

# EXPRESSION OF INTEREST



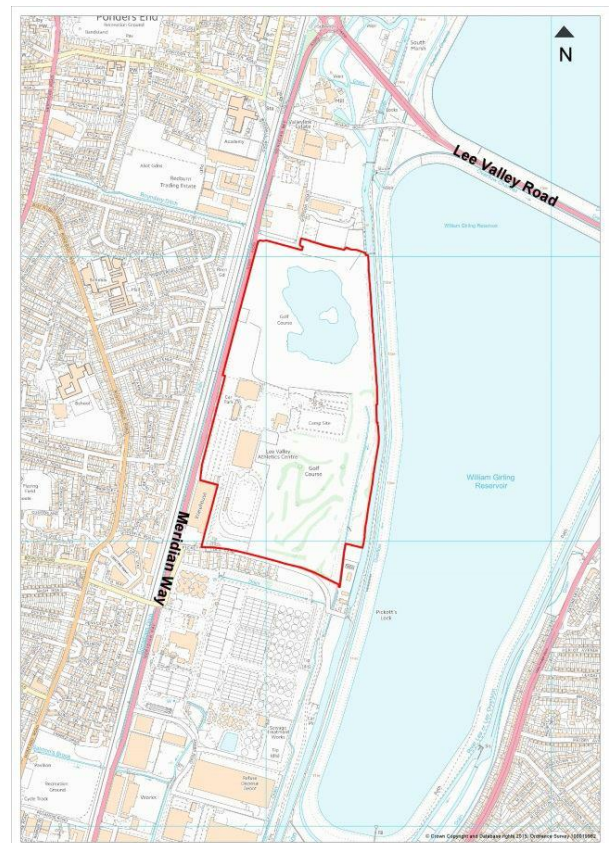
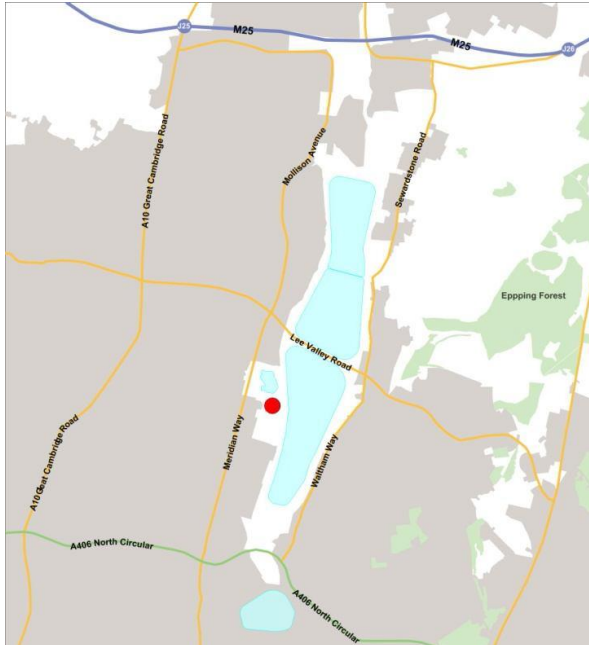
**VP133S1601**

**To lease a 128.29sqm Physiotherapy  
Suite located at the Lee Valley  
Athletics Centre**

## LOCATION

The Lee Valley Athletics Centre is located at the Lee Valley Leisure Complex, situated in the London Borough of Enfield, approx. 5 miles south of Junction 25 of the M25 and 1 mile north of the North Circular Road (A406) at Edmonton.

By public transport, Ponders End Railway Station is 1/3 mile (0.5km) and Tottenham Hale Underground Station (Victoria Line) about 3 miles (5km) distant. The W8 bus service has a terminal within the complex.



