



PARKLANDS
5b
MIDDLEBROOK



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 RBS Group, AXA Insurance, Keoghs, E.on, AO.com, A G 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



RBS Group



AO.com





MIDDLEBROOK BOLTON

Middlebrook
Business Park

ASDA

HOMEBASE

Middlebrook
Retail & Leisure Park

next
NEW LEADERSHIP
STORE OPENING
2018

Bolton
Wanderers
Macron
Stadium

vue
cinemas

TESCO
Extra

Horwich
Police Station

USN
bolton arena

Restaurant
& Pub

WHITES
WOODS & ANALYTICS

Horwich Parkway
Railway Station

Premier Inn

AXA

PARKLANDS
MIDDLEBROOK BOLTON

M61
Junc 6

Premier Inn

e.on

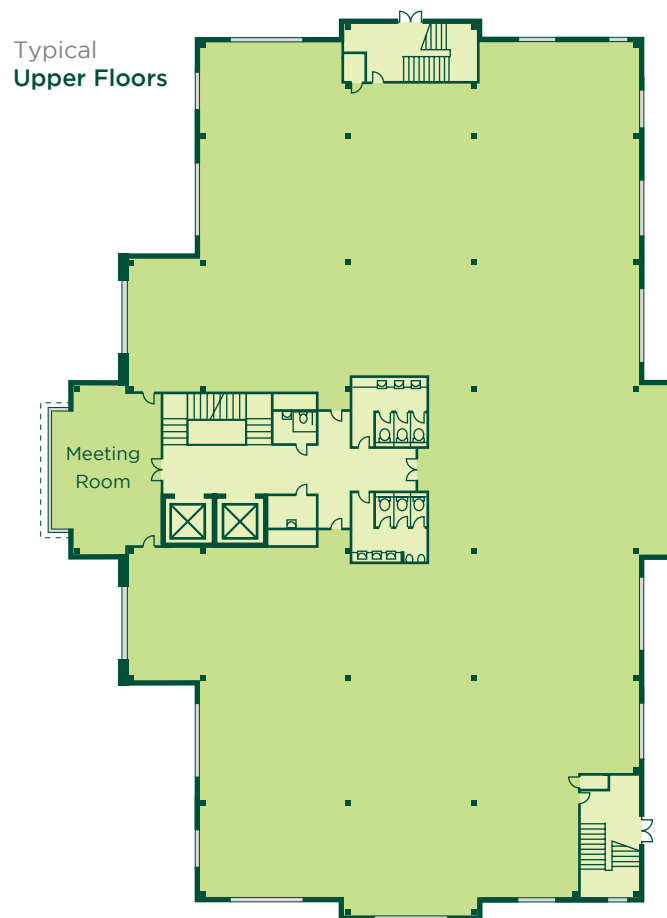
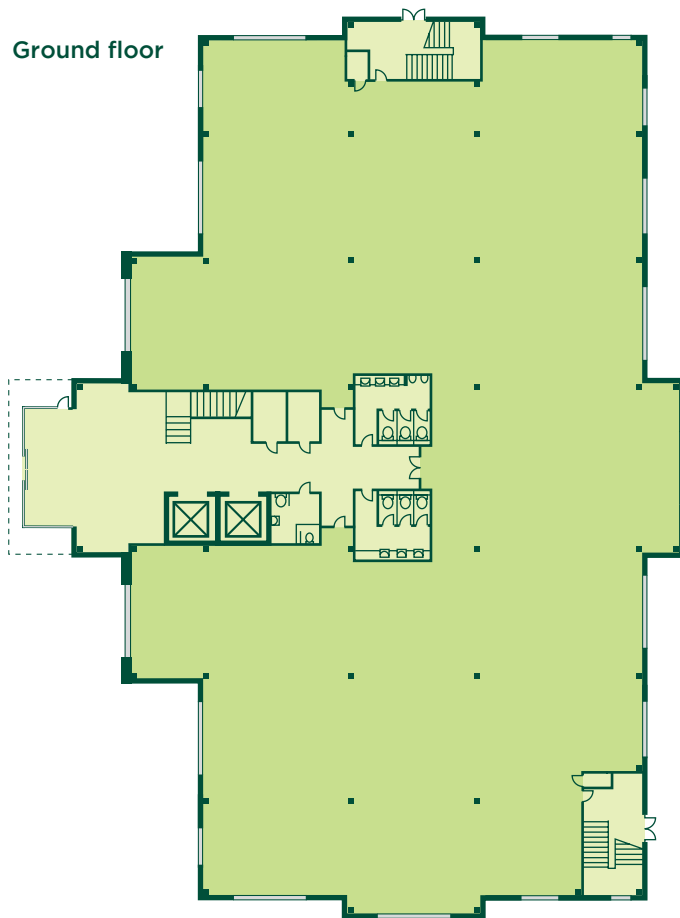
go.com

