



PARKLANDS
5b
MIDDLEBROOK

**LAST
REMAINING
SUITE**

THE COMPLETE BUSINESS LOCATION

An established BUSINESS location

Parklands at Middlebrook is the latest phase of this landmark mixed-use development, which now extends to over 200 acres (81 hectares) and is without doubt the largest integrated and sustainable employment, leisure, sports and retail scheme in the country.

The iconic Bolton Wanderers Stadium lies at its heart and the equally impressive Spirit of Sport sculpture is positioned at the principal entrance.

Situated approximately 16 miles to the North West of Manchester, both the City Centre and Airport can be

reached directly by rail – via Horwich Parkway – or road – via the M61 and regional motorway network.

Ease of recruitment, great facilities and superb transport links have all made this development an unrivalled location for business. Occupiers already include NatWest, AXA Insurance, Keoghs, E.on, AO.com, Bond Turner, AG Barr, ISS, Premex, NHS, Hitachi and Royal Mail to name just a few of the well-known companies who appreciate the benefits that Middlebrook has to offer and all of whom consider Middlebrook to be an 'excellent employment base'.



E.on



AXA Insurance



Keoghs Solicitors



NatWest



AO.com





MIDDLEBROOK BOLTON

“ We welcome visitors to our office on a regular basis and find the immediate access to motorway connections, a train station on our doorstep and Manchester Airport just half an hour away very beneficial to our business. ”

