

MANSELL HOUSE

MIDDLEBROOK BUSINESS PARK BOLTON



An established **Business** location

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'.

You will be in good company...



8 mins
<0.5 mile

Walk to ASDA Bus Stop The Linkway



bus services across Bolton and Greater Manchester

16 mins
<1 mile

Walk to Horwich Parkway Station



Reach Manchester City Centre in 30 minutes, Liverpool in 1 hour and Leeds in 1 hour

5 mins Drive to M61



15 mins Drive to M60

20 mins Drive to M6

30 mins /25 miles

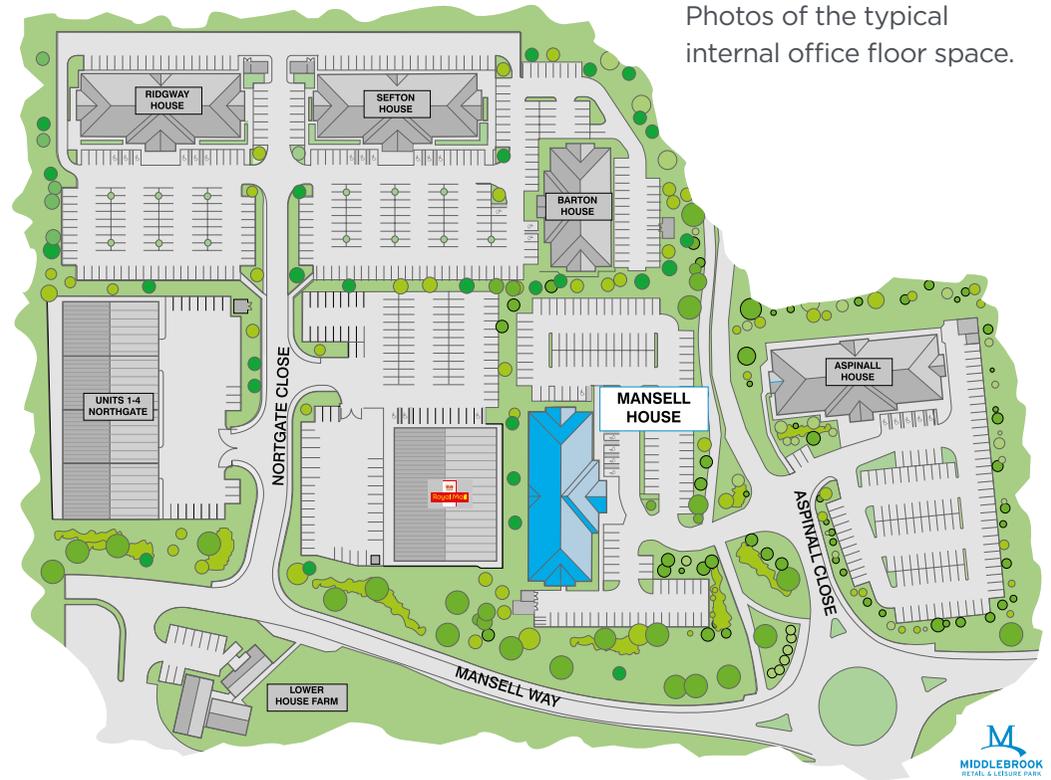
Drive to Manchester Airport



Over 220 destinations worldwide including direct flights to: New York, Hong Kong and London



Example Fit-out



Photos of the typical internal office floor space.

An established **Retail & Leisure** location

Middlebrook is unrivalled to anywhere else in the UK including 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, Home Bargains, TKMaxx and Boots. There is a wide variety of restaurants including: Bella Italia, Nando's, Wagamama, Pizza Hut and Chiquito 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 Stadium Hotel and Premier Inn, two petrol stations and superb on-site conference and leisure facilities such as Bolton Wanderers Stadium, Bolton Arena, Vue Cinema and Hollywood Bowl.

Excellent on-site amenities...



