# SEFTON HOUSE

Offices
AT MIDDLEBROOK




# An established business location

# You will be in good company...

Keoghs
...not your conventional law firm

AXA

HITACHI

ao

dalkia GROUPE EDF

REPRESENT

cowgills

BOND TURNER

firstcom europe

NatWest

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
- Passenger Lifts
- 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 Rooms at Parklands 1A
- On-site Allocated Parking

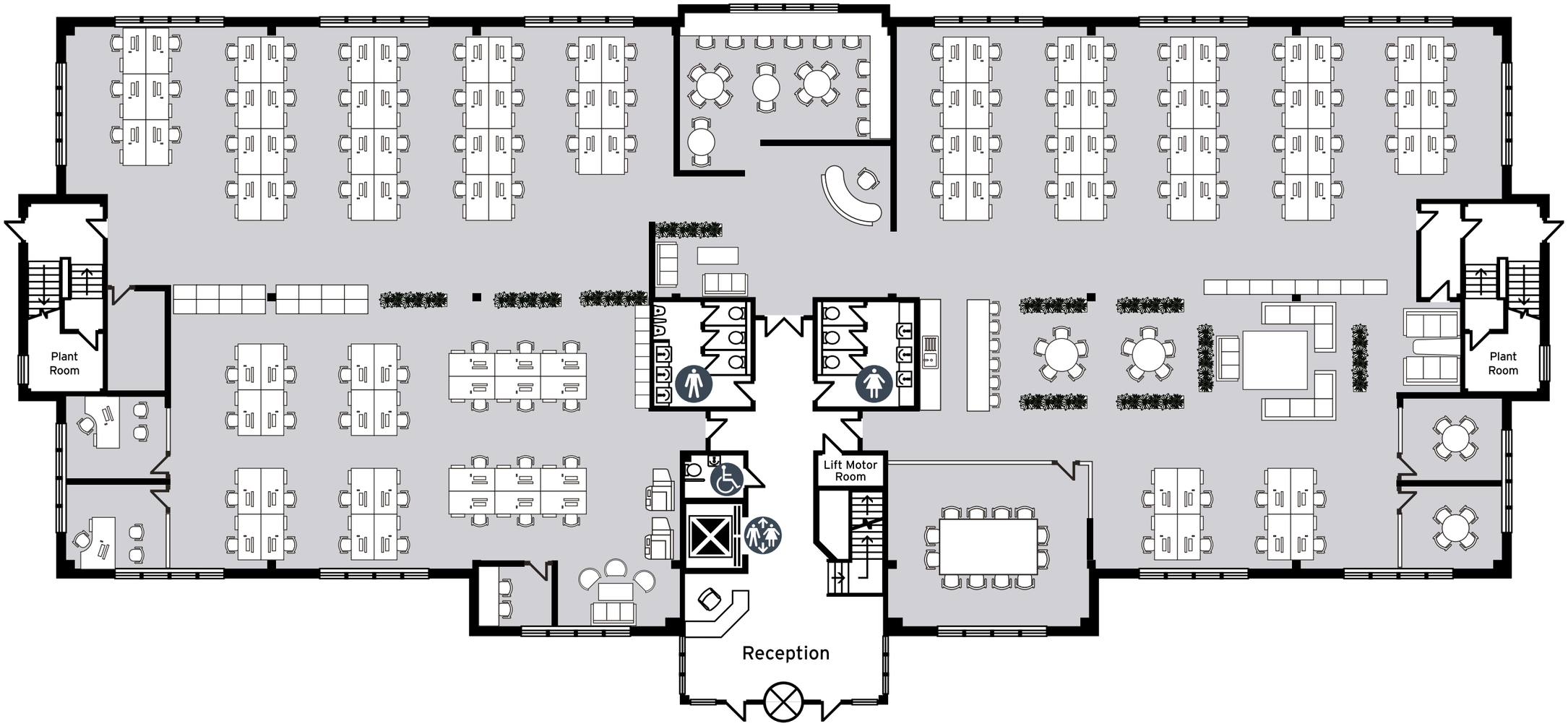


Meeting Rooms at Parklands 1A







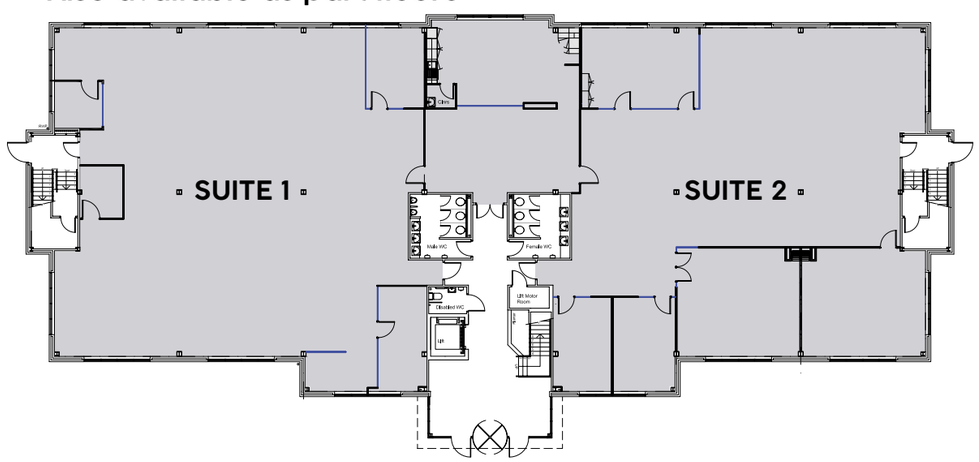



# Ground Floor
## Example Plan

**9,610 SQ FT**
(892 SQ M)

- 108 X Desks
- 5 X Meeting rooms
- Kitchen with seating area
- 2 x Breakout areas
- Welcome lounge
- Reception
- Comms room
- Collaboration area

**Also available as part floors**






# Travel and commuting

**Sefton House is just 18 miles from Manchester with excellent access to the M61, M60 and M62, and is well served by public transport. Horwich Parkway station provides direct rail services to Manchester city centre, Manchester Airport, Preston and Blackpool, with regular bus connections to Bolton, Wigan and Chorley.**

## WALKING

| | |
|---|---|
| Middlebrook Retail Park | 6 mins |
| Tesco Extra | 15 mins |
| Toughsheet Community Stadium | 15 mins |
| Premier Inn Bolton | 18 mins |
| Horwich Train Station | 19 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 |












# Middlebrook Retail & Leisure Park

Sefton House 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
COSTA COFFEE
Dreams
home bargains
dfs
Bella Italia
currys
WINGSTOP
NEXT



# Offices
AT MIDDLEBROOK

CUSHMAN & WAKEFIELD
0161 235 8998
cushmanwakefield.co.uk

JLL
0161 828 6440
jll.co.uk/property

Orbit Developments
01625 588200
orbit-developments.co.uk

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

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