Natalie Wood
Technical Specialist Analyst, NatWest



Middlebrook Business Park

Middlebrook Retail & Leisure Park

next
NEW FLAGSHIP STORE

Horwich Police Station

STATESIDE
ARENA

Restaurant & Pub

Horwich Parkway Railway Station

Premier Inn

M61
Junc 6

e-on

Keoghs
Last year's conventional Loo Fix

WHITES

AXA

PARKLANDS
MIDDLEBROOK BOLTON

go.com

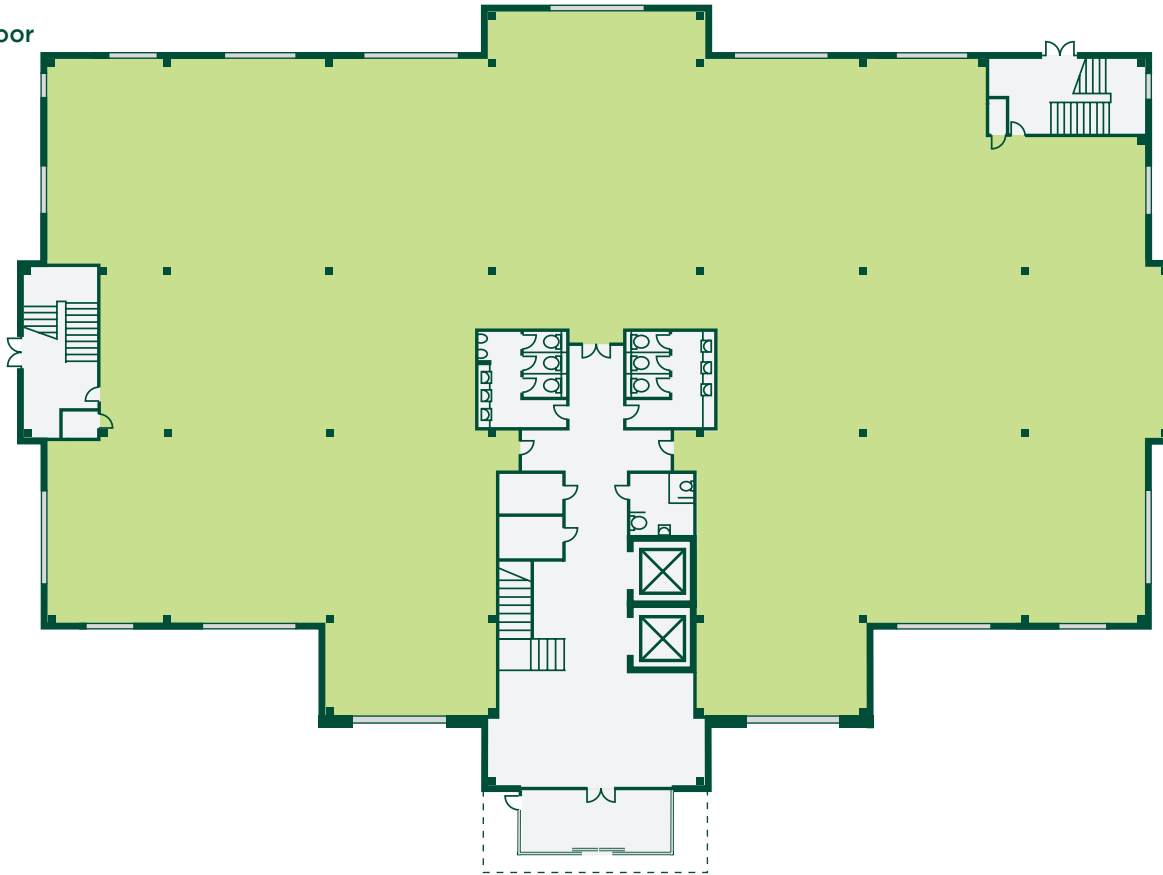
PARKLANDS
5b

NatWest

New Multi-Storey Car Park

SATNAV : BL6 4SD

Ground floor



Building 5b

sq.ft

sq.m

Fourth floor

LET to AO.com

Third floor

LET to AO.com

Second floor

LET to Bond Turner

First floor

LET to Bond Turner

Ground floor

9,300

864

Car parking 30 spaces

Additional 948 car parking spaces on adjacent site, can be offered on a separate licence.



The Reception area at Parklands 5b

Specification

VRF heating & cooling

Fully accessible raised floors

Contract quality carpet tiles

Triple compartment floor outlet boxes

Suspended ceilings

Modular recessed LED lighting

Double glazing

Aluminium framed windows

Access control system

Fully tiled male and female toilets

Disabled persons toilets

Shower rooms

2 Passenger lifts

On-site car parking with barrier control

Fully landscaped grounds





“ Since moving to Parklands in 2013, the flexible floorplates have allowed us to consistently grow the business and create interactive space in which our employees can engage with, whilst also reflecting our brand identity and values. ”

Adrienne Clark
Site Services Manager, AO.com

Images shown are of AO.com fit-out at 5a Parklands.



An established **RETAIL & LEISURE** location

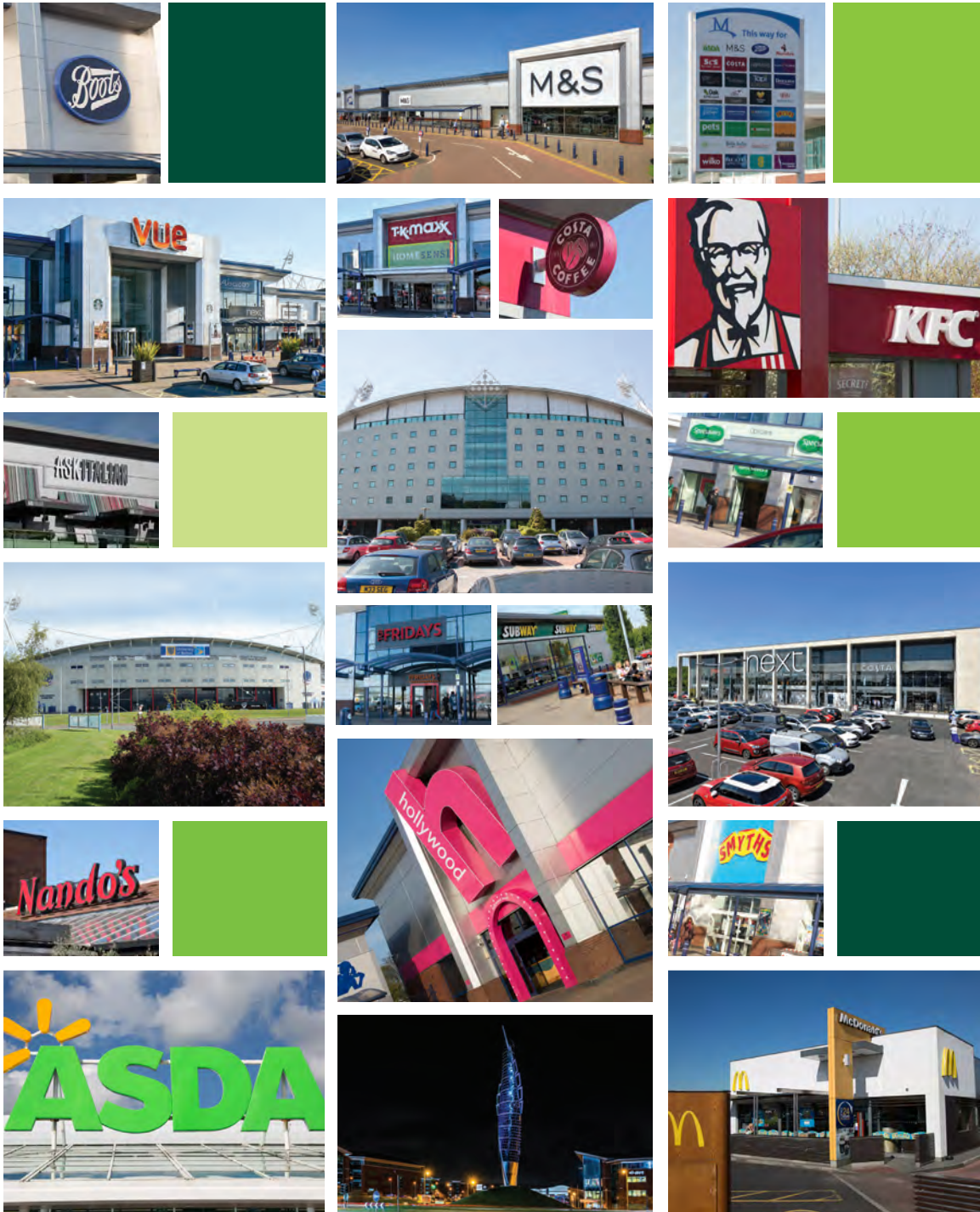
Parklands has immediate access to an extensive range of amenities on its doorstep, unrivalled to anywhere else in the UK including retail, leisure, hotels, conference and sports facilities.

