

# Orlando Bridge

THYNNE STREET, BOLTON, BL3 6BH

To Let Superb office space in the centre of Bolton  
**581– 32,156 Sq Ft**



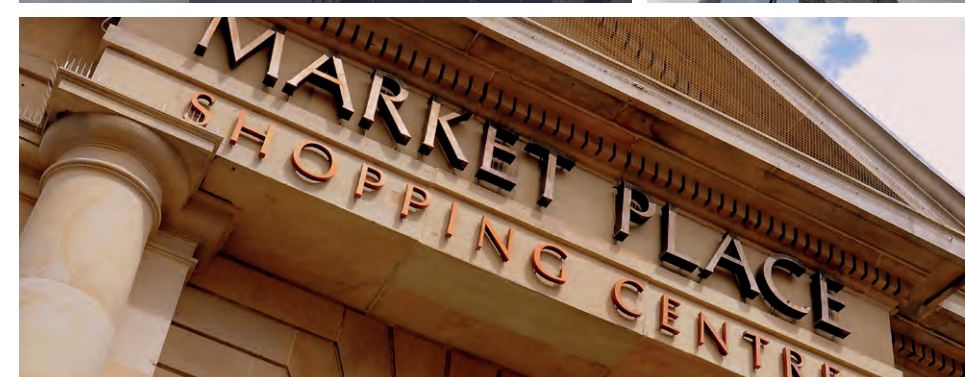


SUPERB OFFICES  
WITH A WEALTH  
OF AMENITY  
WITHIN WALKING  
DISTANCE

## Orlando Bridge

**Ideally located within Bolton town centre with access to great transport links and local amenities, Orlando Bridge is an impressive three-storey office building benefitting from on-site & off site car parking and a light, welcoming reception area.**

Currently available is a selection of large, modern office spaces. The space offers open plan floorplates providing businesses with the flexibility to tailor the space to suit their operational requirements with ease, making Orlando Bridge the ideal base for businesses looking to expand or relocate their NW operations.



