



LEISURE TO LET | 1,100 SQ FT

GYM AT PARLIAMENT HILL FIELDS LIDO, GORDON HOUSE ROAD, HIGHGATE, NW5 1LT

GYM / RECREATIONAL / LEISURE AND FITNESS UNIT IN PARLIAMENT HILL LIDO ON THE INSTRUCTION OF THE CITY OF LONDON CORPORATION

- Gym premises in Parliament Hill Lido Hampstead Heath
- 2 x changing rooms / WCs with a shower
- Private managers office
- Excellent natural light and views over Parliament Hill Lido via full height critall windows
- Pay and display parking available on site with staff parking space available by negotiation
- Adjacent to the Lido (Membership / fee required for access)
- Open plan gym area of circa 600 sq ft
- Good ceiling height
- On Hampstead Heath



DESCRIPTION

Located within the iconic Parliament Hill Lido complex, this self-contained gym offers a unique opportunity for a range of wellness, leisure, or recreational uses (subject to Landlord approval).

The premises benefit from direct access via Hampstead Heath at the rear of the Lido and feature a well-configured layout comprising:

- Two changing rooms, each with WC facilities
- One shower
- A private office
- A spacious open-plan gym area with excellent natural light and generous ceiling height

This distinctive setting, combined with its adaptable interior and prime access to one of London's most celebrated open spaces, makes it an ideal location for a variety of health and wellbeing-oriented occupiers.

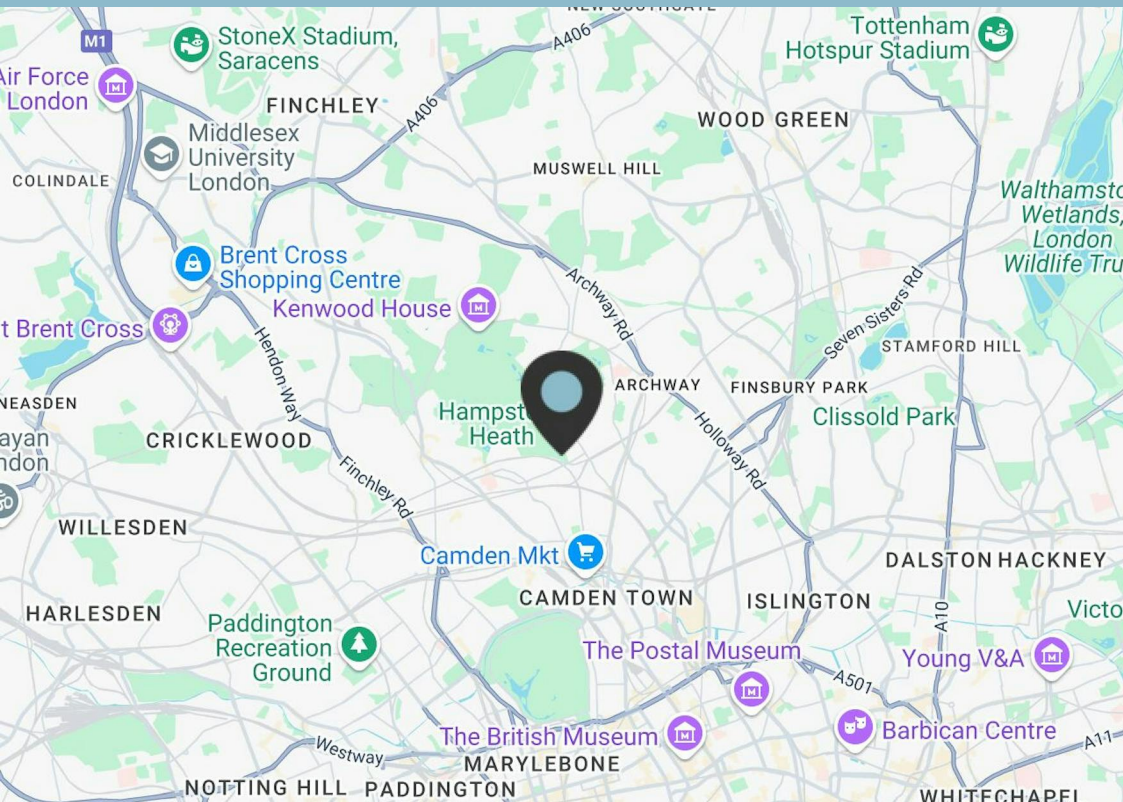
Additional amenities are available in the Heath for a fee including: Tennis Courts, Athletics Track, Hampstead Heath Swimming Ponds



LOCATION

Positioned within the iconic Parliament Hill Lido complex, this gym benefits from a unique and sought-after location on the southern edge of Hampstead Heath. Set against the backdrop of a 60-metre outdoor pool and surrounded by open parkland, it offers a distinctive health and wellness environment just minutes from Gospel Oak station.

The area attracts a steady flow of fitness-minded visitors year-round, from swimmers and runners to local residents from Hampstead, Highgate, and beyond. Combining strong footfall with a tranquil, natural setting, the site presents an exceptional opportunity for a high-quality gym or wellness brand looking to establish itself in one of North London's most vibrant outdoor hubs.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,100	102.19	Available

RENT

£35,000 per annum

RATES & CHARGES

Service charge: N/A

TERMS

A new lease for a term by arrangement. To be contracted outside sections 24 & 28 of the Landlord & Tenant Act 1954.

HISTORY OF THE LIDO

Opened in 1938, Parliament Hill Lido is one of London's historic open-air swimming pools, built by the London County Council to promote public health and leisure. Known for its distinctive red-brick art deco architecture and 60-metre pool, the lido has remained a much-loved community landmark for over 85 years. A major refurbishment in 2005 introduced a stainless-steel lining, enhancing its unique character while preserving its heritage. Today, it continues to serve as a vibrant destination for outdoor fitness and wellbeing in North London.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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