Keoghs
Just your conventional Con Store

PARKLANDS
5b

RBS
The Royal Bank of Scotland

SATNAV : BL6 4SD



Building 5b	sq.ft	sq.m
Fourth floor	9,715	903
Third floor	9,745	905
Second floor	9,745	905
First floor	9,745	905
Ground floor	9,300	864
Entrance foyer	300	28
Total	48,550	4,510

Car parking 160 spaces

Planning consent for an additional 948 car parking spaces obtained on adjacent site.



Images shown are examples of office fit-outs at Orbit's Middlebrook development.

Specification

- VRV heating & cooling
- Fully accessible raised floors
- Contract quality carpet tiles
- Triple compartment floor outlet boxes
- Suspended ceilings
- Modular LG7 compliant lighting
- Double glazing

- Aluminium framed windows
- Fully tiled male and female toilets
- Disabled persons toilets
- Shower rooms
- Passenger lifts
- On-site car parking
- Fully landscaped grounds





PARKLANDS
5b

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



An established **RETAIL & LEISURE** location

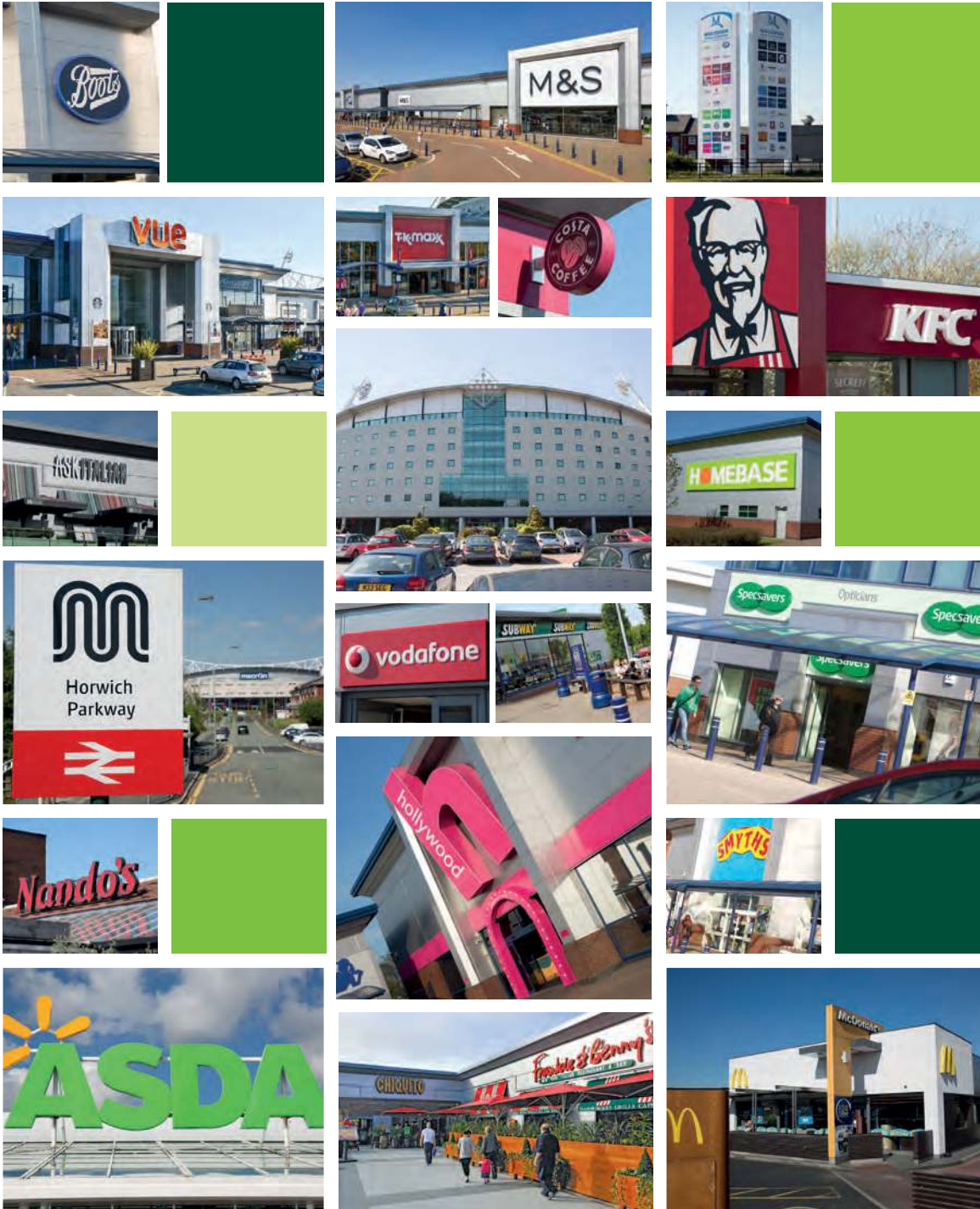
Parklands has immediate access to an extensive range of facilities on its doorstep, without equal anywhere else in the UK and including retail, leisure, hotels, conference and sports facilities.

