

TO LET GRADE A OFFICES  
4,100 to 42,085 sq ft  
Extensive Car Parking



lofthouse

Middlebrook, Bolton BL6 6JW

[lofthousebolton.co.uk](http://lofthousebolton.co.uk)





Set within Bolton University Stadium, Lofthouse provides up to 42,085 sq ft of Grade A, soon to be refurbished offices, arranged over three levels with unique views across the football pitch and surrounding environment.

With its imposing façade, Lofthouse benefits from ample parking, access to a full range of amenities and excellent connectivity. Recently refurbished to a high standard and to reflect changes to work practice, each floor can provide a mixture of open plan space, meeting rooms, break out areas and kitchen. Whilst the offices are an integral part of the stadium, space can be let in suites from 4,100 sq ft net to the entire three floors.







Proposed Ground Floor Reception  
& Communal Business Hub





Once refurbished, Lofthouse will benefit from the ability to be fitted to match occupiers specific requirements.



Led Lighting



233 Car parking spaces with  
further spaces available on licence  
(ratio of 1 space per 186 sq ft)  
- EV chargers can be provided



Air Conditioning



Male, female, disabled WC's  
and showers at every level.



Reception  
/Business lounge



Suspended/exposed  
services



Secure bike facility



Passenger Lift



24/7 Security



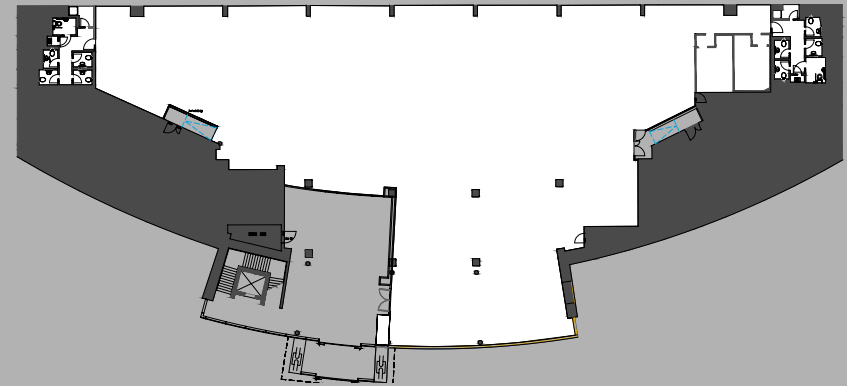
Raised Floors



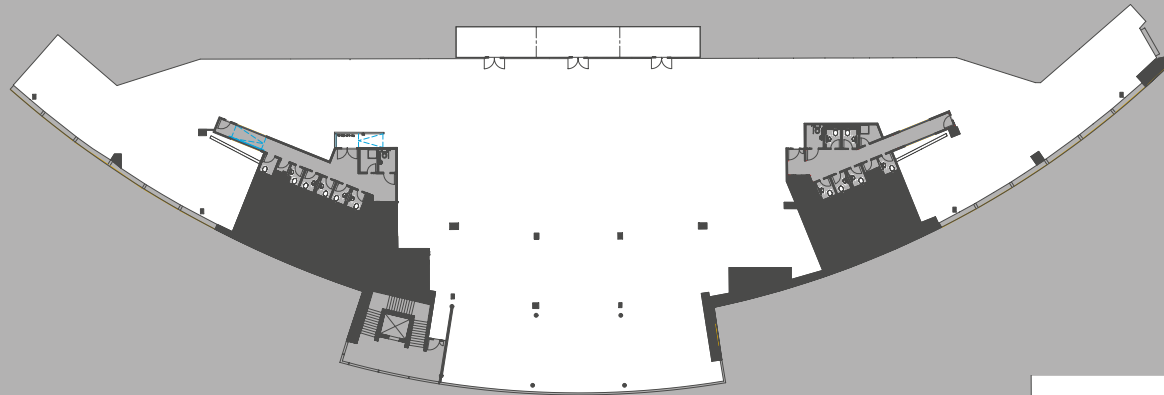


Floor	Area size (NIA Approx)		Height (slab to slab)
	sq ft	sq m	
Ground Floor	10,440 sq ft	970 sq m	4.7m
First Floor	15,661 sq ft	1,455 sq m	4.4m
Second Floor	15,984 sq ft	1,485 sq m	5m
Total	42,085 sq ft	3,910 sq m	

