



Parklands

MIDDLEBROOK BOLTON

Parklands 4b

OFFICE SPACE

MIDDLE
BROOK



Orbit
Developments



Space to create, grow

Image shows Parklands 1a 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.



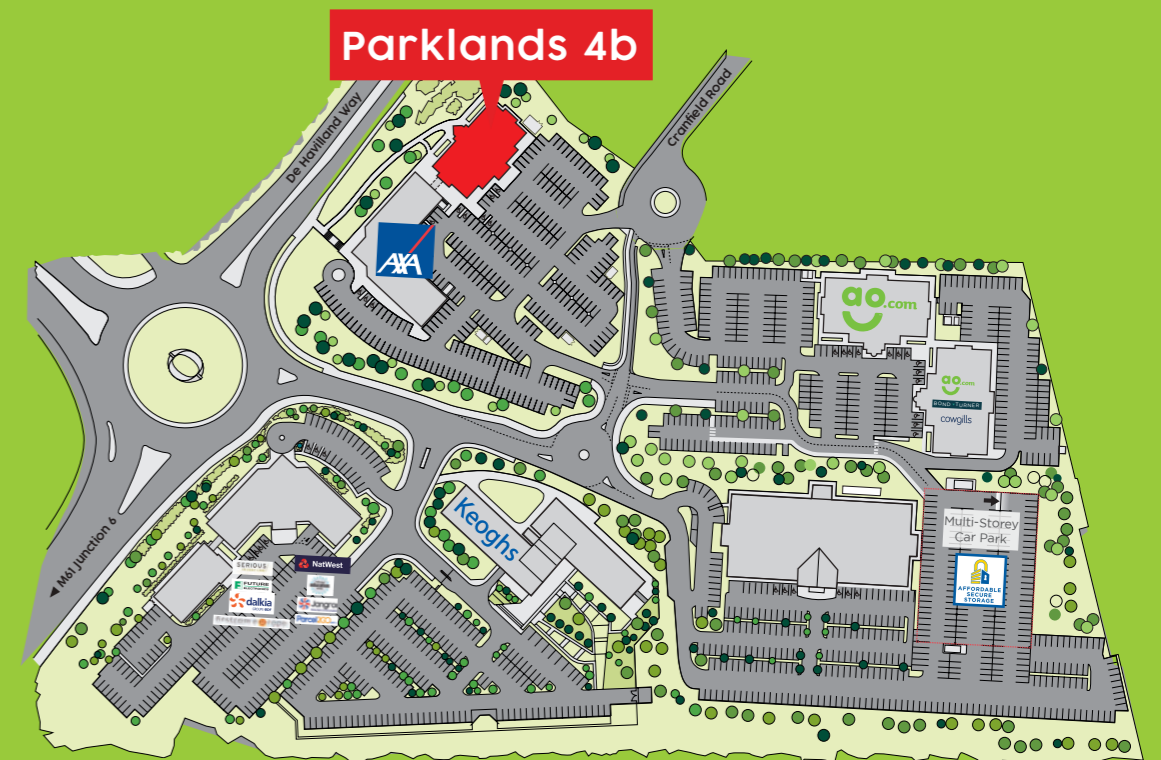
Grow your business and create engaging space

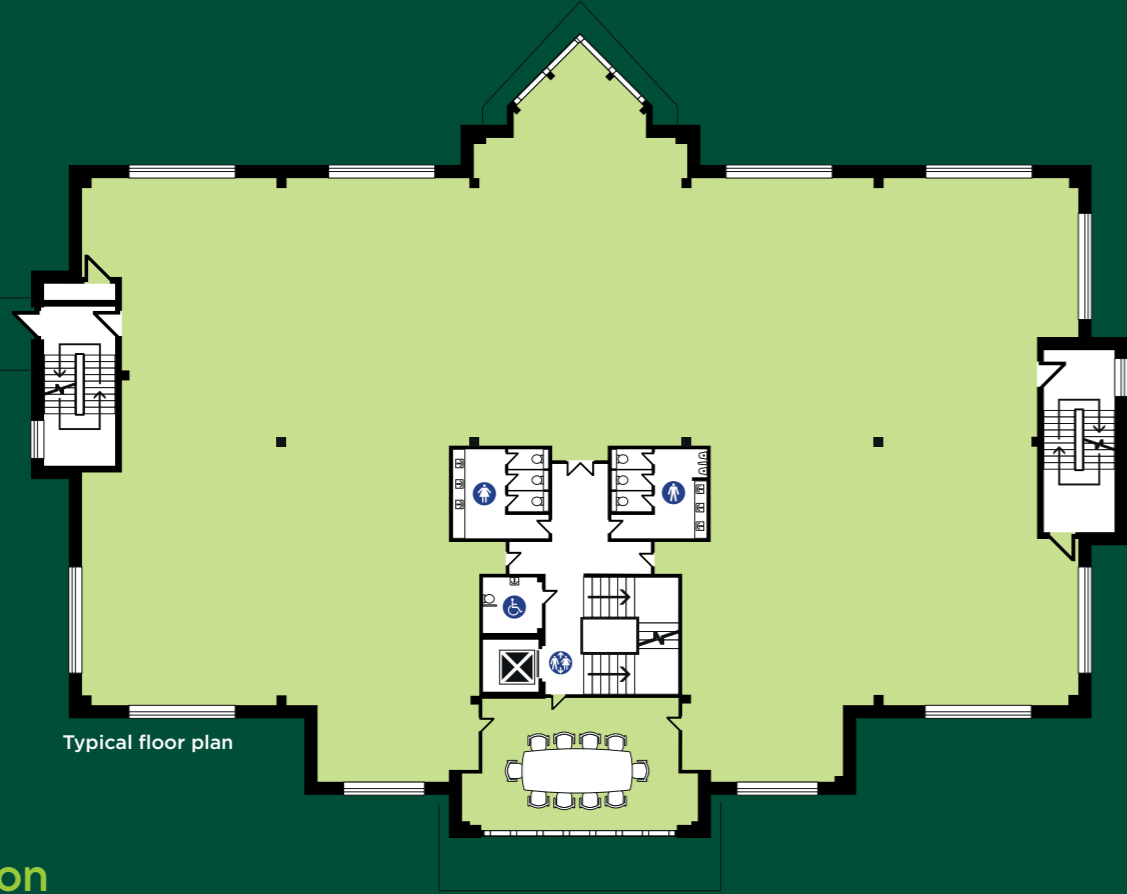
A prime business location helping you to attract and retain the best talent, in a purpose-built property you can personalise to reflect your brand and culture.

and work at Parklands

"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





Specification

- VRV Heating and Cooling
- Fully Accessible Raised Floors
- Contract Quality Carpet Tiles
- Triple Compartment Floor Outlet Boxes
- Suspended Ceilings
- Modular Lighting
- Double Glazed Aluminium Framed Windows
- Fully Tiled Male and Female Toilets
- Disabled Persons' Toilets
- Passenger Lift
- On-Site Car Parking Spaces - Additional Licensed Car Parking Available

AVAILABILITY

	SQ FT	SQ M
Ground floor	6,921	643
First floor	7,309	679
Second floor	7,309	679
Third floor	7,309	679
TOTAL	28,848	2,680

105 
parking spaces

We love it when
THE PLAN
comes together

CONCEPTUAL SPACE PLANNING SERVICE AVAILABLE



Bringing your brand to life

Orbit Developments 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 >

Parklands 4b

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, 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".

"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



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

Customers at Parklands benefit from immediate access to an extensive range of amenities at Middlebrook Retail 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.





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
01625 588200

www.orbit-developments.co.uk

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 (0123)