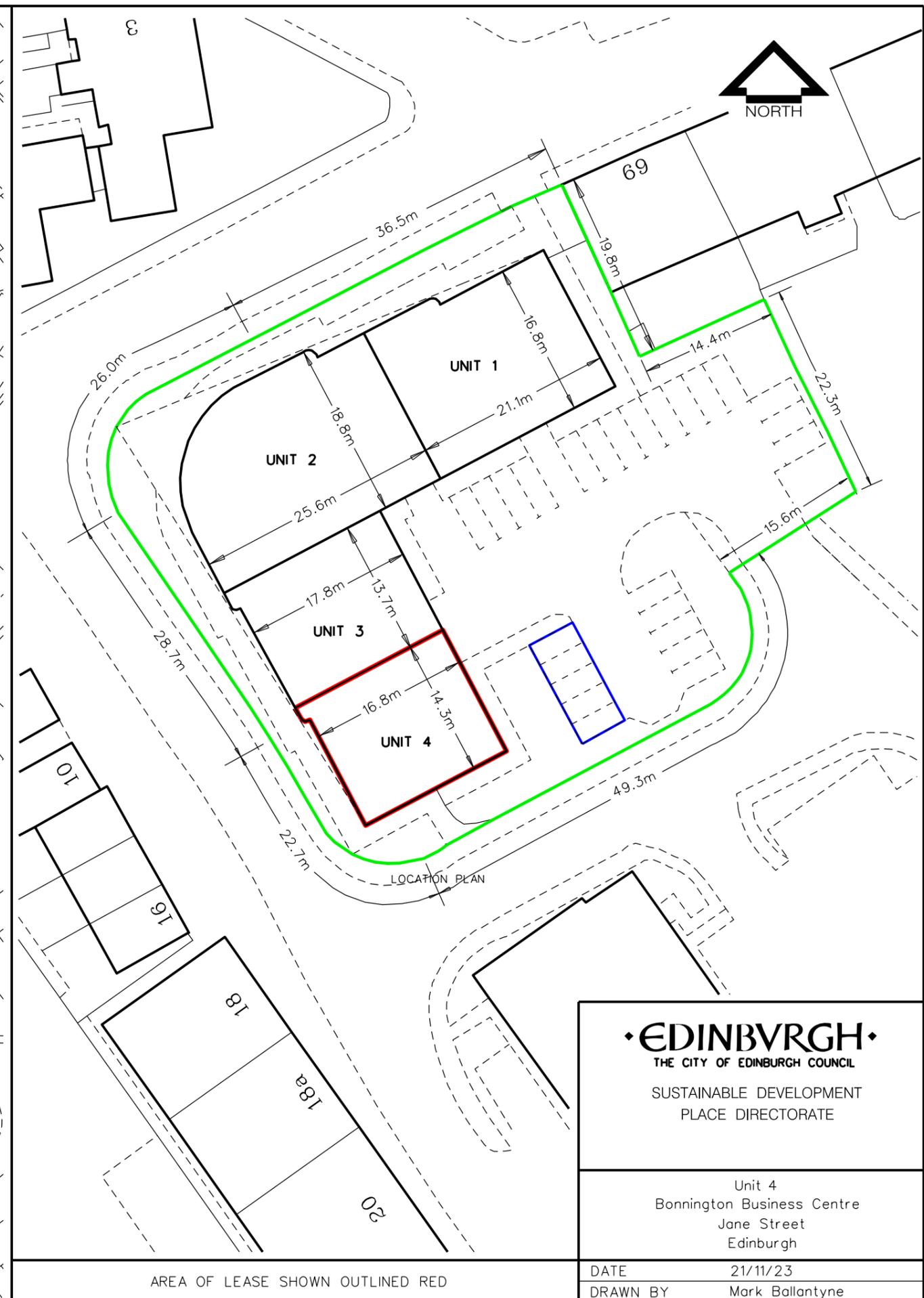
## **11. Appendices**

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- 11.1 Appendix 1 – Location plan.



SCALE 1:1250



SITE PLAN

SCALE 1:500

**• EDINBURGH •**  
 THE CITY OF EDINBURGH COUNCIL  
 SUSTAINABLE DEVELOPMENT  
 PLACE DIRECTORATE

Unit 4  
 Bonnington Business Centre  
 Jane Street  
 Edinburgh

DATE	21/11/23
DRAWN BY	Mark Ballantyne
FILE NO.	17426/2
NEG. NO.	NT 2625/A3/395