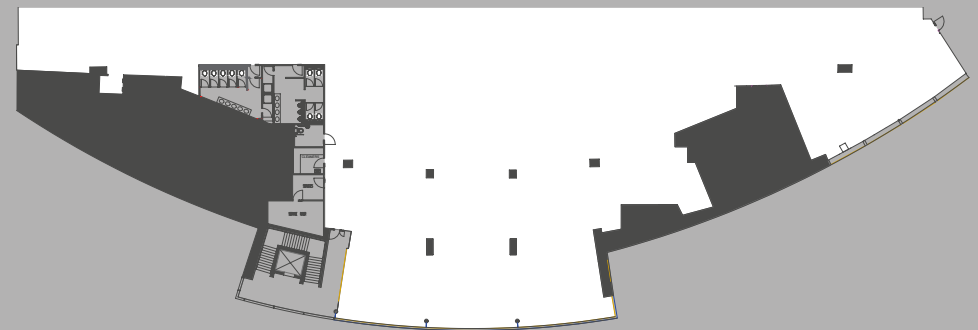
Ground Floor



First Floor



Second Floor



Total Floor Area

**42,085 sq ft / 3,910 sq m**

(NIA Approx)

Suites can be provided from 4,100 sq ft





15,661 sq ft / 1,455 sq m (NIA Approx)  
4.4m Height slab to slab

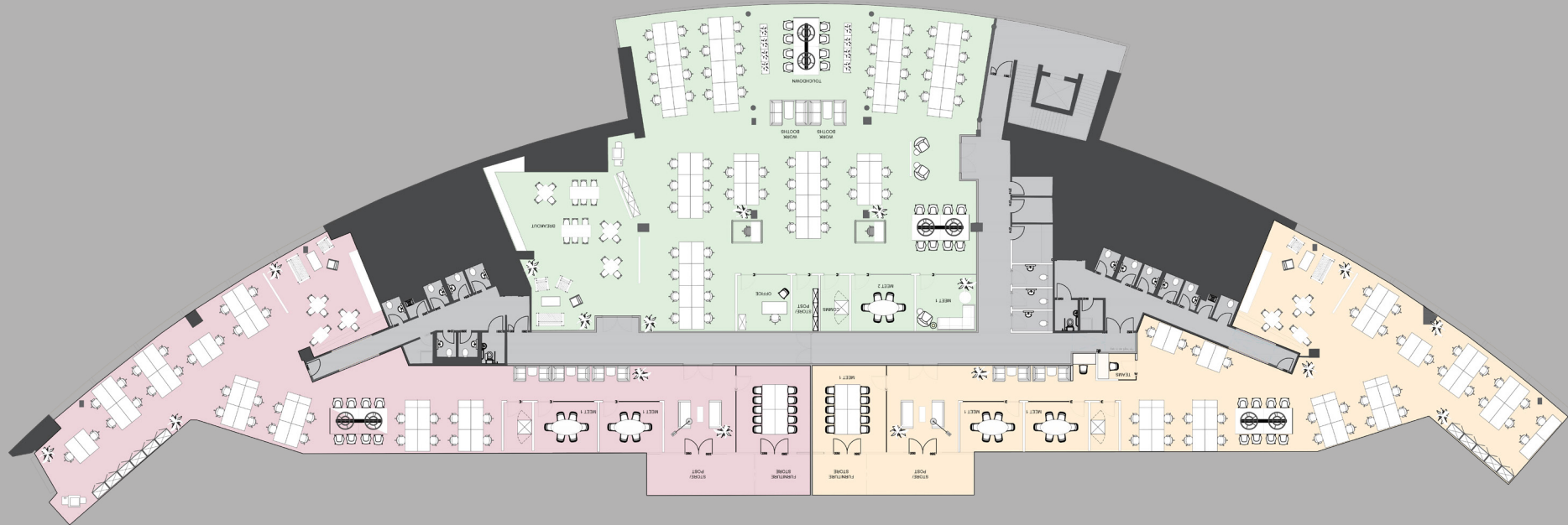




15,984 sq ft / 1,485 sq m (NIA Approx)  
5m Height slab to slab



## Floor Split 1st Floor Options - Suites from 4,100 sq ft



### Suite 2 5,780 sq ft

#### Illustrative Space Planning

- 62 x Fixed Workstation positions
- 24 x Touchdown positions
- 2 x 4 person Work/Meet Booths
- 2 x 8 person open collaborative space
- 2 x Private work booths
- 1 x Private office
- 2 x 6 person meeting room
- 1 x informal meeting room
- 5-6 person meeting lounge
- Reception seating/ Waiting Area
- Various Ancillary Areas
- Comms/IT Room
- Post/Store Room
- Print hub

### Suite 3 4,123 sq ft

#### Illustrative Space Planning

- 26 x Fixed Workstation positions
- 10 x Touchdown positions
- 2 x 4 person Work/Meet Booths
- 1 x 8 person open collaborative space