“

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

”

Sam Moss,
Managing Director Bond Turner
Parklands 5B

“

Since moving here 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

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



Spirit of Sport

Horwich Train Station

Bolton
 Town Centre

MIDDLEBROOK
 RETAIL PARK
 BOLTON



ASDA



home bargains

next

M&S

COSTA

dfs
 dwell

Dreams

DECATHLON



MANSELL
 HOUSE

HITACHI
 Inspire the Next

SATNAV:BL6 6PQ

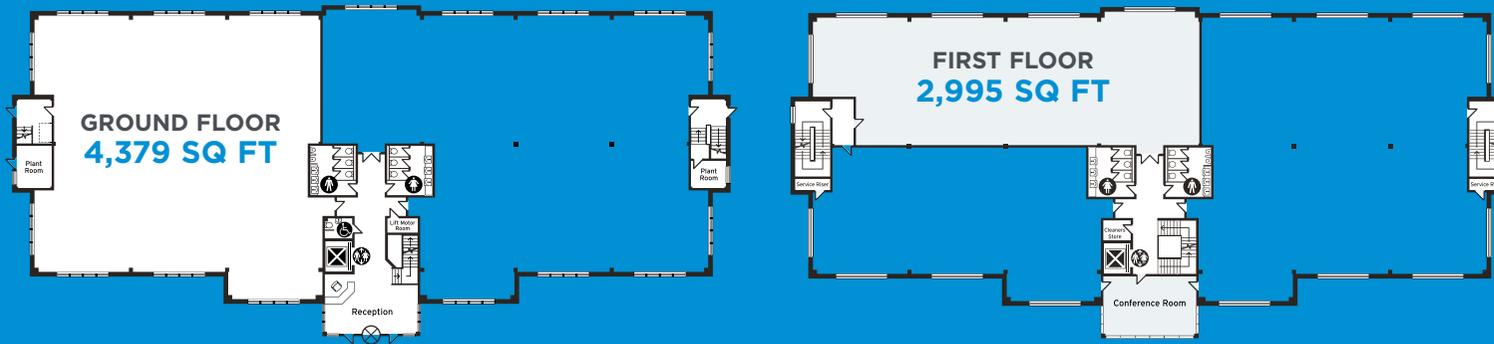
Thrive
 at the Largest Integrated Employment, Leisure,
 and Retail Scheme in the Country

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

Impressive, modern office space...



AVAILABILITY



GROUND FLOOR

4,379 SQ FT

(407 SQ M)

21 car parking spaces

FIRST FLOOR

2,995 SQ FT

(278 SQ M)

13 car parking spaces



Specification

- Heating and Cooling
- Fully Accessible Raised Floors
- Contract Quality Carpet Tiles
- Triple Compartment Floor Outlet Boxes
- Suspended Ceilings
- LED Lighting
- Double Glazed Windows
- Fully Tiled Male and Female Toilets
- Disabled Persons' Toilets
- Passenger Lift
- CCTV Site Security

