

EXPRESSION OF INTEREST (EOI)

Leasing of Gym Space at All Saints' Cathedral, Nairobi

1. Introduction

All Saints' Cathedral, Nairobi is inviting qualified and reputable organizations or individuals to express their interest in leasing and operating a gymnasium space located within the Cathedral compound. The space is available for development and management as a modern, professional fitness facility that serves both the Cathedral community and the wider public.

2. Objective

The Cathedral seeks a competent tenant with the capacity, experience, and vision to:

- Professionally manage and operate a fitness and wellness facility.
- Provide high-quality gym, fitness, and wellness services.
- Maintain the facility in line with the Cathedral's standards and values.
- Enhance the health and wellness of the community.

3. Available Space

- Location: All Saints' Cathedral, Nairobi
- Facility: The total area provided for under this lease agreement is 6,491.62 square feet as follows

<u>Space/ Floor</u>	<u>Dimensions (Meters)</u>	<u>Floor Area (Square feet)</u>
Ground Floor & basement Reception, Changing rooms, Washroom and rest areas, Stream and Sauna rooms	204.41	2,200.25
First Floor Gym and stretching area, Equipment stores 2 No. Offices, Juice bar	213.14	2,294.22
Second Floor Aerobics area and Terrace Treatment room, Salon, Barber shop	185.54	1,997.14
Total	603.09	6,491.62

4. Scope of Services Expected

The tenant will be expected to:

- Equip and operate a modern fitness Centre (gym equipment, aerobics, wellness programs, etc.).
- Employ qualified trainers and support staff.
- Ensure compliance with health, safety, and licensing regulations.
- Maintain high standards of hygiene and customer care.
- Offer packages accessible to both Cathedral members and the public.

5. Eligibility Criteria

Interested applicants should demonstrate the following:

1. Legal registration as a company, partnership, or sole proprietorship.
2. Proven experience in operating fitness, gym, or wellness facilities.
3. Technical and financial capacity to invest in equipment and operations.
4. Qualified professional staff.
5. Commitment to upholding Christian values and professional ethics.

6. Expression of Interest Submission

Interested parties are required to submit the following documents:

- A cover letter expressing interest.
- Company/individual profile including legal status (CR12) and relevant experience.
- Proposed concept for operating the gym (services, programs, target clients).
- Evidence of financial capacity (audited accounts/bank statements).
- References from at least two clients/partners.

Note: Lease terms to be agreed upon with the successful applicant.

7. Submission Guidelines

- EOI documents must be submitted in a sealed envelope clearly marked:
“Expression of Interest for Gym Space - All Saints’ Cathedral Nairobi”
- Addressed to:
The Provost
All Saints’ Cathedral, Nairobi
P.O. Box 40539-00100
Nairobi, Kenya
- Deadline for submission: 19/09/2025
- Only shortlisted applicants will be invited to submit detailed proposals.

8. Disclaimer

All Saints’ Cathedral, Nairobi reserves the right to accept or reject any or all EOIs without assigning any reason thereof.