

Orlando Bridge

THYNNE STREET, BOLTON, BL3 6BH

To Let Superb office space in the centre of Bolton
581– 47,220 Sq Ft






SUPERB OFFICES
WITH A WEALTH
OF AMENITIES
WITHIN WALKING
DISTANCE

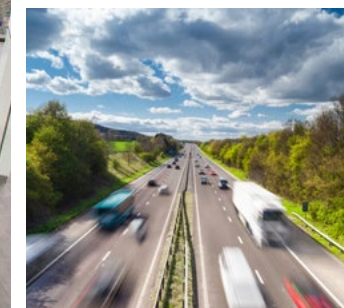
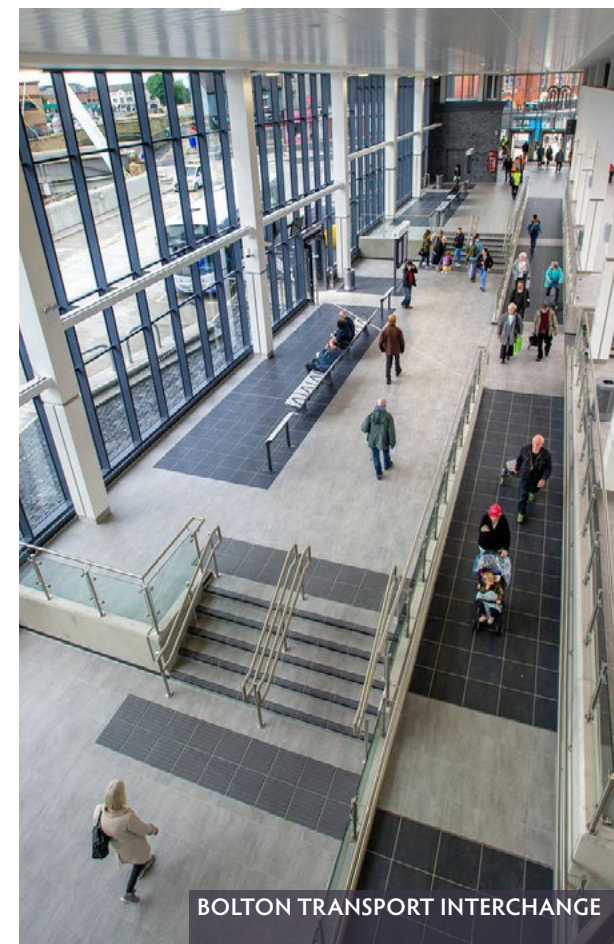
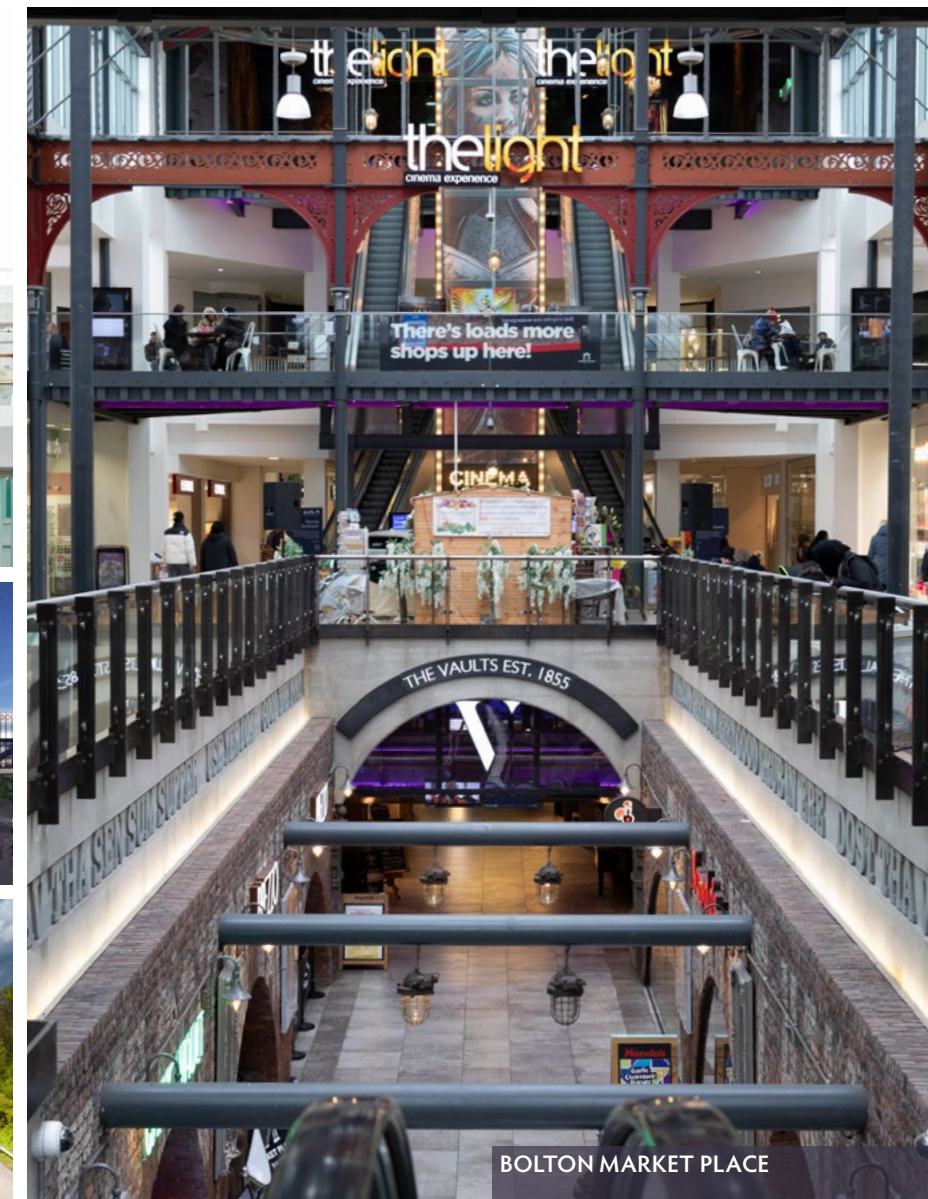


