
4b
Parklands
AT MIDDLEBROOK

Where connection, creativity & growth meet.

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

AXA

HITACHI

ao

dalkia GROUPE EDF

REPRESENT

cowgills

BOND TURNER

firstcom europe

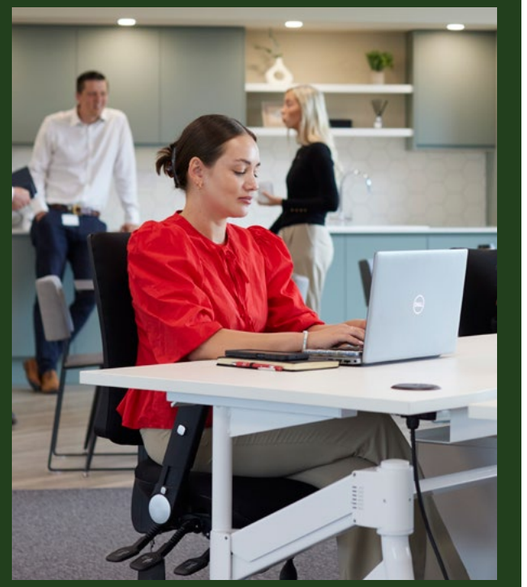
NatWest


Bookable Meeting Rooms









Specifications

Parklands 4B 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.