The Park benefits from two superstores; ASDA and Tesco Extra and numerous high street brands such as M&S, Next, River Island, Argos and Boots. There is a wide variety of restaurants including: Bella Italia, ASK Italian, Nando's, Wagamama, Pizza Hut, Coast

to Coast and Chiquito in addition to fast food outlets; McDonald's, Subway and KFC and cafes; Costa Coffee and Starbucks.

There are traditional pub restaurants and hotels on site including Bolton Whites and Premier Inn, two petrol stations and superb on-site conference and leisure facilities such as Bolton Wanderers Stadium, Stateside Foods Bolton Arena, Vue Cinema and Hollywood Bowl.





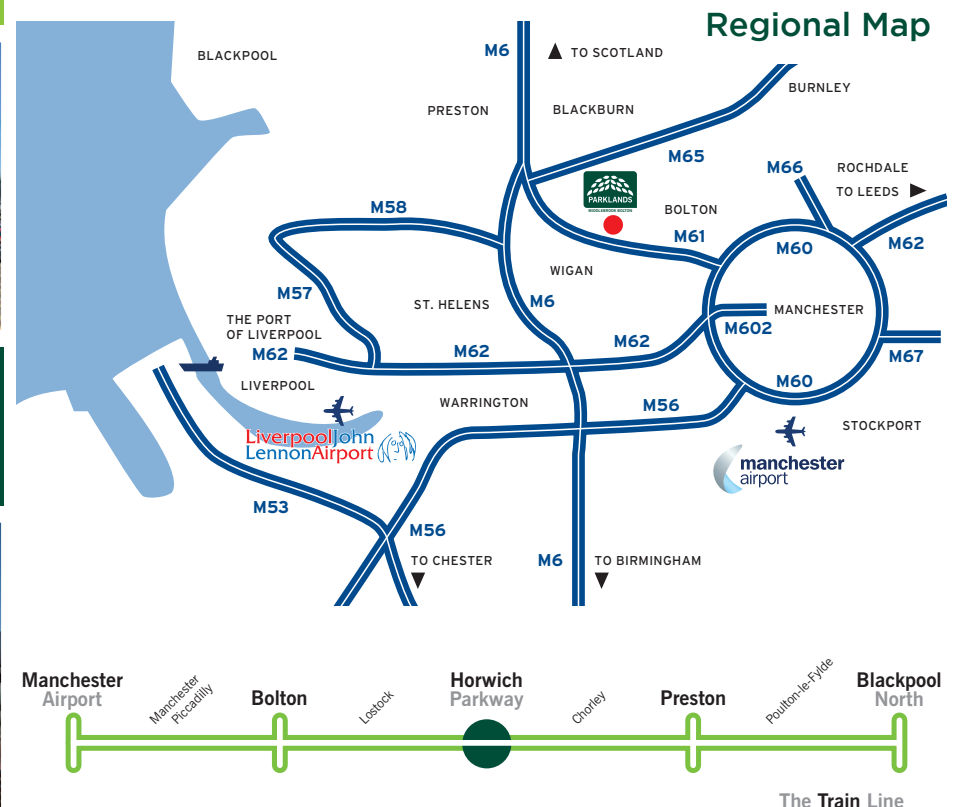
Location

Parklands at Middlebrook occupies an enviable location at the heart of the North West of England and offers unrivalled opportunities for a wide range of businesses.

The development is ideally placed adjoining Junction 6 of the M61 Motorway, just North of Bolton and approximately 16 miles from Manchester City Centre.

Parklands is also well served by public transport with regular bus services to the surrounding towns including Bolton, Wigan and Chorley and direct rail services via Horwich Parkway railway station from Blackpool and Preston to Bolton, Manchester City Centre and the Airport.

The surrounding road network benefits from an extensive infrastructure for cyclists and pedestrians.



NEW OFFICE
DEVELOPMENT
PARKLANDS
MIDDLEBROOK
BOLTON
SATNAV : BL6 4SD

DEVELOPER

Orbit
Developments

A MEMBER OF THE EMERSON GROUP

For more information or to arrange a viewing, please call

01204 673100

www.orbit-developments.co.uk

www.middlebrook.co.uk

LETTING AGENT

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YOUNG**

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