



FUTURA ONE

offices
AT MIDDLEBROOK

An established
business location



You will be in good company...



Keoghs
...not your conventional law firm



HITACHI



REPRESENT

cowgills

BOND • TURNER

firstcom eUrope



Middlebrook is a 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 AXA Insurance, Keoghs, AO.com, Bond Turner, AG Barr, ISS, Premex, Natwest, NHS, Hitachi, Represent, Dalkia, Firstcom, Cowgills 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’.



CCTV



Male & Female
Toilets



Disabled
Persons' Toilets



Double Glazed
Windows



LED Lighting



Suspended
Ceiling



Triple Compartment
Floor Outlet Boxes



Fully Accessible
Raised Floors



Heating &
Cooling



Bookable Meeting Room



On-site Allocated Parking

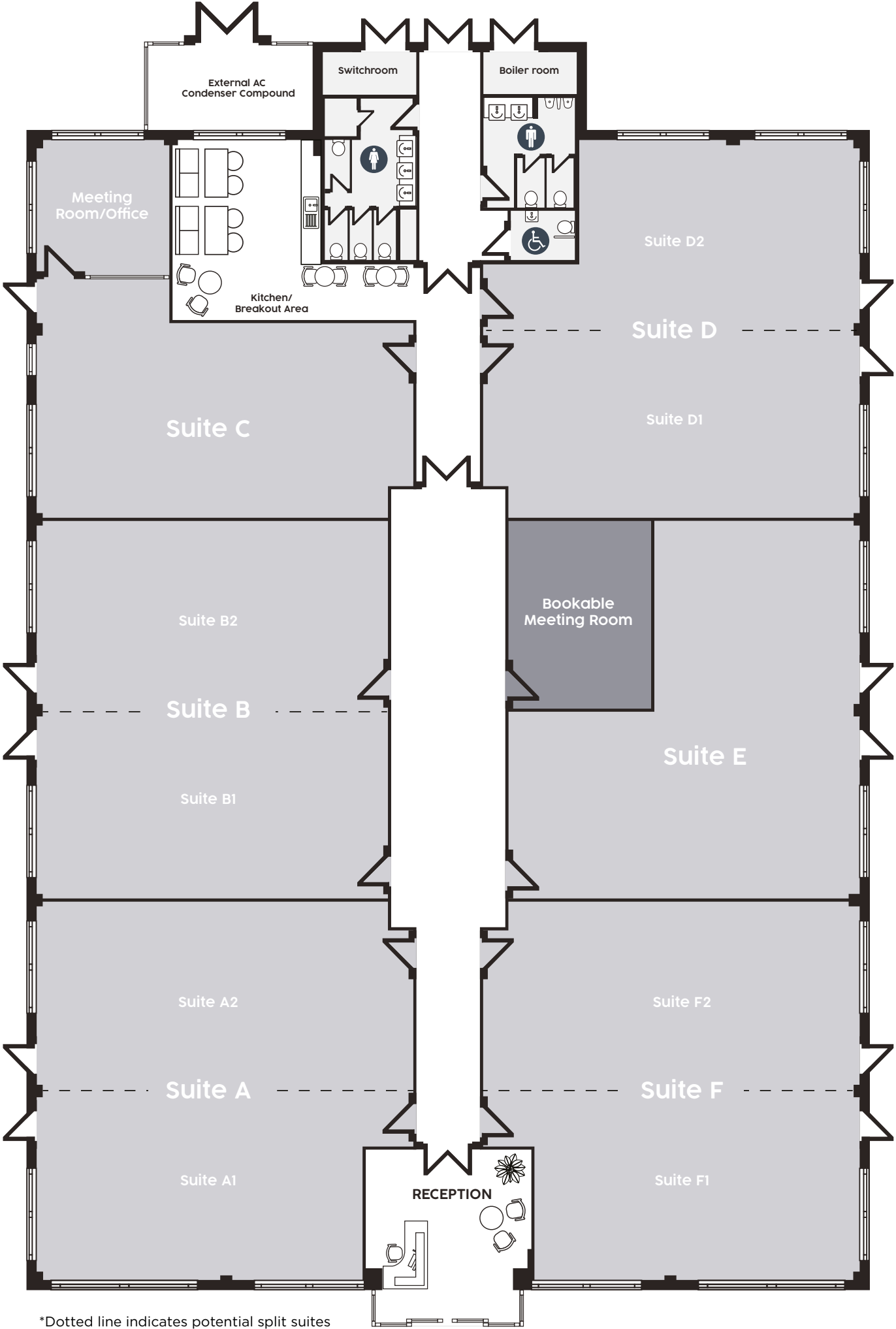


Futura One

Accommodation Schedule

Suite A 1,440 sq ft (133 SQ M)		Potential Split	
Parking Allocation — 9 Spaces		Suite A1	680 sq ft (63 SQ M)
		Suite A2	747 sq ft (69 SQ M)
Suite B 1,416 sq ft (131 SQ M)		Potential Split	