- 2 x Private work booths
- 1 x 10 person meeting room
- 4 person meeting lounge
- Reception seating/ Waiting Area
- Various Ancillary Areas
- Comms/IT Room
- Post/Store Room
- Store

### Suite 4 4,101 sq ft

#### Illustrative Space Planning

- 32 x Fixed Workstation positions
- 10 x Touchdown positions
- 3 x 4 person Work/Meet Booths
- 1 x 8 person open collaborative space
- 2 x 8 person meeting room
- 1 x 10 person meeting room
- 4 person meeting lounge
- Reception seating/ Waiting Area
- Various Ancillary Areas
- Comms/IT Room
- Post/Store Room
- Store

## Design your perfect workplace - Illustrative Space Plan 2<sup>nd</sup> Floor

Occupancy: 158 people (up to 195)

Density: 9.0 sq m (down to 7.5 sq m)

### Open Plan

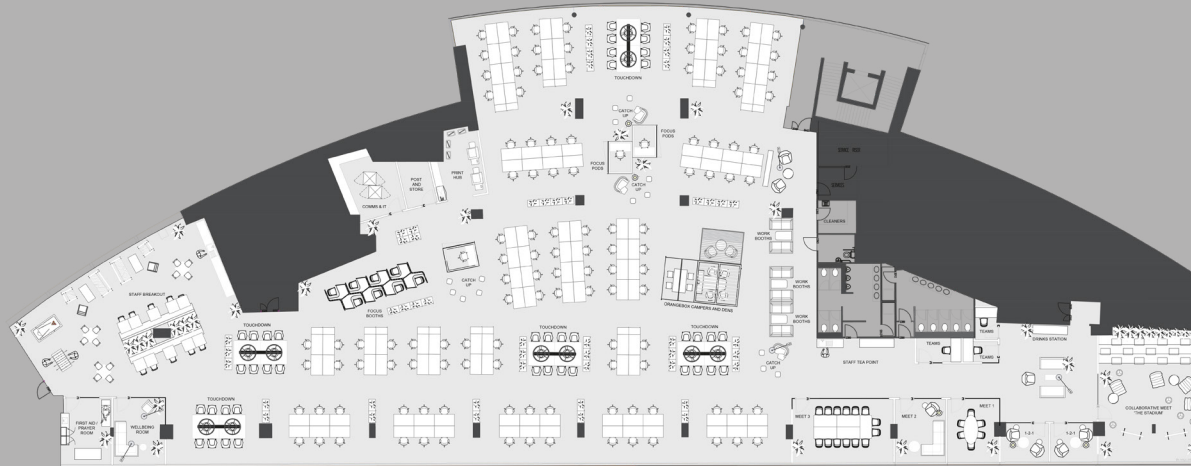
- 118 x Fixed Workstation positions
- 40 x Touchdown positions
- 8 x Semi private Focus Pod positions
- 3 x Private focus pod positions
- 3 x 4 person Work/Meet Booths
- 4 x 4-5 person open collaborative spaces
- 2 x 4 person semi private meet
- 2 person semi private meet

