

8. 36A INCHMUIR ROAD, WHITEHILL INDUSTRIAL ESTATE, BATHGATE – PROPOSED LEASE TO CUTTING EDGE ENGINEERING (SCOTLAND)

The Council Executive considered a report (copies of which had been circulated) by the Head of Finance and Estates seeking approval for the surrender of an existing lease and the granting of a new eight year lease to Cutting Edge Engineering (Scotland) Ltd.

The Head of Finance and Estates explained that Unit 36a Inchmuir Road was a self-contained industrial unit with ancillary offices and a large enclosed yard. Built in 1990 the unit measured 10,600 sqft.

Cutting Edge Engineering (Scotland) Ltd was an established engineering business in Blackburn. In March 2013 they set up a new division specialising in steel fabrication for the offshore oil industry and 36a Inchmuir Road was leased to them for a period of three years. The division had now become established and the venture successful to date.

The existing lease expired on 28 February 2016 and therefore in order to secure grant assistance to expand the business, Cutting Edge Engineering had approached the council with a request for a new eight year lease. The main terms and agreement of the lease were summarised in the report and it was noted that the agreement would provide the council with certainty of an income from the unit to 2018 and potentially through to the lease end in 2022.

Therefore it was recommended that the Council Executive approve the surrender of the existing lease and grant a new eight year lease of 36a Inchmuir Road, Whitehill Industrial Estate, Bathgate to Cutting Edge Engineering (Scotland) Ltd.

Decision

To approve the terms of the report.