



# Parklands

AT MIDDLEBROOK



# The Perfect Business Location

Parklands at Middlebrook is a group of high-profile office buildings situated adjacent to Middlebrook Retail and Leisure Park, which now extends to over 200 acres (81 hectares) and is 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 Next, 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'.



## Meet the Neighbours



Keoghs  
...not your conventional law firm



HITACHI



REPRESENT

cowgills

BOND ▼ TURNER

firstcom eUrope







# Specifications

Parklands 1A is a modern self-contained office building with ample and secure parking on an enviable business park location.

With open plan accommodation over four floors that can be fitted-out to suit the needs of the occupier, the property offers the perfect base for growing businesses.



Double Glazed Windows



Fully Accessible Raised Floors



Air-Conditioning



Bookable Meeting Rooms



Suspended Ceilings



Showers



Peloton Studio



On-site Parking



Fully Landscaped Grounds



On-site Café



Passenger Lifts



LED Lighting



Bookable Meeting Rooms



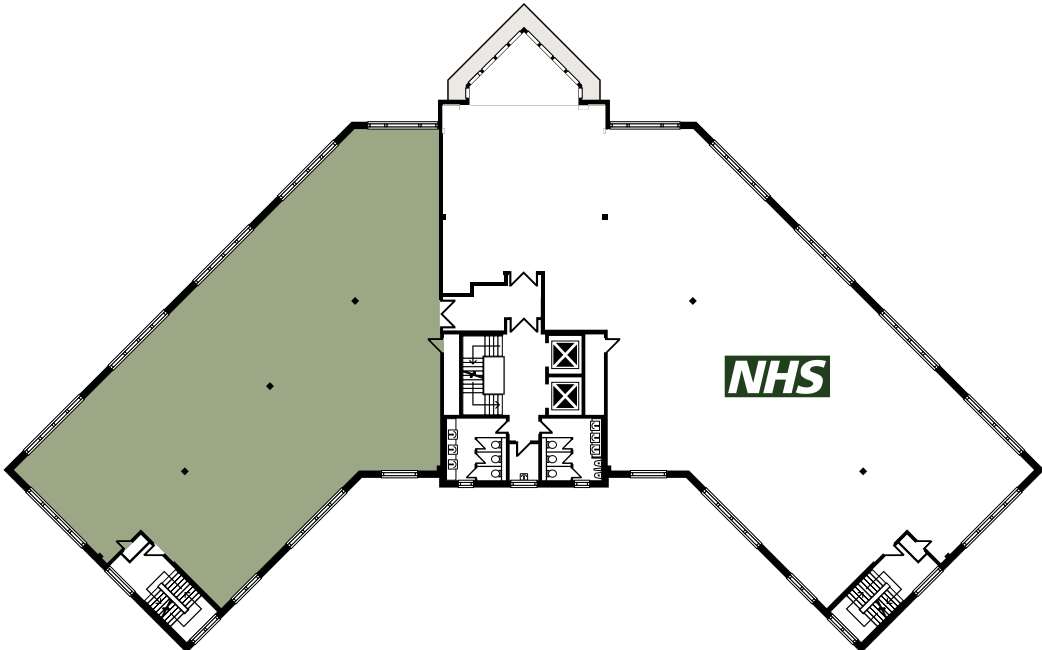
# Third Floor

4,542 SQ. FT.  
(422 SQ. M.)



# First Floor

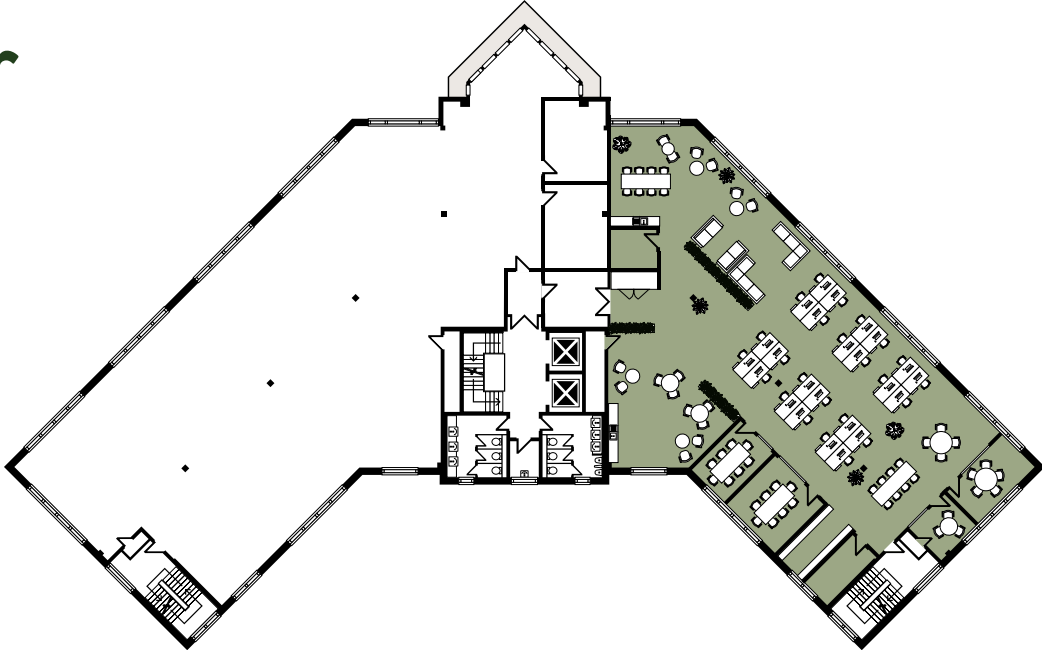
4,435 SQ. FT.  
(410 SQ. M.)