Fully Accessible Raised Floors

Air-Conditioning

Bookable Meeting Rooms

Suspended Ceilings

Double Glazed Windows

On-site Parking

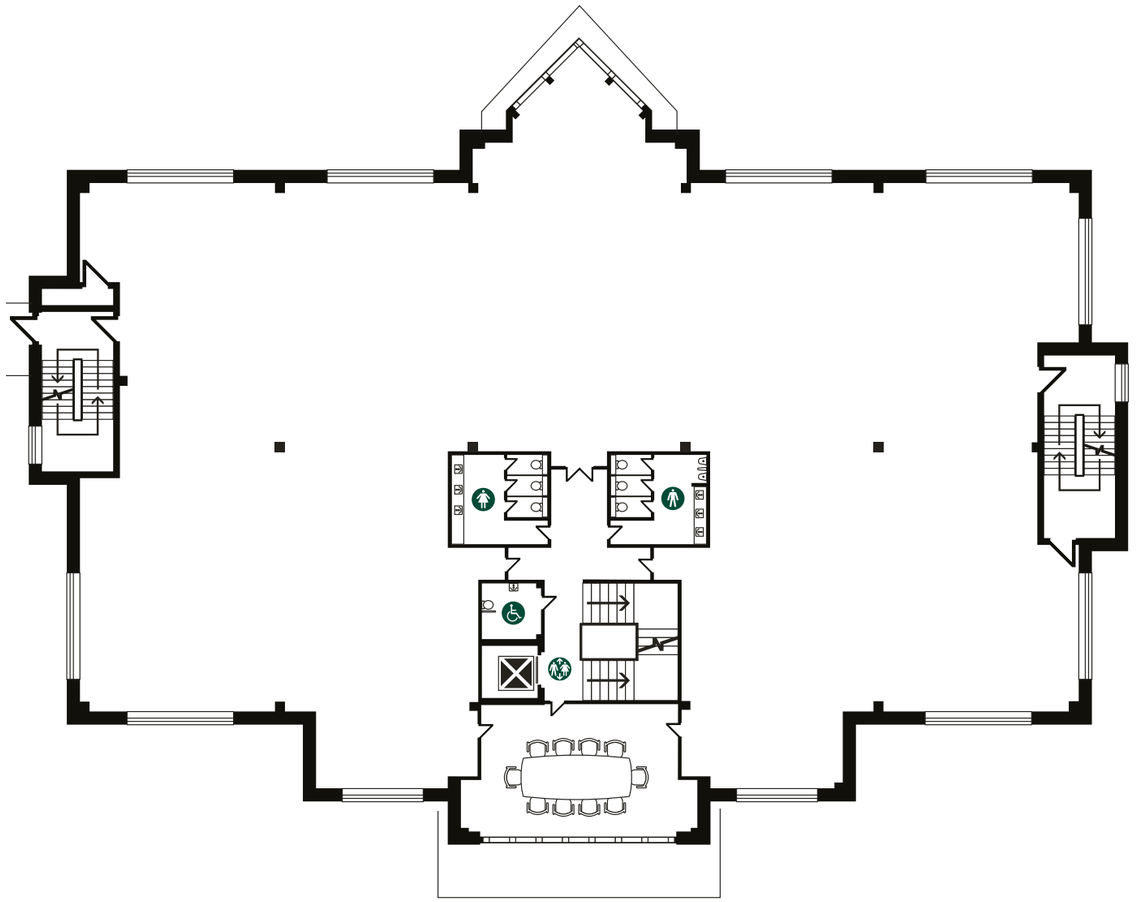
Fully Landscaped Grounds

Passenger Lifts

LED Lighting



Typical Floor Plan



Second Floor

3,982 SQ. FT.
(370 SQ. M.)

Example Spaceplan



Ideas and people grow together
Current Availability

FLOOR	SUITE	SQ. FT.	SQ. M.	AVAILABILITY
GROUND	FULL FLOOR	6,921	634	TO LET
FIRST	FULL FLOOR	7,309	679	OCCUPIED
SECOND	SUITE A	3,358	312	OCCUPIED
SECOND	SUITE B	3,982	370	TO LET
THIRD	FULL FLOOR	7,309	679	TO LET

ENQUIRE NOW FOR SPLIT FLOOR OPTIONS

Bringing your brand to life

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.



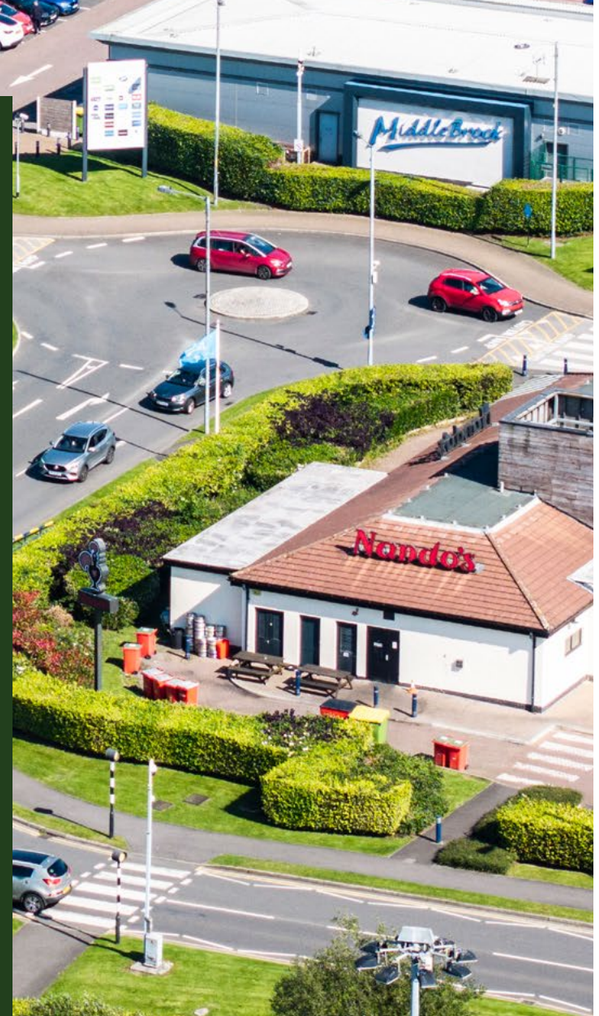


Middlebrook Retail & Leisure Park

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 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.





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



Vue Cinema

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

IG: @vue



TK Maxx / Homesense

Homesense and TK Maxx offer a treasure-hunt experience full of unique homeware finds from top brands.

IG: @tkmaxxuk



Wingstop

Wingstop serves up mouthwatering, perfectly seasoned wings, creating the ultimate comfort food experience.

IG: @wingstopuk



Waterstones

Waterstones brings an inspiring range of books and welcoming spaces for book lovers to discover their next great read.

IG: @waterstones



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





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 (1026)