### Meeting Suite

- 3 x 1 person teams/skype room
- 14 person meeting room
- 5-6 person meeting lounge
- 6 person meeting room
- 2 x 1-2-1 meeting room
- 20 -30 person collaborative meeting room
- Open meeting space for 4-5
- Tea/Coffee Area

### Various Ancillary Areas

- Waiting Area
- First Aid/ Prayer Room
- Wellbeing Room
- Comms/IT Room
- Post/Store Room
- Large print hub
- Tea point
- Tea Point/ Breakout space

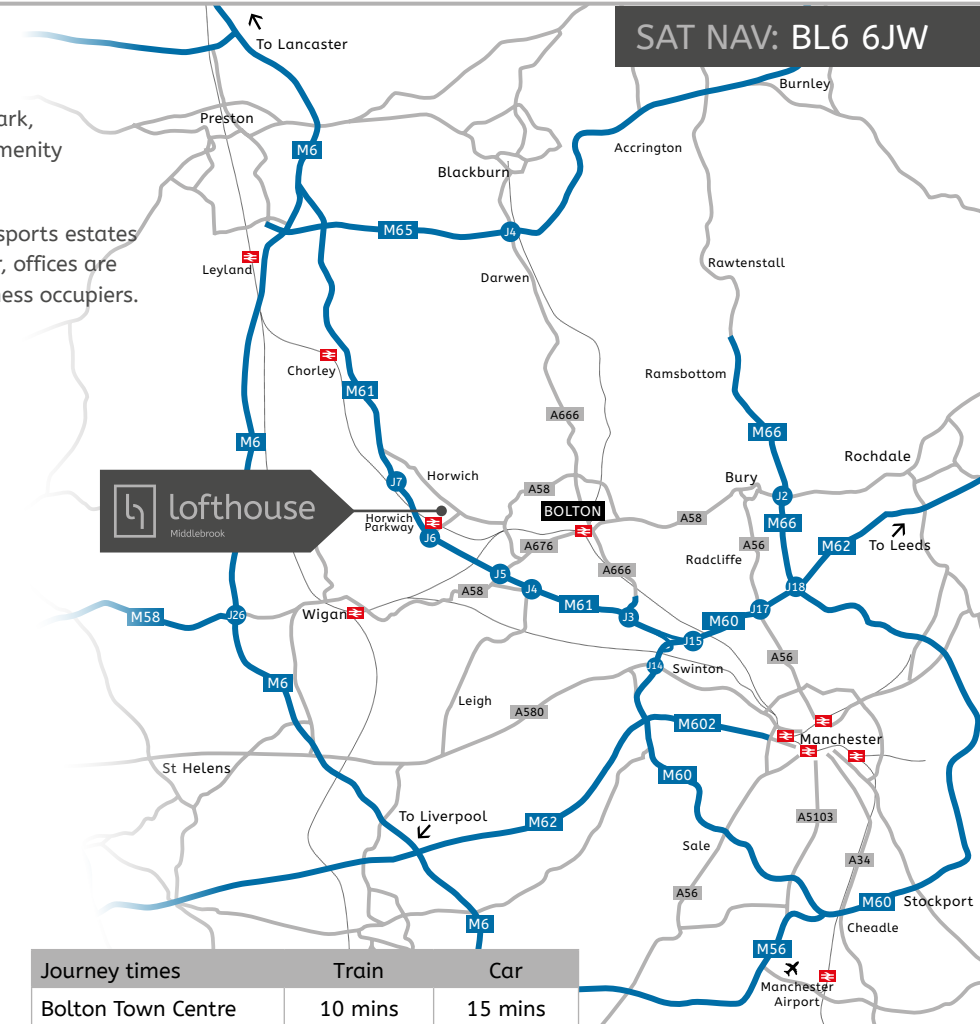




Situated 16 miles out of Manchester City Centre, Bolton Stadium was built in 1997 as an integral part of the regeneration of Horwich and Middlebrook. As such, it is strategically positioned close to J6 of the M61 providing excellent connections to regional and national motorways. Horwich train station is a few minutes walk from Lofthouse with direct trains to Manchester City Centre and the airport.