# Third Floor

## Space Plan

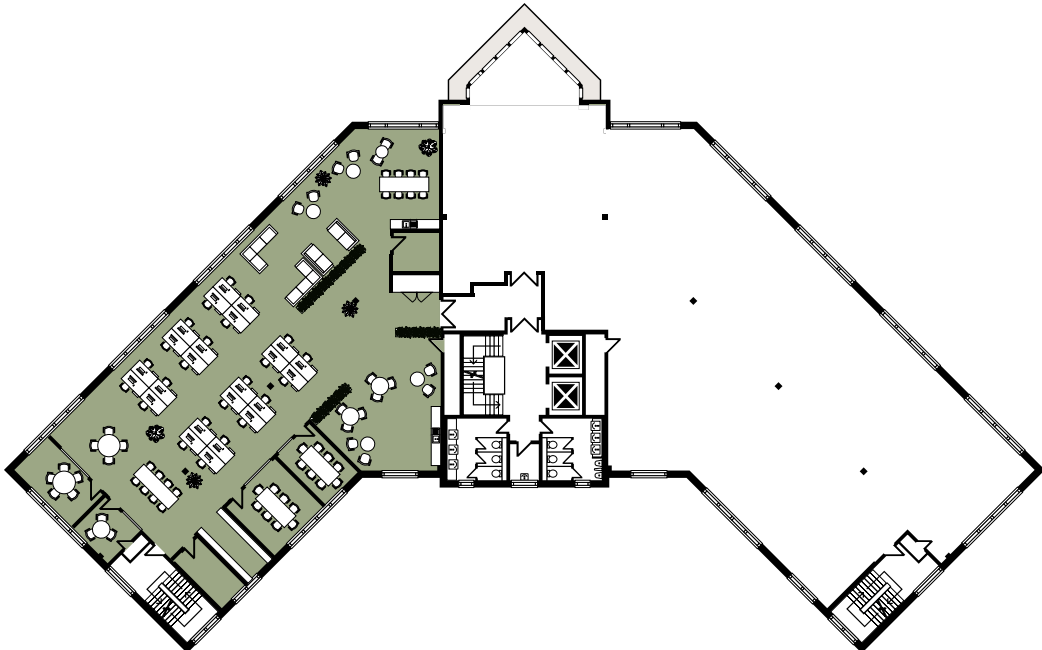
- 24 X Desks
- 4 X Meeting rooms
- Kitchen/Breakout
- Welcome lounge
- Comms room
- Store room
- Storage well
- Coat cupboard



# First Floor

## Space Plan

- 24 X Desks
- 4 X Meeting rooms
- Kitchen/Breakout
- Welcome lounge
- Comms room
- Store room
- Storage well
- Coat cupboard



## The Ideal Working Environment for Businesses & People

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

When customers join us at Parklands Middlebrook, they can launch or expand their business in an office space tailored to their specific requirements.

