



Parklands

MIDDLEBROOK BOLTON

Parklands 3

OFFICE SPACE

MIDDLE
BROOK



Orbit
Developments



Space to create, grow and work at **Parklands**

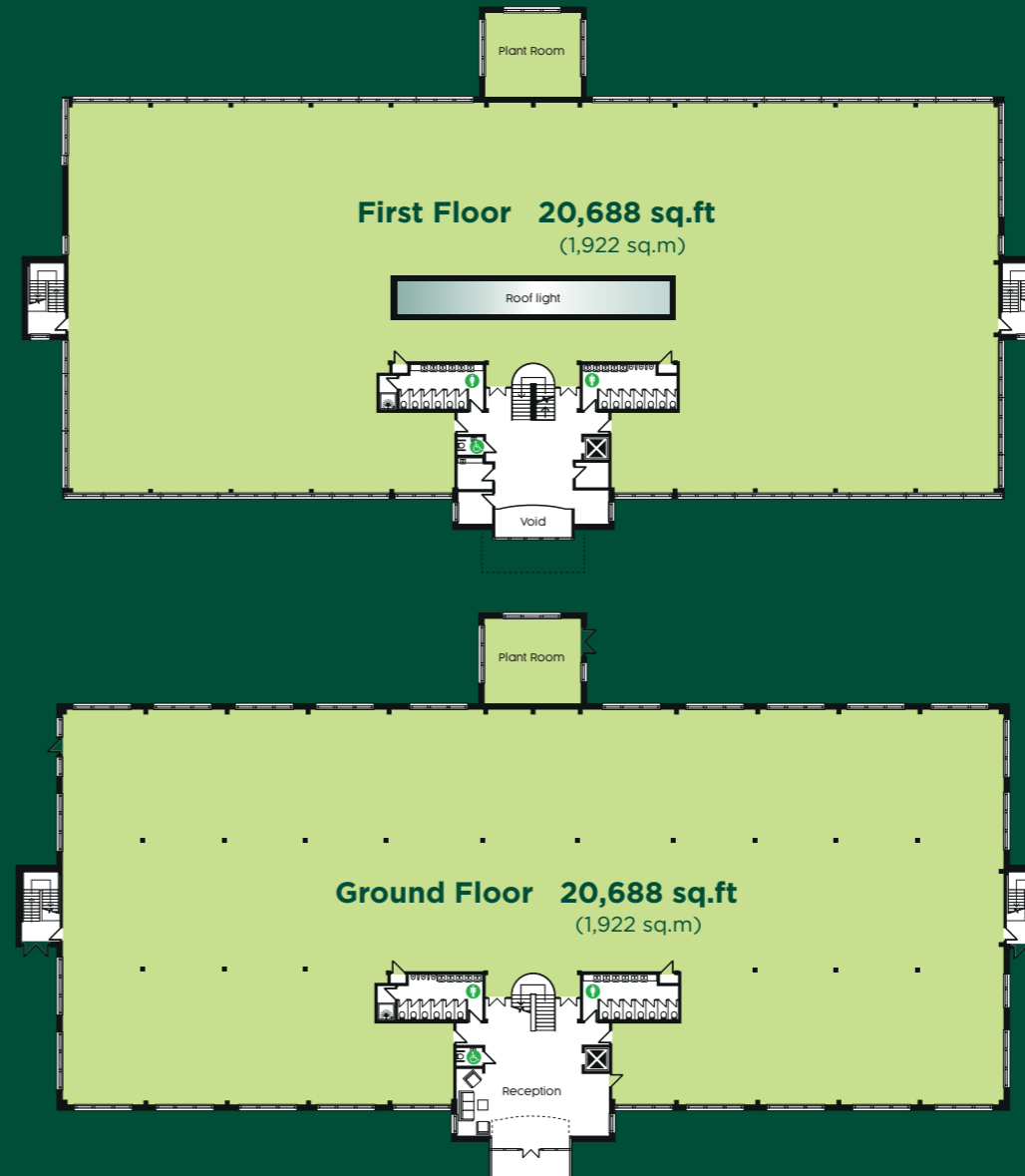
Image shows tenant fit-out



The ideal working environment for business and for people

The flexible floorplates and modern workspaces offer a working environment that forms a pivotal part of the success story of businesses here at Parklands.

Orbit Developments can tailor your workspace to meet your essential business requirements. From creative break-out spaces to customised meeting rooms, contact us to discuss your bespoke space planning.



Flexible floorplates totalling

41,376 sq.ft
(3,844 sq.m)

Floor areas measured from CAD drawings



Dedicated parking spaces

Specification

- VRV Heating and Cooling
- Fully Accessible Raised Floors
- Contract Quality Carpet Tiles
- Triple Compartment Floor Outlet Boxes
- Suspended Ceilings
- Modular Lighting
- Double Glazed Aluminium Framed Windows
- Fully Tiled Male and Female Toilets
- Disabled Persons' Toilets
- Passenger Lift
- On-Site Car Parking Spaces - Additional Licensed Car Parking Available

YOUR PLACE OF WORK

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 extremely well served by public transport with regular bus services to the surrounding towns including Bolton, Wigan and Chorley. Horwich Parkway railway station is just a short walk away with direct rail services to and from Blackpool, Preston, Bolton, Manchester City Centre and Manchester Airport.

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

Connect
at Parklands
6 mins
walk to
Horwich
Parkway
Station



- Blackpool North
- Poulton le Fylde
- Preston
- Chorley
- Lostock
- Bolton
- Manchester Piccadilly
- Manchester Airport

SATNAV:BL6 4SD



Travel Times	
Preston	30 mins
Manchester Airport	30 mins
Manchester City Centre	35 mins
Liverpool Airport	50 mins
Liverpool	55 mins
Leeds	1 Hour
Chester	1 hour

Bolton Town Centre

M61 (Jct.6)
← 1 min
(0.5 miles)

Thrive
at the Largest Integrated Employment,
Leisure, and Retail Scheme in the Country

Ease of recruitment, great facilities and superb transport links have all made this development an unparalleled location for business.

Occupiers already include Imtech, Firstcom, AXA, Keoghs, AO.com and Bond Turner. These established companies value the benefits that Middlebrook has to offer and all of whom consider Parklands to be an "excellent employment base".

"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



For more information or to arrange a viewing

Orbit
Developments
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www.orbit-developments.co.uk

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