

Members' Library Service Request Form

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Originator	Allan Marshall
Originator's Ref (if any)	
Document Title	Lease for 4014sqft of office space within Fisherrow Centre, Musselburgh

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Additional information:

Authorised By	Thomas Reid
Designation	Head of Infrastructure
Date	30/07/25

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Head of Infrastructure

SUBJECT: Lease for 4014sqft of office space within Fisherrow Centre, Musselburgh.

1 PURPOSE

- 1.1 To note the agreement of a 10-year lease-in over 4014sqft of office space within Fisherrow Centre between Fisherrow Trust and East Lothian Council.

2 RECOMMENDATIONS

- 2.1 Members are advised to note that under delegated powers to the Head of Infrastructure, as set out in Appendix 2, Section 16.2 of Standing orders, the lease-in of 4014sqft of office space as shown on the attached plan between the Fisherrow Trust (Landlord) and East Lothian Council (Tenant), has been agreed on the following terms and conditions:
- The lease-in will be for a period of 10 years, with a landlord and tenant mutual break option effective on the 5th, 7th and 9th anniversary of the date of entry.
 - The rent inclusive of service charge for electricity and heating, will be £47,565.90 per annum payable quarterly in advance, subject to review on the 5th anniversary of the date of entry and five yearly thereafter, should the lease continue.
 - The lease will be granted on Internal Repair only terms for a period of 10 years.
 - Each party will be responsible for its own legal costs and fees in the formatting of the documentation. In addition, the tenant (ELC) will be responsible for Land and Building Transaction Tax (LBTT) and lease registration dues.

3 BACKGROUND

- 3.1 Justice Social Work currently occupy office space in the Brunton Hall, Musselburgh. Due to the condition of the building and works required, the Asset Review team have been working to identify alternative accommodation which will meet the needs of the department in terms of size and location.
- 3.2 Space within the Fisherrow Centre located on South Street in Musselburgh has been identified as suitable space for the needs of Justice Social Work.
- 3.3 Fisherrow Community Centre is owned by the Council and leased to Fisherrow Trust on a 99-year lease. Fisherrow Trust has agreed to relocate current tenants occupying an area of the building, and to lease it to the Council, allowing the Council to carry out appropriate fit out works to provide an operational office specification, which can only be accessed by Justice Social Work via secure entry doors.
- 3.4 Following negotiations, Heads of Terms for a new 10 year lease have been agreed as outlined above.

4 POLICY IMPLICATIONS

- 4.1 None.

5 INTEGRATED IMPACT ASSESSMENT

- 5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy.

6 RESOURCE IMPLICATIONS

- 6.1 Financial – East Lothian Council will be liable for an annual rent of £47,565.90 per annum subject to review at year five.
- 6.2 Personnel - None.
- 6.3 Other - None.

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DATE	29 July 2025