Orlando Bridge

Ideally located within Bolton town centre with access to great transport links and local amenities, Orlando Bridge is an impressive three-storey office building benefitting from on-site & off site car parking and a light, welcoming reception area.

Currently available is a selection of large, modern office spaces. The space offers open plan floorplates providing businesses with the flexibility to tailor the space to suit their operational requirements with ease, making Orlando Bridge the ideal base for businesses looking to expand or relocate their NW operations.





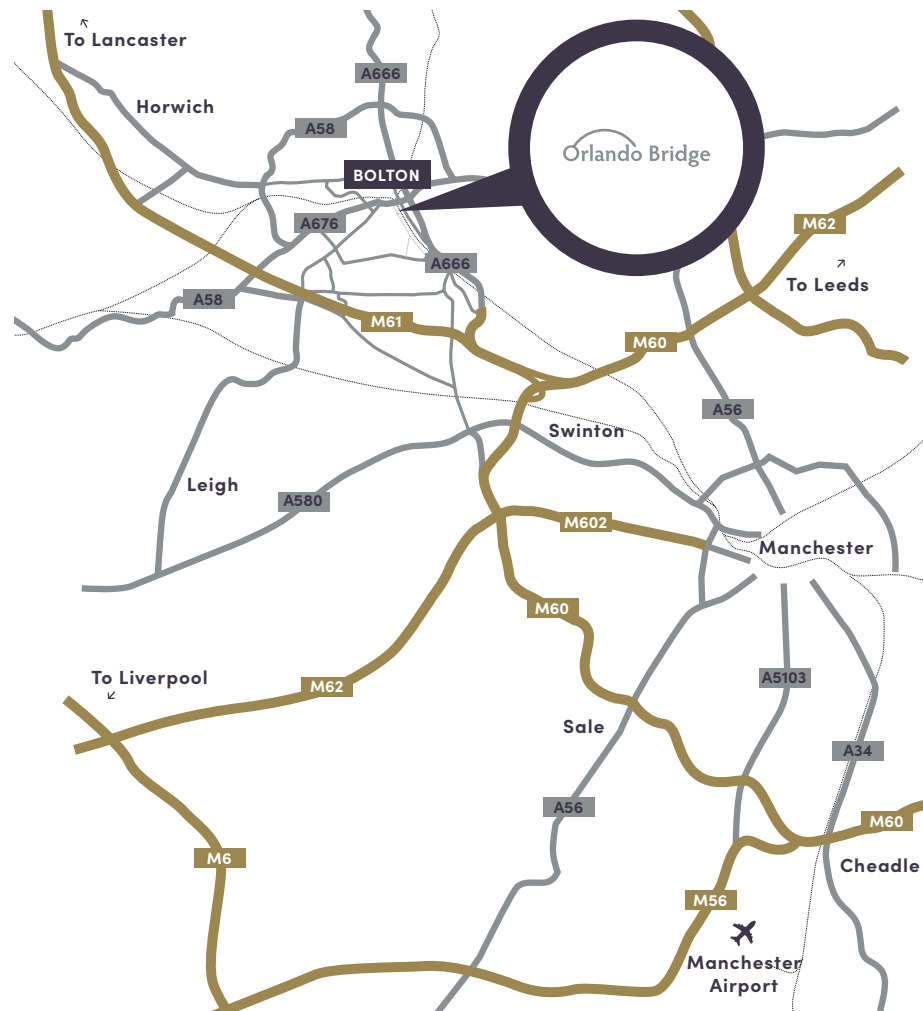
LOCATION

Orlando Bridge is located in the centre of Bolton, within a 10 minute walk of the town centre and in close proximity to the main train station which provides direct and regular services to Manchester, Blackburn and Preston.

The local road network links the property to Trinity Way, the A666 and ultimately the regional motorway network of the M61, M60, M62 and M66.

There is a wealth of amenities for employees and visitors in the immediate area, including Xercise4Less gym, Sainsbury's supermarket, Boots, Asda and Morrisons.

In addition, further lunchtime options such as Subway, McDonald's and KFC can be found within a short drive with Costa Coffee and Starbucks a short walk away.





FROM ORLANDO BRIDGE

Bolton Town Centre 0.5 mile
M60 5.3 miles



JOURNEY TIMES BY CAR FROM ORLANDO BRIDGE

Manchester 25 minutes
Manchester Airport 27 minutes
Bury 22 minutes
Preston 41 minutes