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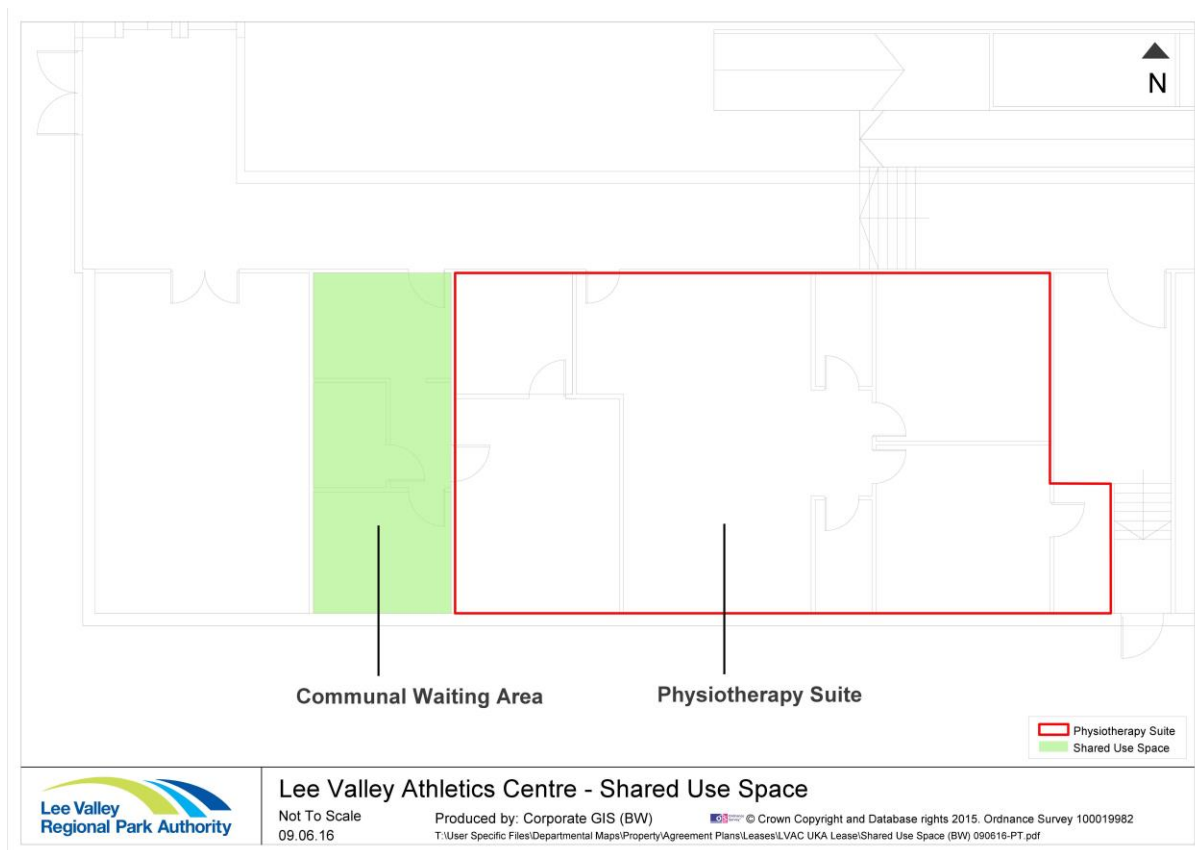
## DESCRIPTION

- 1.1 A Physiotherapy Suite set within the Lee Valley Athletics Centre (LVAC) is available to lease.
- 1.2 Ideally located within Lee Valley Athletics Centre, one of the UK's foremost training centres for athletics, the 128.29m<sup>2</sup> suite is available on a long term lease.
- 1.3 Lee Valley Athletics Centre is a state-of-the-art athletics centre in London that aims to provide sporting facilities for athletes of all levels.
- 1.4 The Lee Valley Athletics Centre is located at the Lee Valley Leisure Complex formerly known as Picketts Lock in Edmonton, London Borough of Enfield and offers excellent visibility from one of the busiest roads in the Borough.
- 1.5 The centre is owned and operated by Lee Valley Leisure Trust which trades as Vibrant Partnerships.
- 1.6 Vibrant Partnerships is a charitable organisation which thrives on delivering community focused, accessible programs through sport, leisure and entertainment to create the ultimate visitor destination.



*To let without equipment shown in picture*

## THE PREMISES



- 2.1 A 128.29 m<sup>2</sup> Physiotherapy Suite suited for a variety purposes such as sports injury or preventative treatment, wellbeing and other therapies. The Suite will be let as a vacant unit, without any equipment.
- 2.2 The tenant will be required to pay the annual rent in equal instalments quarterly in advance.
- 2.3 **The tenant will be responsible for the following:-**
  - Telecommunications
- 2.4 **The following will be made available to the tenant free of charge (inclusive within the rent):-**
  - Heating
  - Water
  - Reasonable electricity consumption commensurate with the use
  - Service Charge costs relating to the Landlord's areas, such as cleaning lighting