These include a wide range of stores ASDA and Tesco Extra superstores, Marks & Spencer, Boots, Next and Argos; restaurants including Pizza Hut, McDonald's, Coast To Coast, Nando's, Chiquito,

Frankie & Benny's, Bella Italia, Luciano's, Abacus, ASK Italian and KFC, together with traditional pub restaurants; two petrol filling stations; Bolton Whites and Premier Inn hotels on-site, with several others nearby; superb on-site conference and leisure facilities including the Bolton Wanderers Macron Stadium and USN Bolton Arena plus Vue Cinema and Hollywood Bowl.



M
MIDDLEBROOK
RETAIL & LEISURE PARK



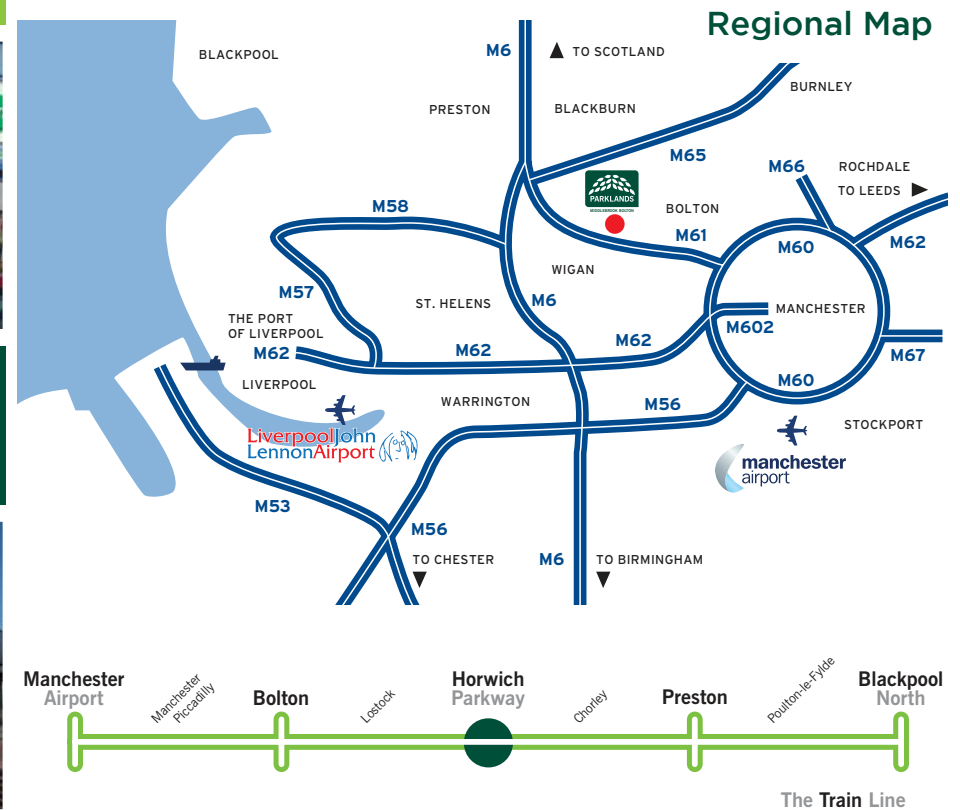
Location

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

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www.orbit-developments.co.uk
www.middlebrook.co.uk

LETTING AGENT

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