



MIDDLEBROOK

RETAIL PARK
BOLTON

TO LET UNIT 3

10,415 SQ FT (967.59 SQ M) UNIT WITH CLASS E PLANNING

THE LINKWAY, HORWICH, BOLTON, LANCASHIRE BL6 6JA

Now open:



FIVE GUYS

DECATHLON

claire's

SKECHERS



Orbit
Developments

676,000
SQUARE FEET

40
RETAILERS

13
RESTAURANTS

11.5M
SHOPPERS P/A

3,000
PARKING SPACES



MIDDLEBROOK

"The UK's largest retail and leisure park."

Middlebrook is a landmark mixed-use development located at Junction 6 off the M61 motorway. At almost 676,000 sq ft (62,811 sqm) it is the largest retail and leisure destination in the UK, attracting 11.5 million shoppers a year.

Located adjacent to the University of Bolton Stadium, home of Bolton Wanderers FC, the Retail Park includes over 40 retailers, 4 cafés, 13 restaurants, a Hollywood Bowl and is anchored by Next, ASDA, Marks & Spencer and a Vue cinema.

Adjacent to the Retail Park, the development includes a prestigious, modern business park with over 5,500 staff and an extensive residential development of 400 homes. Middlebrook also benefits from its own train station – Horwich Parkway – with direct services between Manchester City Centre, Blackpool, Preston and Manchester Airport. In addition to having free parking for over 3,000 cars, Middlebrook is well served by local bus routes from the surrounding area.

Middlebrook's on-site response centre is manned 24 hours a day, 365 days a year, regularly patrolled by security and monitored by CCTV.



Aspinall Way

Management team office

Jones Homes

Mansell Way

P 3,000 free spaces

De Havilland Way

Linkway

Burden Way



to Horwich Parkway

to M61 J6

business beds
 DECATHLON
 SCS
 Pats
 SNTS
 wilko
 Bata
 M&S
 ASDA

sofology
 PACAZZI
 currys PCWorld
 oak furnitureland
 De
 Dreams
 FURNITURE Village
 Tapi carpets
 dfs

home bargains
 KIA
 next

ASDA Filling Station
 Nando's
 wagamama
 Bella Italia
 YD!

SPORTS DIRECT.COM
 Specsavers
 Pizza Hut
 Nam Ploy
 M
 KFC
 SUBWAY
 Luciano's

hollywood bowl
 Clarks O2
 SKECHERS
 FIVE GUYS
 FRIDAYS
 STARBUCKS COFFEE
 vue
 Card Factory
 TOG24
 RIVER ISLAND
 JD
 TKMAXX

TESCO

University of Bolton Stadium
 WHITES HOTEL & EVENTS

PARKLANDS MIDDLEBROOK BOLTON
 go.com
 RBS
 Keoghs
 e-on



MIDDLEBROOK
RETAIL & LEISURE PARK

"Over 240,000 shoppers per week at peak trading."