Located at the heart of Middlebrook Retail Park, Lofthouse benefits from a diverse range of amenity on its doorstep.

As one of the UK's largest retail, leisure and sports estates attracting over 12.5 million people each year, offices are well placed to attract a wide variety of business occupiers.



Journey times	Train	Car
Bolton Town Centre	10 mins	15 mins
Manchester City Centre	30 mins	23 mins
Manchester Airport	36 mins	26 mins
Preston	23 mins	27 mins
Liverpool	1 hr 40 mins	52 mins
Leeds	1 hr 45 mins	58 mins
Birmingham	2 hr 7 mins	1 hr 56 mins
London	2 hr 55 mins	4hr 14 mins
Glasgow	3 hr 5 mins	3 hr 8 mins



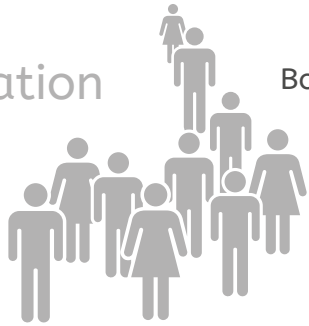




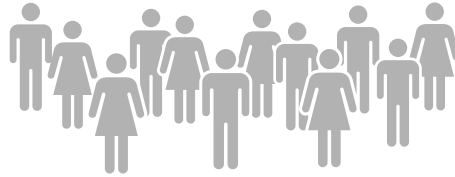




## Population



Bolton Borough  
Population  
c.285,400



Bolton Borough projected population  
c.309,737 by 2040

6,400  
full time college and  
university students



61% of  
population  
is of  
working age



## Economy



GVA  
£17,209  
per head



Key sectors: Finance/Insurance,  
Professional Services, ICT, Logistics,  
Retail, Leisure, Health,  
Manufacturing, Education

Average house price  
£161,730



Average salary  
£26,255



## Culture



Over £11m  
investment by  
the Council in the  
Octagon Theatre



Home to Bolton Wanderers FC,  
one of the oldest football clubs  
in the world

Annual Bolton Food and Drink Festival  
attracted 400,000 visitors in 2019



New Egyptology Gallery  
at Bolton Museum

## Connectivity



30 minute train journey to  
Manchester City Centre

20 miles  
from  
Manchester  
Airport



Access to the M61,  
M60, M62 and M6

2nd highest  
employee base  
in Greater  
Manchester  
1 million  
people live  
within 45 minutes