Parking Allocation — 9 Spaces		Suite B1	699 sq ft (65 SQ M)
		Suite B2	703 sq ft (65 SQ M)
Suite C 1,033 sq ft (96 SQ M)			
Parking Allocation — 6 Spaces			
Suite D 1,382 sq ft (128 SQ M)		Potential Split	
Parking Allocation — 7 Spaces		Suite D1	741 sq ft (69 SQ M)
		Suite D2	626 sq ft (58 SQ M)
Suite E 1,119 sq ft (104 SQ M)			
Parking Allocation — 7 Spaces			
Suite F 1,439 sq ft (133 SQ M)		Potential Split	
Parking Allocation — 9 Spaces		Suite F1	680 sq ft (63 SQ M)
		Suite F2	747 sq ft (69 SQ M)

Bookable meeting room available



*Dotted line indicates potential split suites



Bolton
Town
Centre ^

MIDDLEBROOK
RETAIL PARK
BOLTON



FUTURA
ONE

M61 (Jct.6)
2 min
(1.2 miles)



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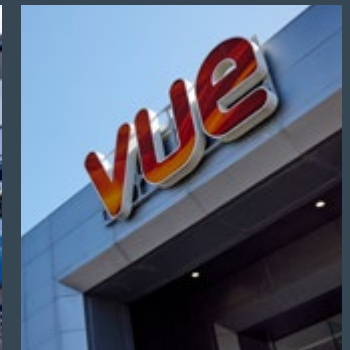


Middlebrook Retail & Leisure Park

Futura One has immediate access to the UK's largest retail and leisure park with an extensive range of amenities on its doorstep, 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 cafes; 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.