next

TKmaxx

M&S

Pets
at Home

O₂

RIVER ISLAND

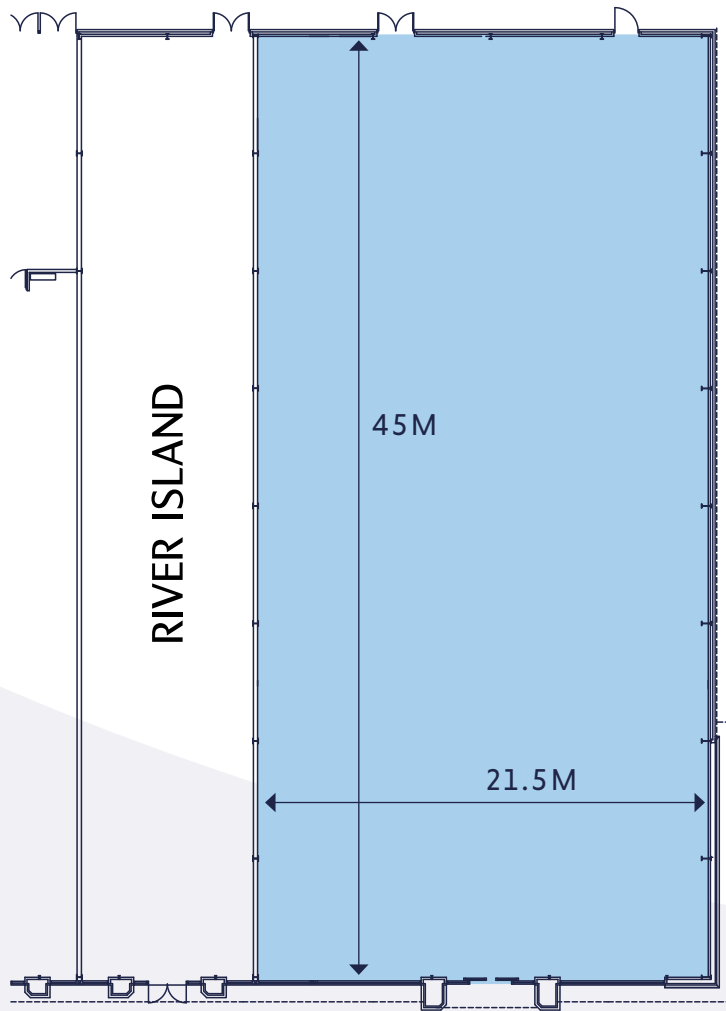
SPORTS
DIRECT.com

JD

DECATHLON
.co.uk

Middlebrook Retail Park has a wide catchment drawing in customers from across the North West with shoppers visiting the wide range of shops, restaurants and entertainment on the country's largest Retail Park. Weekday shopping footfall is supported by lunchtime and evening trade from the 5,500 office workers on site, and at weekends Middlebrook has an established reputation as one of the region's top shopping and leisure destinations.

With over 40 stores, a nine screen Vue cinema, Hollywood Bowl and several well-known national restaurant brands the Park's regular trade receives a considerable boost at Bank Holidays, Christmas and Easter as well as throughout the summer and the available unit is well located to take advantage of this additional holiday footfall.



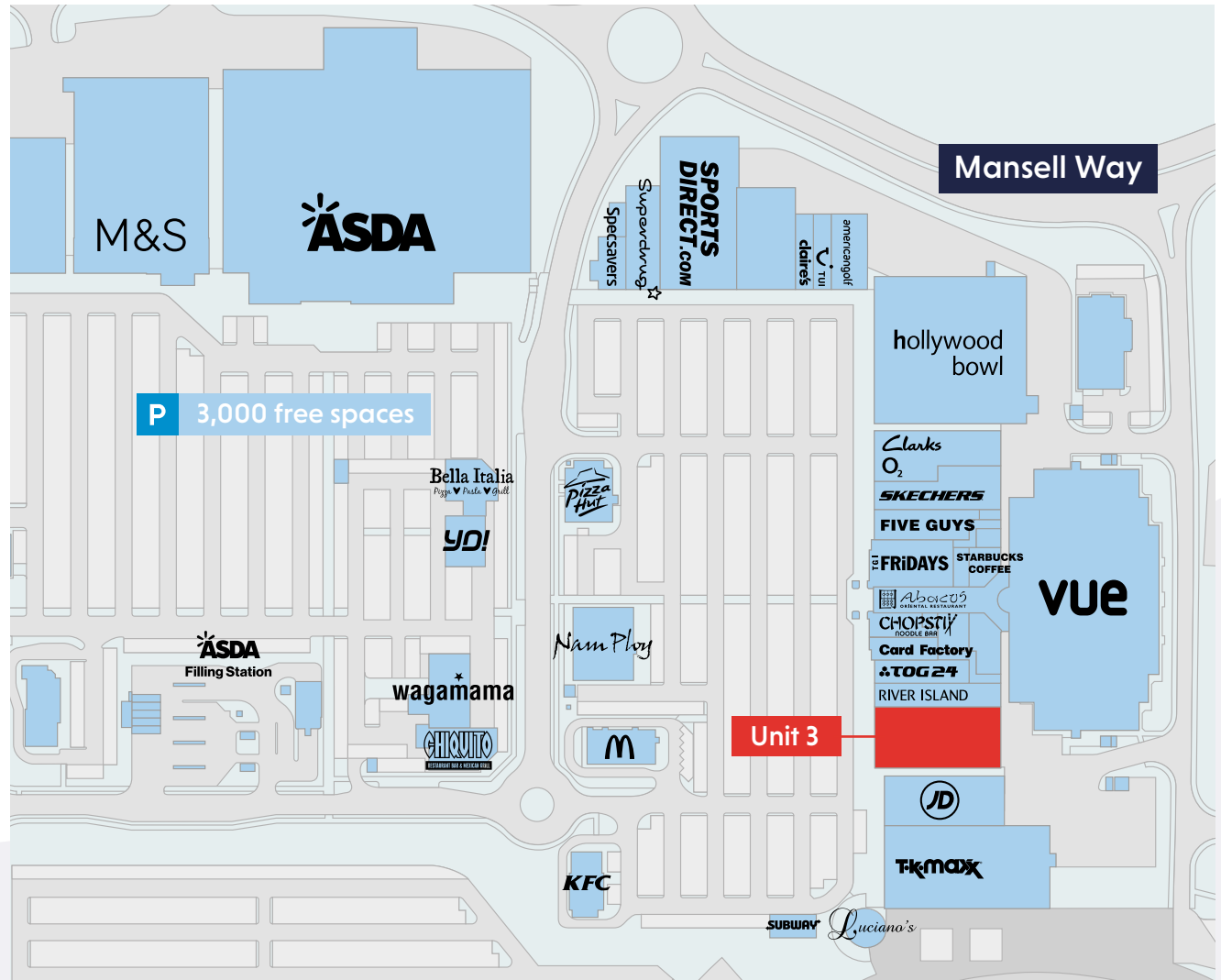
RETAIL UNIT 10,415 SQ FT (967.59 SQ M)