lofthouse

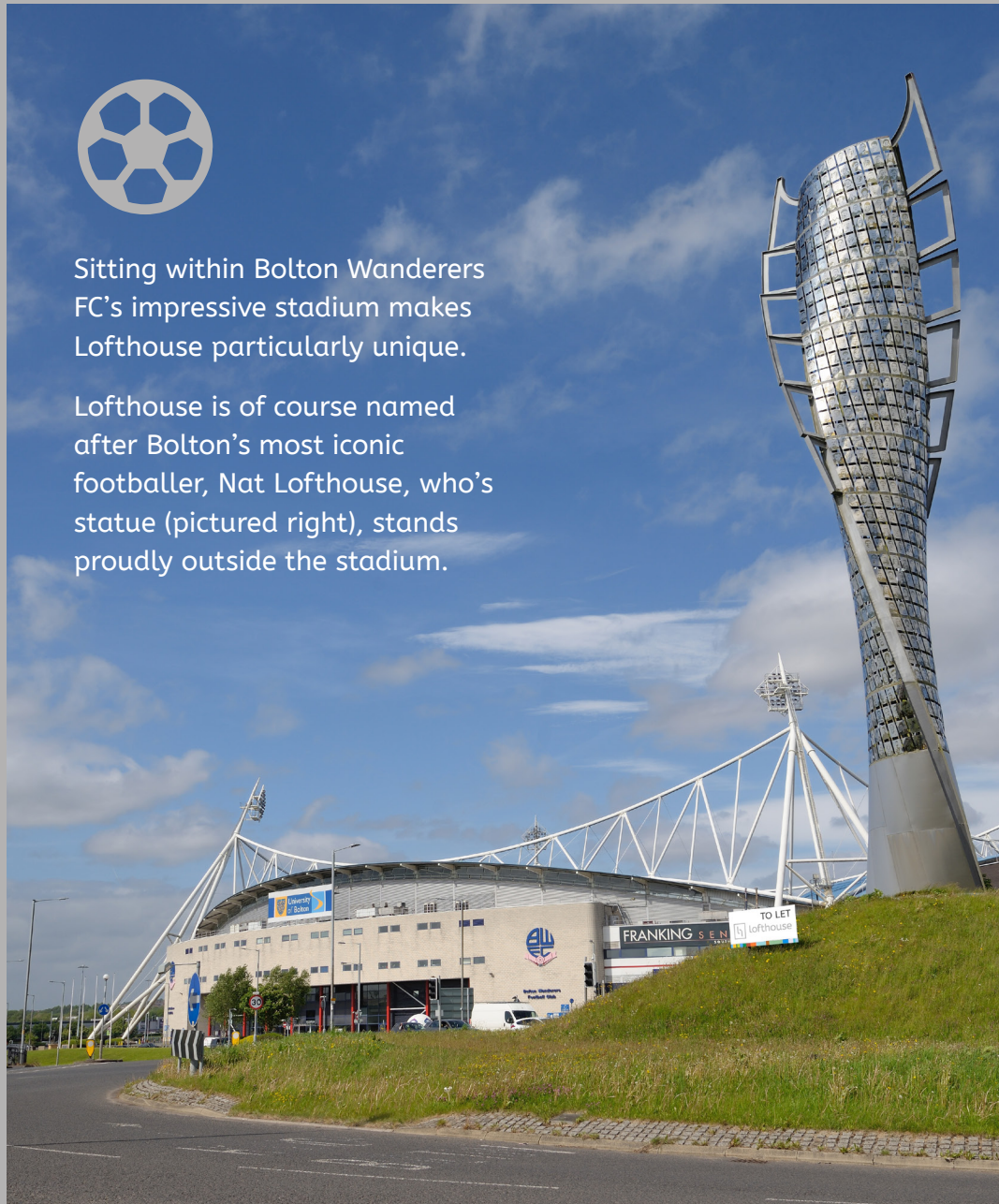
Middlebrook

Description



Sitting within Bolton Wanderers FC's impressive stadium makes Lofthouse particularly unique.

Lofthouse is of course named after Bolton's most iconic footballer, Nat Lofthouse, who's statue (pictured right), stands proudly outside the stadium.







## Rateable Value

Ground floor RV- £100,658

First Floor RV- £136,004

Second Floor RV- £133,465

Interested parties are advised to make their own enquiries with the local authority.

## Terms

Quoting terms, rents and running costs are available upon application to the joint letting agents below.

## EPC

EPC C. Valid until 2032. Landlord targeting 'B' as part of the refurbishment.

For further information or to book an inspection please contact:

Rupert Barron

07500 840978

rupert.barron@avisonyoung.com

Nick Swift

07967 221472

nswift@lambandswift.com

Mark Cooke

07824 646661

mark.cooke@avisonyoung.com

**AVISON  
YOUNG**

**0161 228 1001**

avisonyoung.co.uk

**Lamb  
Swift &**

Commercial Property

01204 522 275 lambandswift.com