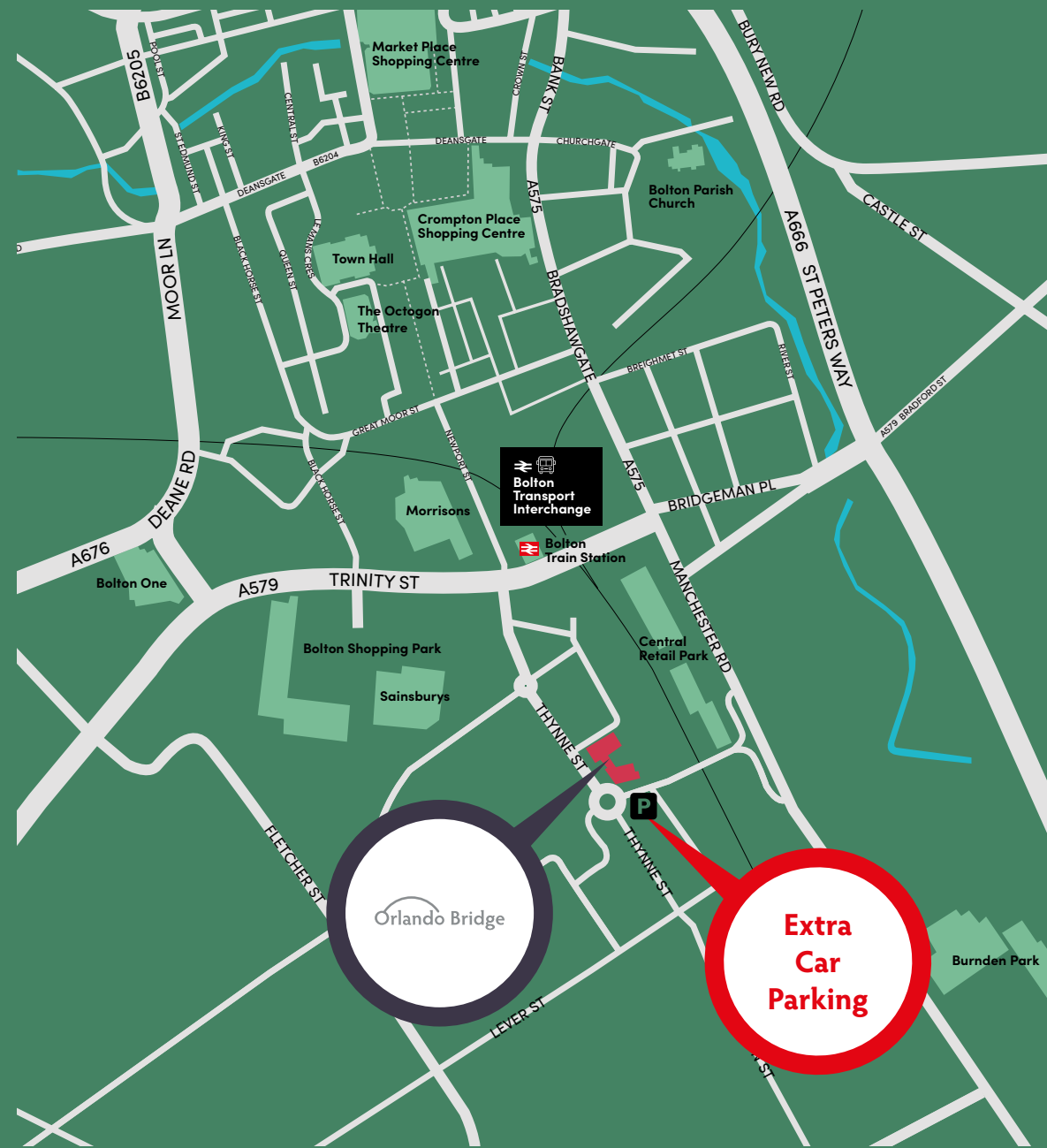
JOURNEY TIMES FROM BOLTON TRAIN STATION

Manchester Victoria 23 minutes
Manchester Piccadilly 23 minutes
Preston 31 minutes
Blackburn 32 minutes
Manchester Airport 38 minutes
Liverpool 1h 10 minutes
London Euston 2h 45 minutes



MINUTES ON FOOT FROM ORLANDO BRIDGE

Train/Bus Station 3
Sainsbury's 4
Central Retail Park 4
Bolton Shopping Park 5
The Jason Kenny Centre 5
Burnden Park 8
Market Place Shopping Centre
The Vaults
The Light Cinema 20