FRONT ELEVATION

UNIT 3

- Class E planning consent
- Central high footfall location
- Large visible signage
- Immediately available



Jones Homes

Aspinal Way

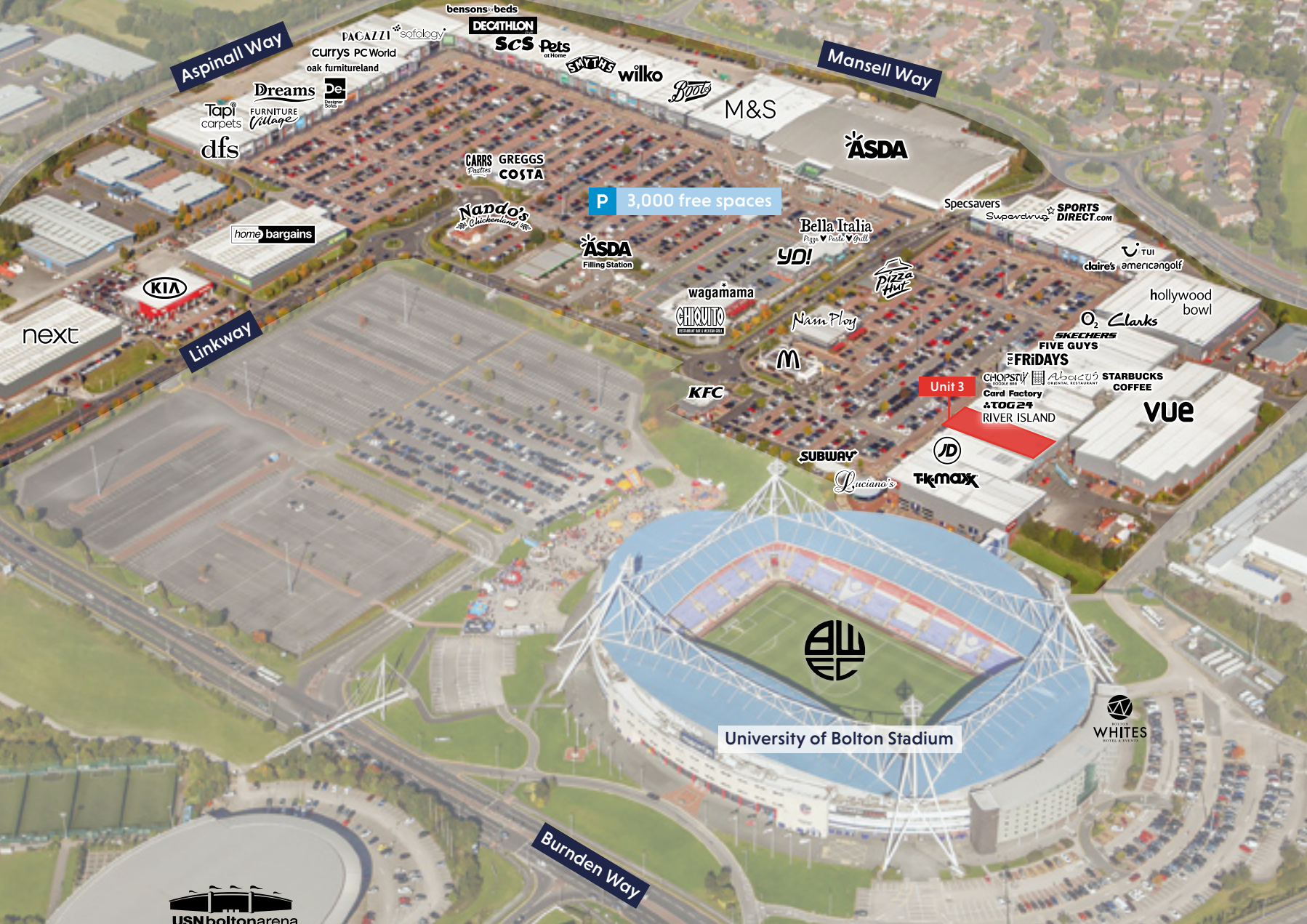
Mansell Way

Linkway

Burnden Way

P 3,000 free spaces

Unit 3
RIVER ISLAND



next

KIA

home bargains

dfs

Tapi carpets

Dreams FURNITURE Village

Currys PCWorld oak furnitureireland

PAGAZZI sofology

bensons-beds

DECATHLON

SCS Pets at Home

SWYERS wilko

Boots

M&S

ASDA

CARRS GREGGS COSTA

Nando's Chickenland

ASDA Filling Station

Bella Italia

YDI

Pizza Hut

Specsavers Superdrug

SPORTS DIRECT.com

TUI claires americangolf

hollywood bowl

O. Clarks SKECHERS FIVE GUYS

FRIDAYS

STARBUCKS COFFEE

vue

wagamama

CHICKEN

Nam Play

McDonald's

KFC

SUBWAY

Luciano's

JD

TKMAXX

CHOPSTICK

Card Factory

TOGG24

RIVER ISLAND

TESCO

University of Bolton Stadium

WHITES HOTEL & RESTAURANT

USN boltonarena

to Horwich Parkway to M61 J6

FASHION

M&S
TK Maxx
Next
JD
Clarks
Tog 24
Sports Direct
River Island
Skechers
Claire's

HOME FURNISHINGS

Currys PC World
Dreams
Pagazzi
Next
Homebargains
Bensons for Beds
Sofology
Furniture Village
Oak Furniture Land
DFS
SCS
Designer Sofas

OTHER RETAIL

Decathlon
Boots
Superdrug
Asda
Wilko
O2
Card Factory
Pets at Home
American Golf
Smyths Toys
TUI
Specsavers

CAFÉS & RESTAURANTS

TGI Fridays
Gregg's
Bella Italia
Pizza Hut
KFC
Luciano's
Harvester
Abacus
Subway
Carr's Pasties
YO! Sushi
Chiquito
Starbucks
Nando's
Wagamama
Costa
McDonald's
Nam Ploy
Chopstix
Five Guys

LEISURE

Hollywood Bowl
Bolton Arena
Vue Cinema





MIDDLEBROOK
RETAIL PARK
BOLTON

- Attracts a high proportion of Affluent Families and Young Professionals
- Comparison goods spend is 2% above the national average
- Draws from a catchment of over 2 million shoppers
- Averages over 1 million shoppers per month





Overall catchment	2.2M
Core catchment	560,000

