



Leisure Development Opportunity: The Spa at GL-14  
Hitchin Road, Stotfold, Hitchin, Hertfordshire SG5 4HP

- Unique Grade II Listed property
- Approximately 4,384 sq ft on 2 floors and mezzanine
- 6 treatment rooms, gallery and relaxation area
- Part of state-of-the-art health club
- Private parking
- Excellent opportunity in exclusive development

Leasehold

Annual rent guide of £48,000

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BUSINESS INTELLIGENCE

## Situation

Fairfield Park is located on the Bedfordshire/Hertfordshire border, just 5 minutes from junction 10 of the A1(M), close to the village of Stotfold and the towns of Arsley, Letchworth and Hitchin. It is surrounded by the major conurbations of Bedford, Cambridge, Bishop Stortford, Luton, Stevenage and Welwyn Garden City.

There are excellent rail connections to London's Kings Cross, which is just approximately 35 minutes by train from nearby Letchworth, Hitchin and Arsley railway stations. There is good road access via the A507 to the west and the A505 and A10 to the north and east.

## The property

This unique opportunity is part of the development known as Fairfield Park, which is a former 19th Century Grade II Listed hospital building set in mature woodlands.

The property has been brought back to life in an imaginative project that will provide over 1,000 homes and a range of community facilities. Residential homes include a broad mixture of new builds and exclusive apartments in the converted hospital building.

The hall includes many period features and provides a magnificent Victorian backdrop to the cricket ground and bowling green with a pavilion.

The grounds at Fairfield Park include mature woodland and landscaped gardens. The park has already been awarded The Green Leaf Environmental Standard; an International Standard initiated by the Wilderness Foundation which measures commitment to preserving and enhancing the natural environment.

Both the GL-14 Health Club and the proposed Spa offer members a totally different kind of experience at Fairfield Hall.

## Description

The space available is approximately 4,384 sq ft on two floors, including a crescent shaped mezzanine floor and galleried walkway. The area includes vaulted timber ceilings and many retained character features and has been finished to second fix stage, requiring the new lessee to finish the fit out. Alternatively, the landlord will consider other proposals.

*The photographs in this brochure show the shared and complementary areas of the GL-14 Health Club*



## Public areas

The Spa area to be let will include:

- Reception
- Therapy waiting area
- Space for individual treatment bars
- Therapy relaxation and refreshment area
- 6 treatment rooms including full facilities, divided as:
  - 4 single rooms + shower facilities
  - 1 large double room + double bath facilities
  - 1 good size relaxation treatment area

All treatment rooms have under-floor sockets and HVAC systems.

## External details

There are two car parks providing ample parking facilities for both the gym members and spa guests.

## Tenure details

The spa area at GL-14 is offered on a leasehold basis and proposals are invited for this unique opportunity with an initial guide rent of £48,000 per annum.

Complementary on-site facilities (which are not part of this lease) include:

### *GL-14 Health Club*

The current facilities of the health club include a state-of-the-art gymnasium on the mezzanine floor and 3 studios, comprising a spin studio, a large mirrored dance studio and a relaxation class studio - which doubles up as a crèche during the day. The wet facilities, which are without doubt the most spectacular part of the club, are within the original vaults of the Grade II Listed building. There is a steam room with fibre-optic lighting in the ceiling, 14-seat spa pool, a total relaxation area with comfortable recliners and a 16-metre swimming pool. There are spacious changing rooms with oak lockers, power showers and male and female saunas infused with exotic essences. It is felt that the gym facilities could be used for special spa treatment days, for which a user fee will be payable, subject to negotiation.

### *Doughty's Brasserie*

The family-owned Doughty's Brasserie currently offers a sophisticated and relaxed dining experience within the health complex.





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No direct approach may be made to the business. For an appointment to view, please contact the agent:

Christie + Co  
 Chancery House  
 199 Silbury Boulevard  
 Milton Keynes MK9 1JL

T: 01908 300950  
 F: 01908 300951  
 E: [miltonkeynes@christie.com](mailto:miltonkeynes@christie.com)

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