STAY WELL CONNECTED



£1 BILLION



TOWN CENTRE INVESTMENT TO REGENERATE

2



TRAINS TO MANCHESTER AIRPORT EVERY HOUR

AMAZING AMENITIES ON YOUR DOORSTEP

5



MIN DRIVE TO THE M60

25



MIN DRIVE TO MANCHESTER CITY CENTRE

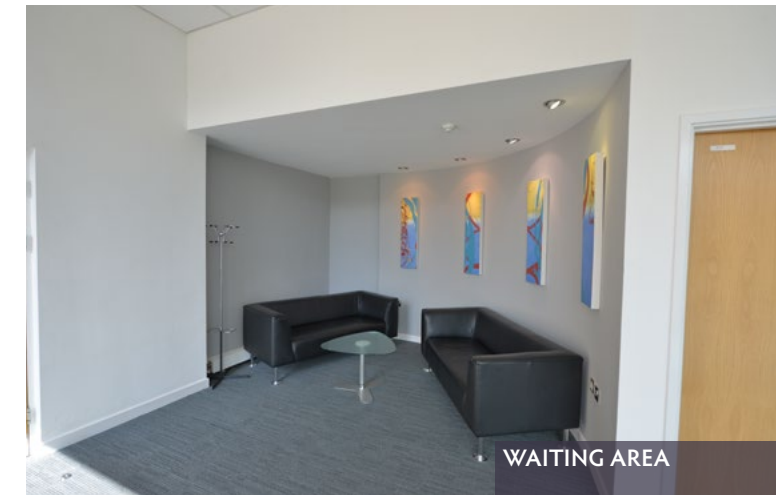
3



MIN WALK TO TRAINS & BUSES

ORLANDO BRIDGE IS PERFECTLY LOCATED FOR LOCAL AMENITIES WITH EXCELLENT CONNECTIONS TO MANCHESTER AND FURTHER AFIELD





SUSPENDED
CEILINGS



6 PERSON
PASSENGER LIFT
& HEAVY
GOODS LIFT



MALE & FEMALE
TOILETS TO
EACH FLOOR



PERIMETER
TRUNKING



LARGE
RECEPTION
AREA

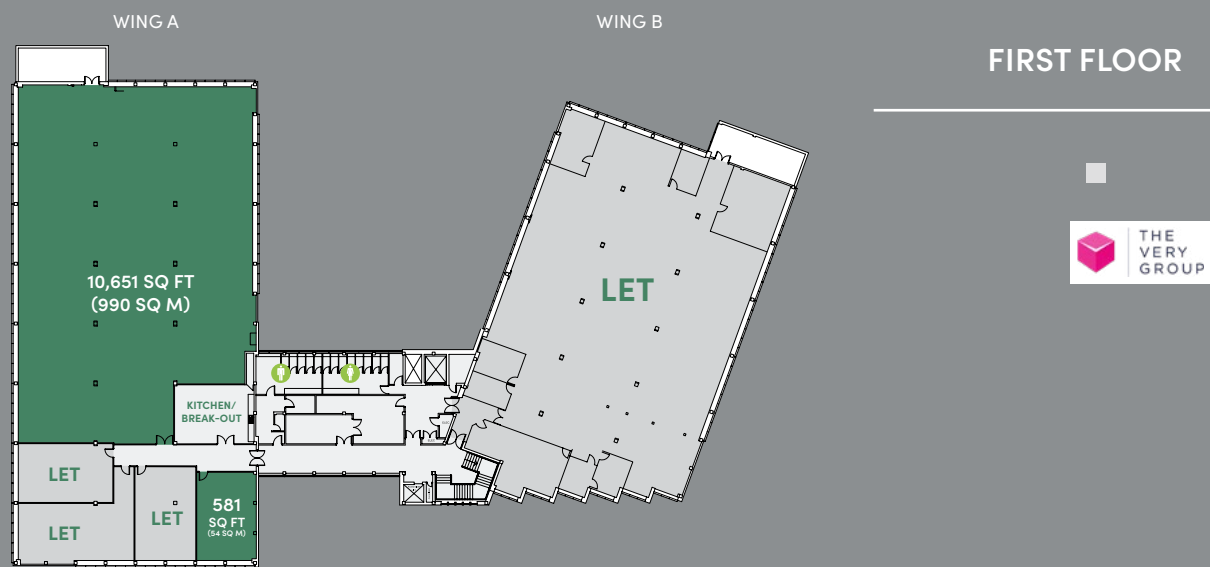


ON SITE &
OFF SITE PARKING

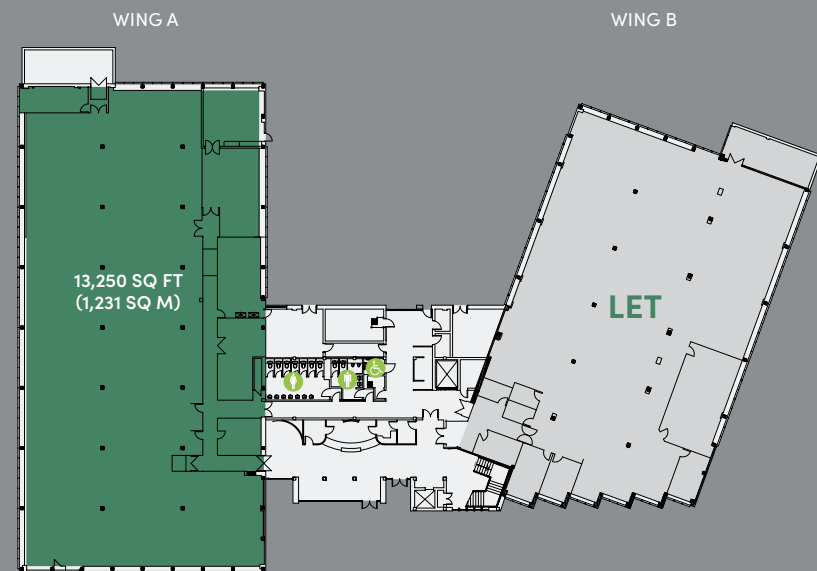
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



AVAILABLE SPACE

SECOND FLOOR	Wing A	13,319 sq ft
	Wing B	9,419 sq ft
FIRST FLOOR	Wing A Suite 1A	10,651 sq ft 581 sq ft
	Wing B	LET
GROUND FLOOR	Wing A	13,250 sq ft
	Wing B	LET
TOTAL		47,220 sq ft



TAILOR YOUR PERFECT WORKSPACE



ORLANDO BRIDGE PROVIDES WORKSPACE SUITED FOR BUSINESSES LOOKING FOR NEW OPEN PLAN OFFICES, IN A LANDMARK BUILDING



EXAMPLE FIT-OUT

- Low density ratio
- 1 x boardroom
- 2 x meeting room
- 1 x training room
- Open plan office
- 1 x collaboration meeting area
- 1 x breakout area



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To discuss how your own requirements can be accommodated at Orlando Bridge or to enquire about any of our other properties in and around Bolton, please contact a member of the leasing team.

Orbit
Developments

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www.orbit-developments.co.uk



Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (0824)