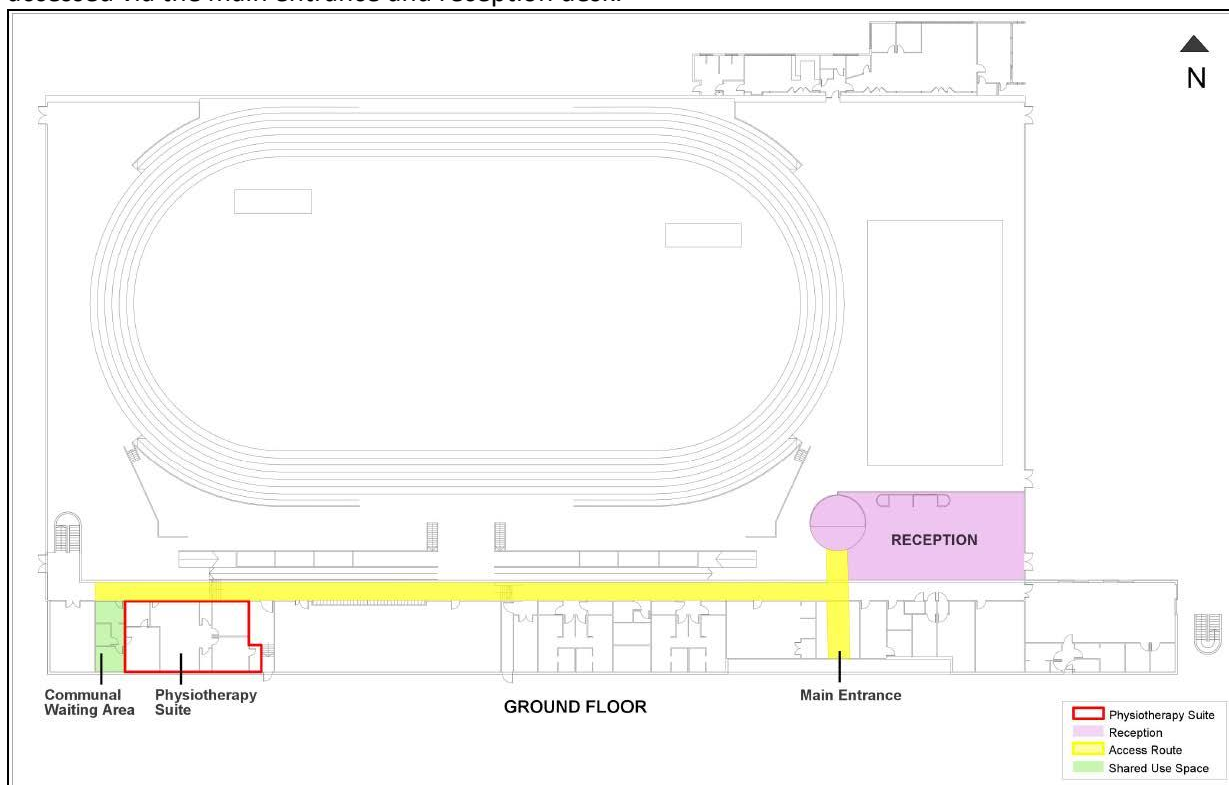
- Shared use of toilets and changing rooms
- Space for 2x free standing signs, one external and one in the reception. Each not to exceed 2.0m high x 1.0m wide
- Space for 3x directional signs not exceeding 0.5m x 0.25m in locations and designs to be agreed
- Directional service by reception staff
- Waste services, subject to agreed limitations
- Non-allocated car parking spaces

**2.5 The Tenant will be required to:-**

- Operate within the Health and Safety rules as they apply to the venue centre
- Not to interfere, damage, change or alter in any way the service pipes, electrical cables or conduits in the room
- Not make any structural changes
- Be responsible for internal repairs, and redecorate the room on expiration of the lease
- Ensure all deliveries are quickly collected and taken to its demise (no storage is available)
- Not to do anything that might compromise the security systems or data communication cables
- The tenant will be required to offer discounts to full time students and school children

## Access

The Physiotherapy Suite is located on the lower ground floor of the Lee Valley Athletics Centre and accessed via the main entrance and reception desk.



### ***Access route to the Physiotherapy suite***

Lee Valley Athletics Centre opening hours\* are currently:

- **Monday and Friday**      **07:00 – 22:00**
- **Saturday and Sunday**      **08:00 – 17:00**

There may be times during the holding of events when there is a security lock down. On these occasions, access could be restricted and may not be possible for several days. No such periods are expected during the term of the lease, but should it arise, then the Tenant will have to accept the disruption. A minimum of 3 months' notice in advance will be given.

## EQUIPMENT

The suite will be offered as a vacant unit. There will be no equipment supplied with the suite.

## VAT

The rent will include VAT.



