

 Lower House Farm

TO LET



Listed Farmhouse and Extension

Office Building Totalling **3,170** sqft (295 sqm)



M

MIDDLEBROOK BOLTON

Middlebrook is a landmark mixed-use development extending to over 200 acres (80 hectares) which can justifiably claim to be "The Complete Location for Business".

Situated adjacent to Junction 6 of the M61 motorway and home to the Bolton Wanderers Stadium and Bolton Arena, the development is renowned as one of the top out-of-town retail and leisure parks in the UK.

Middlebrook offers unrivalled opportunities for business, with many well-known companies already enjoying the benefits that this location has to offer. There are a wide range of shops including: ASDA and Tesco superstores, Boots, Marks & Spencer, Next and Argos; Restaurants including Pizza Hut, Coast to Coast, McDonalds, Nando's, Frankie & Bennys, Chiquito, ASK Italian, Bella Italia and KFC; together with a traditional pub restaurant; two petrol filling stations; Bolton Whites and Premier Inn Hotels, with several others nearby; superb on-site conference and leisure facilities including the Macron Stadium and USN Bolton Arena plus Vue Cinema and Hollywood Bowl.

Middlebrook boasts its own railway station, Horwich Parkway, with direct services between Blackpool, Preston, Manchester City Centre and Manchester Airport. The development is also well served by local bus routes to and from the surrounding area. There is an extensive CCTV camera network covering the whole site, which is linked to our on-site response centre - manned 24 hours a day, 365 days a year.



Middlebrook also includes The Meadows residential development - being undertaken by Jones Homes - which will total over 400 new homes. These range from 2 bedroom mews houses to 4 bedroom executive homes, with further residential developments planned on land immediately adjacent to Middlebrook in the future.





Area 1



Entrance & Area 2



Area 3



First Floor Area 4



Lower House Farm - Viewed from Mansell Road

Lower House Farm

Accommodation

Lower House Farm comprises of a listed farmhouse building which has been extensively renovated and extended, left open plan where possible to accommodate occupiers' specific internal layout requirements and to suit their own style of operation.

Lower House Farm provides a total of 3,170 sqft (295 sqm) office accommodation.

Specification

- Secure 24-hour access
- CCTV site security
- Gas-fired central heating
- Contract quality carpet tiles
- Double glazed windows
- Kitchen facilities
- Male, female / disabled persons' toilets
- 11 on-site car parking spaces
- Fully landscaped grounds
- Easy access to the motorway network
- Extensive local amenities within walking distance



Lower House Farm - Rear View

Lower House Farm

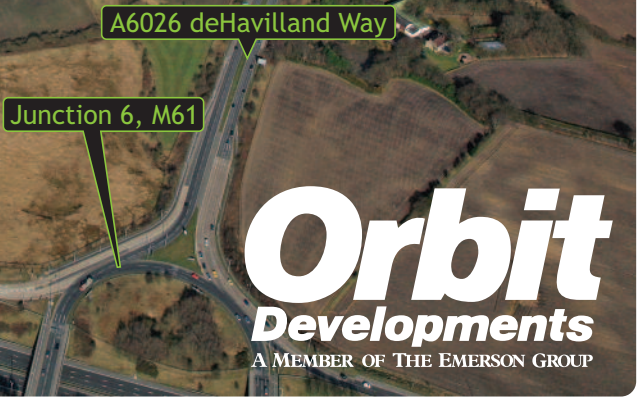
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MIDDLEBROOK
BOLTON



Lower House Farm



For further information or to view:
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www.orbit-developments.co.uk

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