



Parklands
MIDDLEBROOK BOLTON

Parklands 1a
OFFICE SPACE

MIDDLE
BROOK



Orbit
Developments

Parklands

Space to create, grow

New Reception

The ideal working environment for business and for people

The flexible floorplates 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.



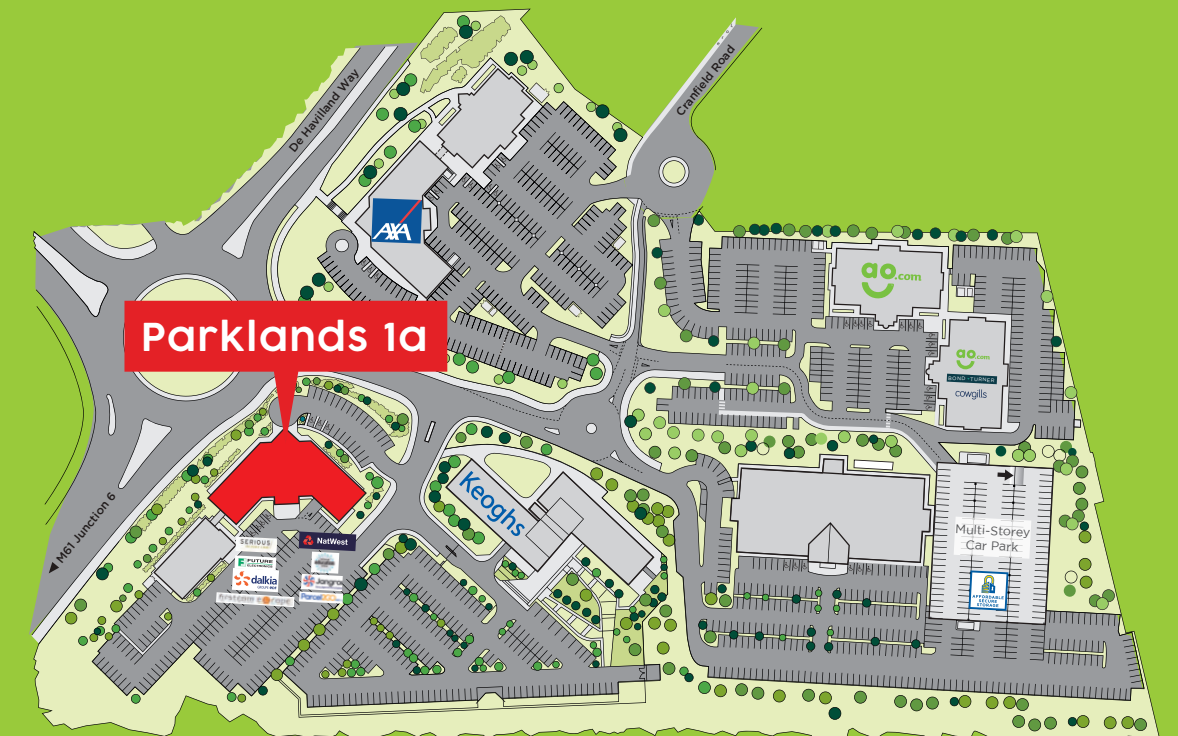
Grow your business and create engaging space

A prime business location helping you to attract and retain the best talent, in a purpose-built property you can personalise to reflect your brand and culture.