## **LEASING OR HIRE ARRANGEMENTS**

Offers are to be made to the Lee Valley Regional Park Authority and will be considered on a three year lease length on the following basis:

- a)** Rent
- b)** Use
- c)** Organisational fit to the venue

## **SUPPORTING INFORMATION**

Applicants who wish to be considered should include within their proposal:

- experience of operator, including
- 3 past years' trading accounts (or an explanation as to why these cannot be submitted)
- minimum of 2 trade references
- expectation of how the Physiotherapy Suite would operate within the centre to contribute to the venue
- dress code / uniform
- customer service values
- confirmation of Public Liability insurance of not less than £5 million

**This information will be used to evaluate the proposals and the successful company will be offered the opportunity to lease the demised area based on the responses.**

**THE AUTHORITY RESERVES THE RIGHT TO NOT ACCEPT ANY OFFER(S)**



### **Closing Date**

All expressions of interest to be submitted by: **Noon, Friday 1<sup>st</sup> July 2016.**

### **Tenders to be:**

- emailed to: [procurement@leevalleypark.org.uk](mailto:procurement@leevalleypark.org.uk) under the reference 'VP133S1601'
- by post in writing with the above reference marked clearly on the envelope to:

**LV ATHLETICS CENTRE PHYSIOTHERAPY SUITE  
VP133S1601  
Performance and Information Department  
Vibrant Partnerships  
Myddelton House  
Bulls Cross  
Enfield  
Middlesex  
EN2 9HG**



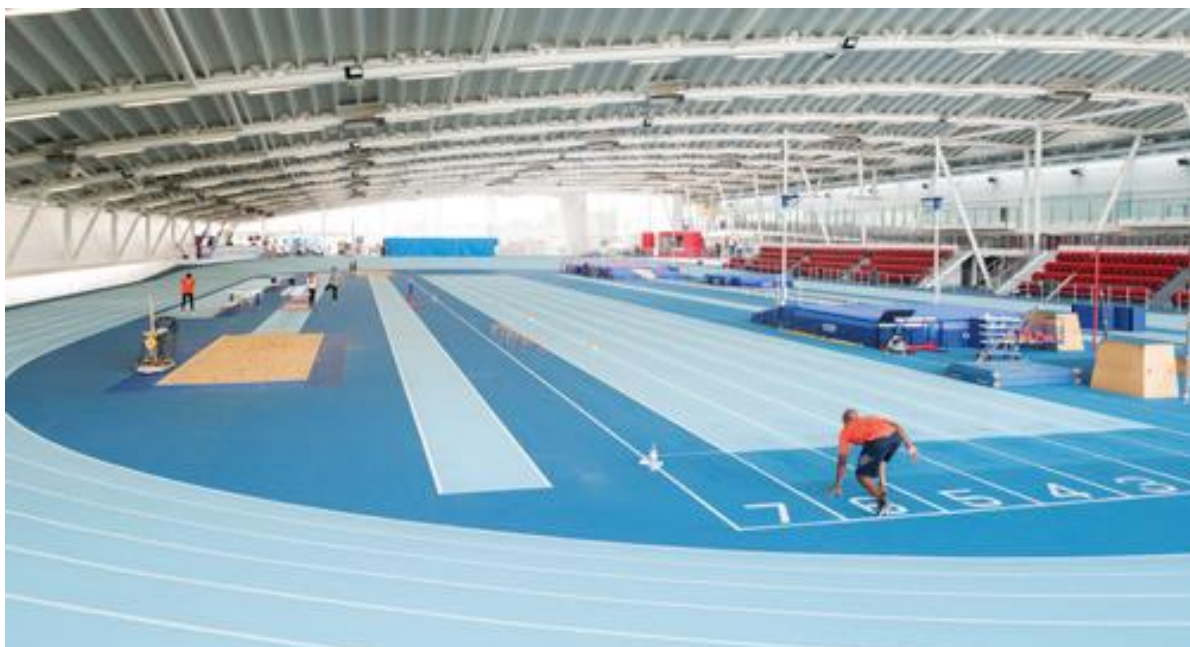
## FOR FURTHER INFORMATION AND TO ARRANGE A VIEWING

### Contact:

**Marigold Wilberforce**  
**Property Surveyor**

Lee Valley Regional Park Authority  
01992 709883

[mwilberforce@leevalleypark.org.uk](mailto:mwilberforce@leevalleypark.org.uk)



### ***LVAC Track***

#### **Misrepresentation Act**

Lee Valley Leisure Trust t/a Vibrant Partnerships give notice that:-

(i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. (ii) Details are given without any responsibility and any intending purchasers or lessees or third party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Vibrant Partnerships nor the Lee Valley Regional Park Authority has any authority to make any representation or warranty whatsoever in relation to this property." Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any intending purchaser or lessee must find out by inspection or in other ways that that any necessary planning, buildings regulations or other consent have been obtained and that all information is correct.

Property details prepared June 2016.