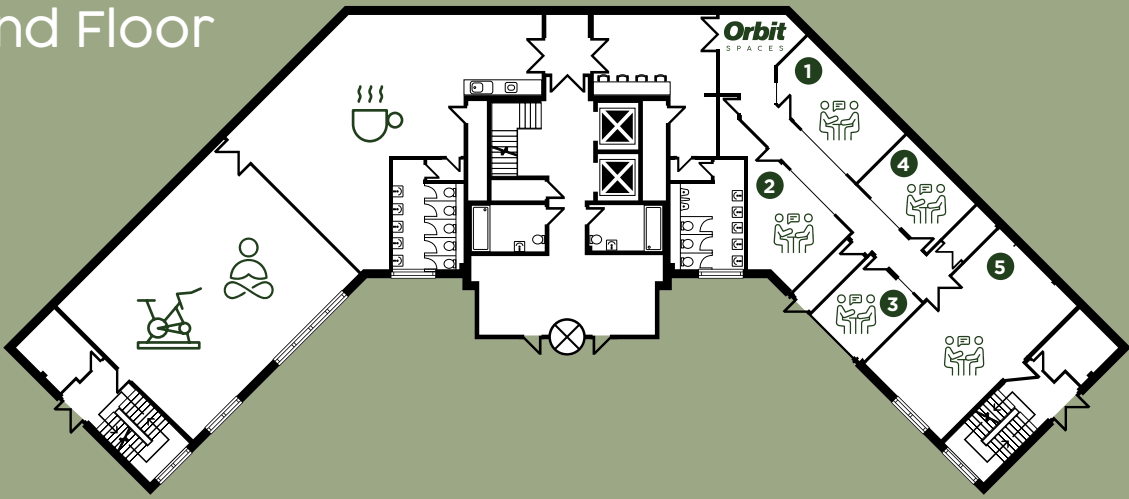
## Current Availability

	SQ. FT.	SQ. M.
3RD FLOOR Suite B	4,542	422
1ST FLOOR Suite A	4,435	412

## Building Amenities

### Lower Ground Floor

On the lower ground floor, you'll find a Peloton studio, a cosy café, and fully equipped Orbit Spaces meeting rooms - all designed to support wellbeing and productivity.







# Middlebrook Retail & Leisure Park

Parklands has immediate access to the UK’s largest retail and leisure park with an extensive range of amenities within a 2 minute drive or a 10 minute walk, including a whole host of 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, and Boots. There is a wide variety of restaurants including: Bella Italia, Nando’s, TGI Fridays, Wagamama, Pizza Hut, and Blanco Lounge in addition to fast food outlets; McDonald’s, Subway, Greggs, Wingstop and KFC and cafés; Costa Coffee and Starbucks.

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

## HIGHLIGHTS



### Blanco Lounge

Blanco Lounge is a home-from-home, offering tasty food and drinks available all day, every day.  
IG: @thelounges



### Wagamama

Wagamama serves vibrant, Asian-inspired dishes in a relaxed, modern setting, perfect for satisfying every craving.  
IG: @wagamama\_UK



### Five Guys

Fresh, customisable burgers with hand cut fries, and don't forget about their infamous shakes. Perfect for a quick bite.  
IG: @fiveguysuk



### M&S

M&S combines quality and style, offering fresh food, wardrobe staples, and home essentials all under one trusted roof.  
IG: @marksandspencer



### TK Maxx / HomeSense

HomeSense and TK Maxx offer a treasure-hunt experience full of unique homeware finds from top brands.  
IG: @tkmaxxuk



### Vue Cinema

Vue Cinemas offers the ultimate big screen experience with the latest blockbusters and lux recliner seating for unbeatable comfort.  
IG: @vue



### Wingstop

Wingstop serves up mouthwatering, perfectly seasoned wings, creating the ultimate comfort food experience.  
IG: @wingstopuk



### TUI

TUI offers unforgettable holidays with expertly curated destinations, seamless booking, and exceptional service every step of the way.  
IG: @tuiuk



### ASDA

ASDA brings great value to everyday shopping, from fresh produce to household essentials at unbeatable prices.  
IG: @asda



# Travel & Commuting

Parklands at Middlebrook enjoys a prime location near Junction 6 of the M61, just 5 miles of Bolton Town Centre and 16 miles from Manchester City Centre.

It offers excellent connectivity with regular bus routes to nearby towns, direct train services from Horwich Parkway (5 minute walk away) to major destinations including Manchester and the airport, and well-developed infrastructure for cyclists and pedestrians.

# Drive Times

- M61 Junction 6 .....1 Min
- Horwich Town Centre ..... 7 Mins
- Bolton Town Centre .....12 Mins
- Preston ..... 30 Mins
- MCR Airport ..... 30 Mins
- MCR City Centre ..... 35 Mins
- Liverpool Airport ..... 50 Mins
- Liverpool City Centre ..... 55 Mins
- Leeds City Centre ..... 60 Mins
- Chester City Centre ..... 60 Mins

MIDDLEBROOK  
RETAIL PARK BOLTON

A6027 De Havilland Way

4b

5b

3

1a Parklands  
AT MIDDLEBROOK



1a

# Parklands

AT MIDDLEBROOK

Middlebrook, Bolton, BL6 4SD



Images are for illustrative purposes only and may not represent the exact office space available.

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 (0725)