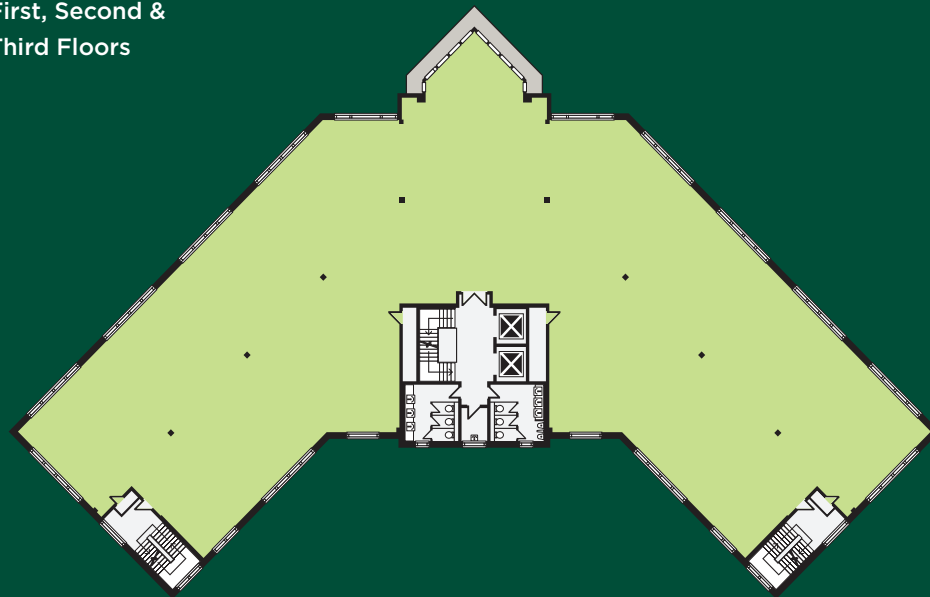
and work at **Parklands**

“Since moving to Parklands in 2013, the flexible floorplates have allowed us to consistently grow the business and create interactive space in which our employees can engage with, whilst also reflecting our brand identity and values”

Adrienne Clark
Site Services Manager
AO.com



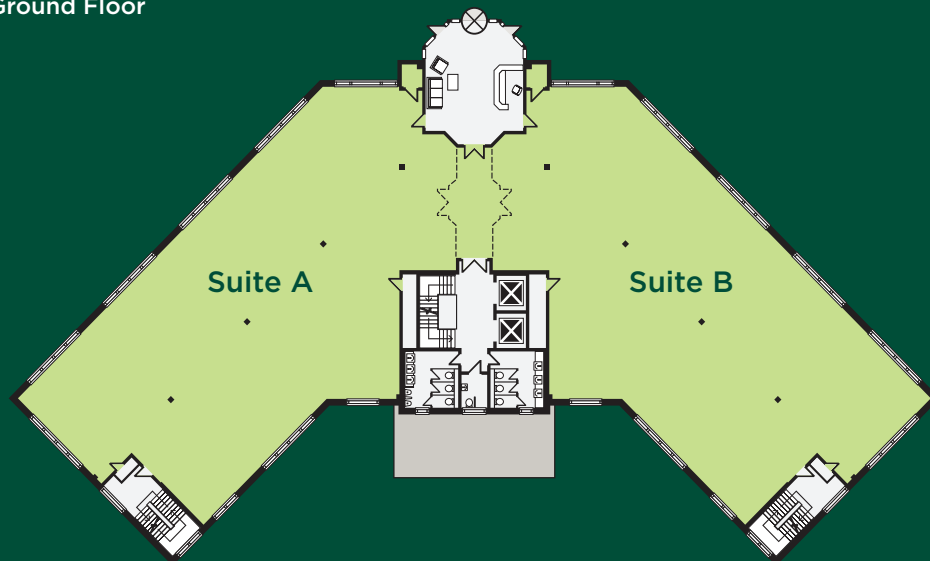
First, Second & Third Floors



Specification





- VRV Heating and Cooling
- Fully Accessible Raised Floors
- Triple Compartment Floor Outlet Boxes
- Suspended Ceilings
- Modular LED Lighting
- Double Glazed Aluminium Framed Windows
- Fully Tiled Male and Female Toilets
- Disabled Persons' Toilets
- Passenger Lifts
- 149 On-Site Car Parking Spaces - Additional Licensed Car Parking Available
- Fully Landscaped Grounds

Ground Floor



Up to **131**  parking spaces

AVAILABILITY

	SQ FT	SQ M
GF Suite A	LET	
GF Suite B	LET	
First Floor	10,464	972
Second Floor	LET	
TF Suite A	LET	
TF Suite B	4,542	422
Total	15,006	1,394

We love it when
THE PLAN
comes together

CONCEPTUAL SPACE PLANNING SERVICE AVAILABLE



Bringing your brand to life

Orbit can tailor your workspace to meet your essential business requirements. From creative break-out spaces to customised meeting rooms, contact us to discuss your bespoke space planning.