Location

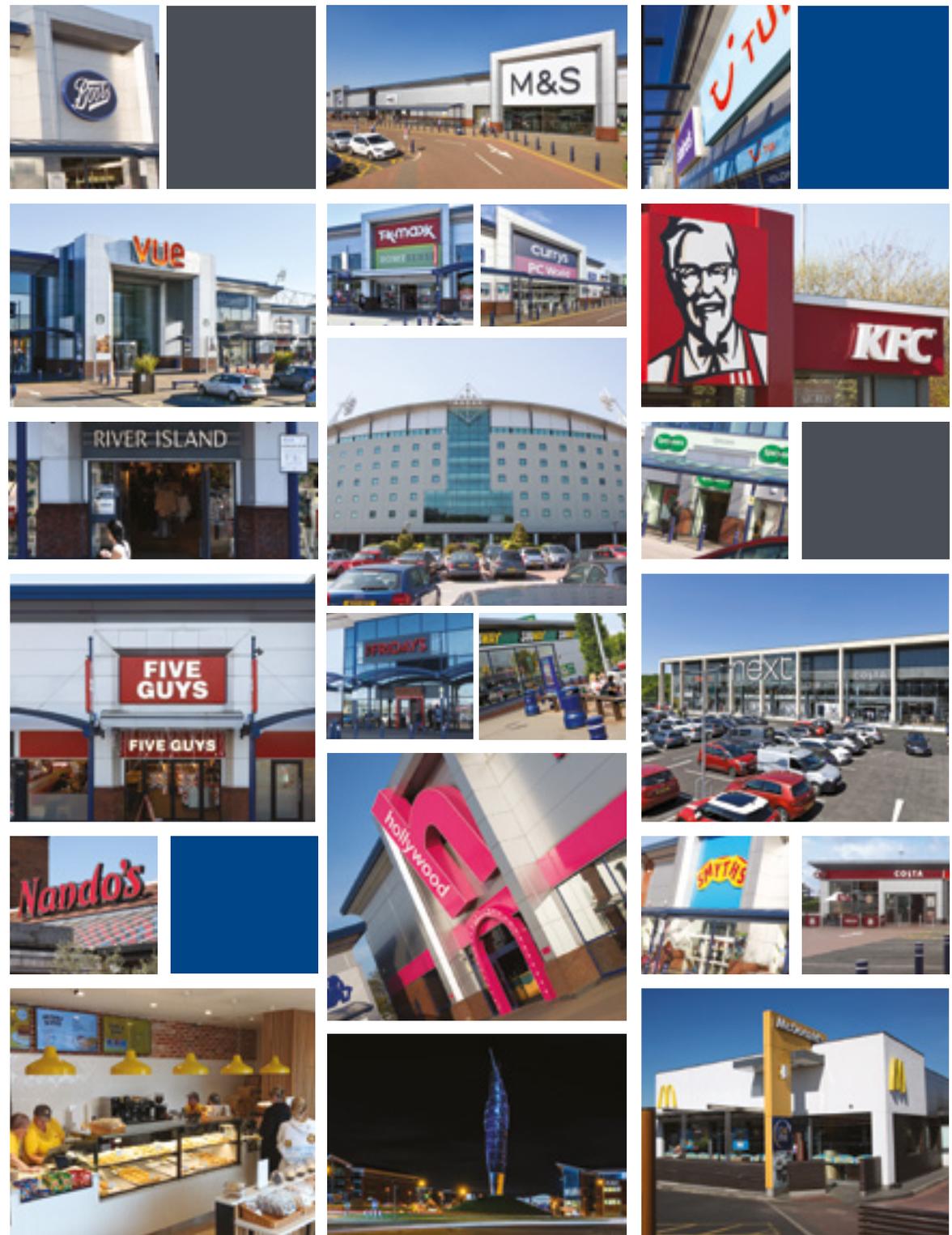
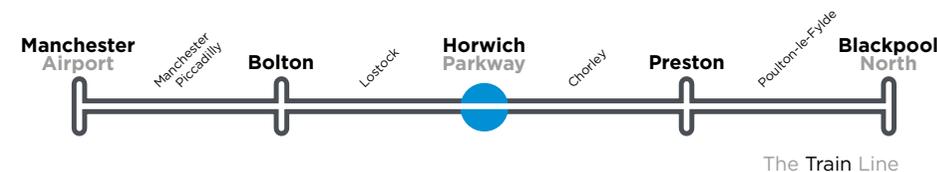
Middlebrook occupies an enviable location at the heart of the North West of England and offers unrivalled opportunities for a wide range of businesses.

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

Middlebrook is also well served by public transport with regular bus services to the surrounding towns including Bolton, Wigan and Chorley and direct rail services via Horwich Parkway railway station from Blackpool and Preston to Bolton, Manchester City Centre and the Airport.

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

Regional Map



MIDDLEBROOK
BOLTON
SATNAV : BL6 6QQ

Orbit
Developments

For more information or to arrange a viewing, please call

01625 588200

www.orbit-developments.co.uk

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