DRIVETIMES		
Chorley		17 mins
Bolton		18 mins
Wigan		21 mins
Leigh		22 mins
Preston		29 mins
Bury		31 mins
Manchester		33 mins

LOCATION

Situated approximately 18 miles to the North West of Manchester, Middlebrook enjoys excellent transport links by road and rail. The development is adjacent to Junction 6 of the M61 motorway which extends the Retail Park's catchment area North of Preston and into the regional centres of Manchester and Warrington to the South. This overall catchment area includes a population of almost 2.2M, while the core catchment has a population close to 560,000. The core catchment includes shoppers from Bolton to the East, Chorley to the North, as well as Wigan & Standish to the West.

The Park has its own railway station, Horwich Parkway, with direct services between Blackpool, Preston, Bolton and Manchester City Centre. The site is also well served by regular bus services to many surrounding towns including Bolton, Wigan & Chorley.



MORGAN WILLIAMS
020 7493 4455
www.morganwilliams.co.uk

Dan Gazzard 07990 575357

Orbit
Developments

01625 588200

www.orbit-developments.co.uk



PARK PLACE
RETAIL

James Potter 07770 930777

next

TKMAXX

M&S

DECATHLON
co.uk

O₂

RIVER ISLAND

SPORTS
DIRECT.co.uk



Pets
at Home

SMITHS

HURLEY

americangolf

CARRS
Pasties

currys PC World

ASDA

dfs

Card Factory

FIVE GUYS

Boots

De-
Designer
Stores

claire's

TUI

home bargains

SKECHERS

DISCLAIMER: These particulars are believed to be correct at time of going to press, but the developer reserves the right to change the scheme in the future. However, the vendors/ lessors and agents of this property give notice that: (1) These particulars are 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. (4) Prices and rents quoted in these particulars maybe subject to VAT in addition. November 2023. Bella Design & Marketing www.belladesign.co.uk