YOUR PLACE OF WORK

Parklands at Middlebrook occupies an enviable location at the heart of the North West of England and offers unrivalled opportunities for a wide range of businesses.

The development is ideally placed adjoining junction 6 of the M61 Motorway, just North of Bolton and approximately 16 miles from Manchester City Centre.

Parklands is extremely well served by public transport with regular bus services to the surrounding towns including Bolton, Wigan and Chorley. Horwich Parkway railway station is just a short walk away with direct rail services to and from Blackpool, Preston, Bolton, Manchester City Centre and Manchester Airport.

The surrounding road network benefits from an extensive infrastructure for cyclists and pedestrians.

Connect at Parklands
6 mins walk to Horwich Parkway Station



- Blackpool North
- Poulton le Fylde
- Preston
- Chorley
- Lostock
- Bolton
- Manchester Piccadilly
- Manchester Airport

SATNAV:BL6 4SD



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

Bolton Town Centre

M61 (Jct.6)
1 min
(0.5 miles)



Thrive
at the Largest Integrated Employment, Leisure, and Retail Scheme in the Country

Ease of recruitment, great facilities and superb transport links have all made this development an unparralled location for business.

Occupiers already include NatWest, AXA Insurance, Keoghs, AO.com and Bond Turner. These established companies value the benefits that Middlebrook has to offer and all of whom consider Parklands to be an "excellent employment base".

"We welcome visitors to our office on a regular basis and find the immediate access to motorway connections, a train station on our doorstep and Manchester Airport just half an hour away very beneficial to our business."

Natalie Wood,
Technical Specialist Analyst
Natwest

Before work, on your lunch, or after hours...

Customers at Parklands benefit from immediate access to an extensive range of amenities at Middlebrook Retail & Leisure Park. Unrivalled to anywhere else in the UK, Middlebrook includes retail, leisure, hotels, conference, events and sports facilities on your doorstep.

The park benefits from two superstores; ASDA and Tesco Extra and numerous high street brands such as M&S, Next, River Island, Decathlon and Boots. There is a wide variety of restaurants including: Bella Italia, Yo Sushi, Nando's, Wagamama, Pizza Hut, and Nam Ploy in addition to fast food outlets; McDonald's, Subway and KFC and cafes; Costa Coffee and Starbucks.

There are traditional pub restaurants and hotels on site including Bolton Whites and Premier Inn, two petrol stations and superb on-site conference and leisure facilities such as University of Bolton Stadium, Stateside Foods Bolton Arena, Vue Cinema and Hollywood Bowl.

halfords

PACAZZI
Lighting + Mirrors

Nando's

wagamama

M&S

FURNITURE
Village

hollywood
bowl

FRIDAYS

dfs

next

DECATHLON

Boots

ASDA

VUE

STARBUCKS
COFFEE

TKmaxx

McDonald's
I'm lovin' it

COSTA

SMYTHS

JD

currys PC World

KFC

boltonarena

RIVER ISLAND



DESIGN YOUR WORK *Life* BALANCE

Whichever day you find yourself at Parklands Middlebrook, there's always something for you.

Whether it's an early morning gym session to start your week, retail therapy during your lunch break, or organising post 5pm team socials - it's easy for you to design your work life balance, all in one convenient place.

"We firmly believe that the working environment is a pivotal part of business success."

Sam Moss, *Managing Director Bond Turner*
Parklands 5B

Monday – Join the Les Mills Virtual Sprint class at Bolton Arena gym

Tuesday – Plan a morning meeting at Costa or Starbucks

Wednesday – Watch the latest blockbuster or rom-com at Vue Cinema

Thursday – Enjoy a night of bowling for your Team Social at Hollywood Bowl

Friday – catch the train home following after-work drinks at Fridays





For more information or to arrange a viewing

Orbit
Developments
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www.orbit-developments.co.uk

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