MIDDLEBROOK
RETAIL PARK
BOLTON
Featured Tenants

ASDA
M&S

DECATHLON
vue

Nando's
wagamama

COSTA
Dreams

home bargains
dfs

Bella Italia
currys

WING STOP
NEXT

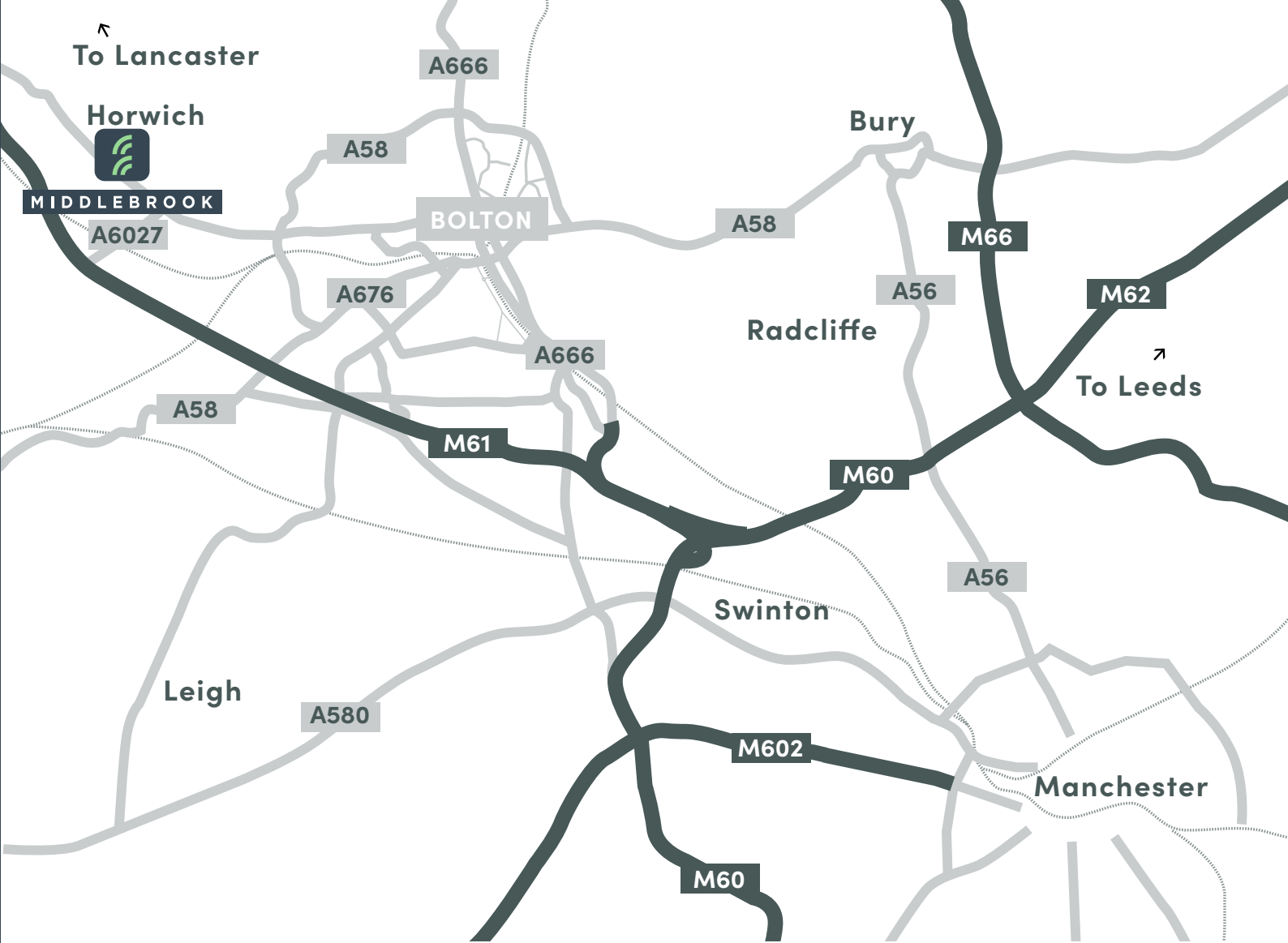


Bolton: Community & Convenience

Bolton's lively town centre offers numerous amenities, allowing professionals to easily maintain a healthy work-life balance. Entertainment options include The Light Cinema and Cineworld, while shoppers will enjoy Bolton Gate Retail Park and The Marketplace Shopping Centre, catering to a variety of retail needs. Dining options are diverse, from sit-down meals at Nando's and Toby Carvery to quick bites at KFC and McDonald's, meeting a range of tastes and preferences.

For relaxation, Bolton's local cafés and independent eateries add charm and character to the town. The availability of parks and green spaces supports outdoor activities and well-being. With excellent transport links, commuting to and from Greater Manchester is seamless, making it ideal for both local and commuting professionals.

Bolton integrates work and leisure, offering a dynamic environment that supports modern living and fosters a strong sense of community for a balanced, vibrant lifestyle.



Travel and commuting

Middlebrook is an established development featuring a wide range of facilities, including offices, retail outlets, and leisure amenities such as a cinema, pub, fitness centres, and restaurants.

Located approximately 18 miles Northwest of Manchester, Middlebrook offers excellent connectivity to the M61, M60, and M62 regional motorway network.

The area is well-served by public transport, with frequent bus services connecting to nearby towns such as Bolton, Wigan, and Chorley.

Horwich Train Station is the closest train station, providing direct rail services to and from Blackpool, Preston, Manchester City Centre, and Manchester Airport.



WALKING

Middlebrook Retail Park	3 mins
Tesco Extra	5 mins
Toughsheet Community Stadium	8 mins
Premier Inn Bolton	15 mins
Horwich Train Station	15 mins



MOTORWAY DRIVE TIMES

A6027	1 mins
M61	2 mins
M60	10 mins
M62	13 mins
M6	20 mins



DRIVE TIMES

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



Offices

AT MIDDLEBROOK



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)