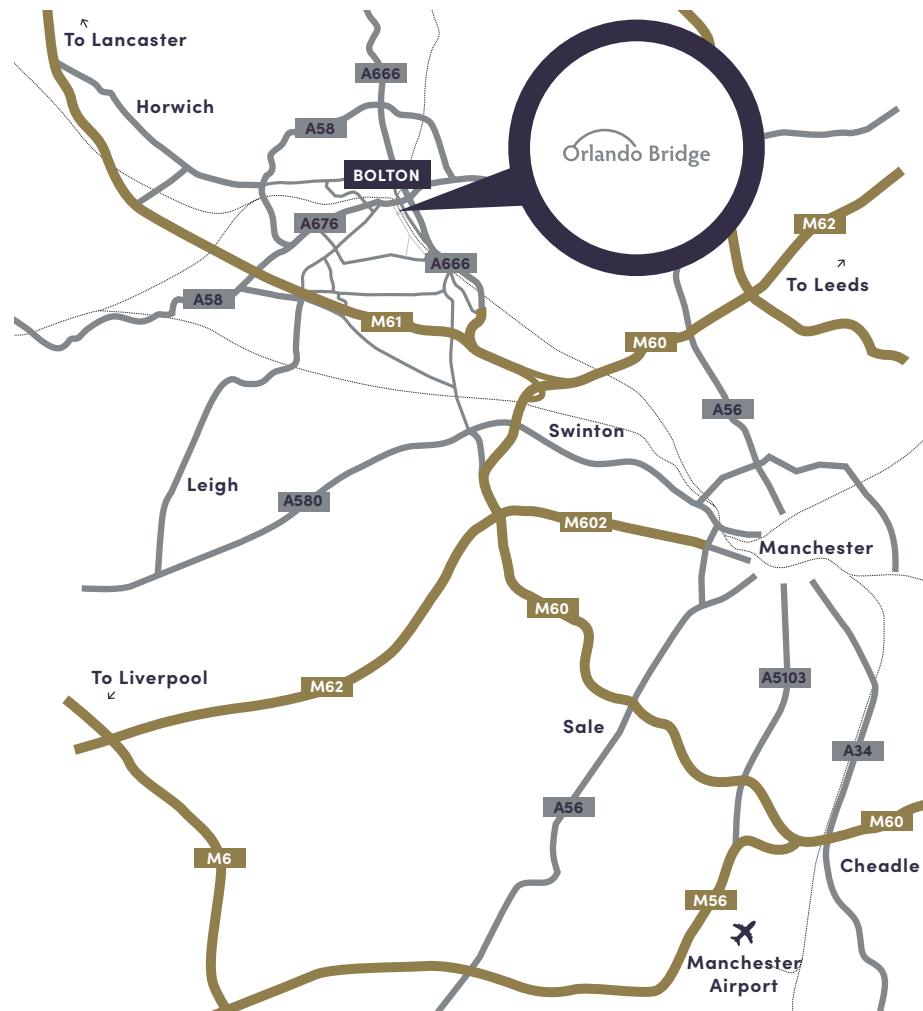
## LOCATION

Orlando Bridge is located in the centre of Bolton, within a 10 minute walk of the town centre and in close proximity to the main train station which provides direct and regular services to Manchester, Blackburn and Preston.

The local road network links the property to Trinity Way, the A666 and ultimately the regional motorway network of the M61, M60, M62 and M66.

There is a wealth of amenity for employees and visitors in the immediate area, including Xercise4Less gym, Sainsbury's supermarket, Boots, Asda and Morrisons.

In addition, further lunchtime options such as Subway, McDonald's and KFC can be found within a short drive with Costa Coffee and Starbucks a short walk away.





### FROM ORLANDO BRIDGE

Bolton Town Centre 0.5 mile  
M60 5.3 miles



### JOURNEY TIMES BY CAR FROM ORLANDO BRIDGE

Manchester 25 minutes  
Manchester Airport 27 minutes  
Bury 22 minutes  
Preston 41 minutes



### JOURNEY TIMES FROM BOLTON TRAIN STATION

Manchester Victoria 23 minutes  
Manchester Piccadilly 23 minutes  
Preston 31 minutes  
Blackburn 32 minutes  
Manchester Airport 38 minutes  
Liverpool 1h 10 minutes  
London Euston 2h 45 minutes



### MINUTES ON FOOT FROM ORLANDO BRIDGE

Train/Bus Station 3  
Sainsbury's 4  
Central Retail Park 4  
Bolton Shopping Park 5  
The Jason Kenny Centre 5  
Burnden Park 8  
Market Place Shopping Centre  
The Vaults  
The Light Cinema 20



STAY WELL CONNECTED

# £1 BILLION



TOWN CENTRE INVESTMENT TO REGENERATE

# 2



TRAINS TO MANCHESTER AIRPORT EVERY HOUR

# AMAZING AMENITIES ON YOUR DOORSTEP

# 5



MIN DRIVE TO THE M60

# 25



MIN DRIVE TO MANCHESTER CITY CENTRE

# 3



MIN WALK TO TRAINS & BUSES

ORLANDO BRIDGE IS PERFECTLY LOCATED FOR LOCAL AMENITIES WITH EXCELLENT CONNECTIONS TO MANCHESTER AND FURTHER AFIELD





RECEPTION AREA



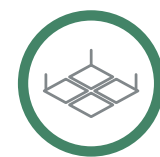
WAITING AREA



ON SITE PARKING



RECEPTION AREA



SUSPENDED  
CEILINGS



6 PERSON  
PASSENGER LIFT  
& HEAVY  
GOODS LIFT



MALE & FEMALE  
TOILETS TO  
EACH FLOOR



PERIMETER  
TRUNKING

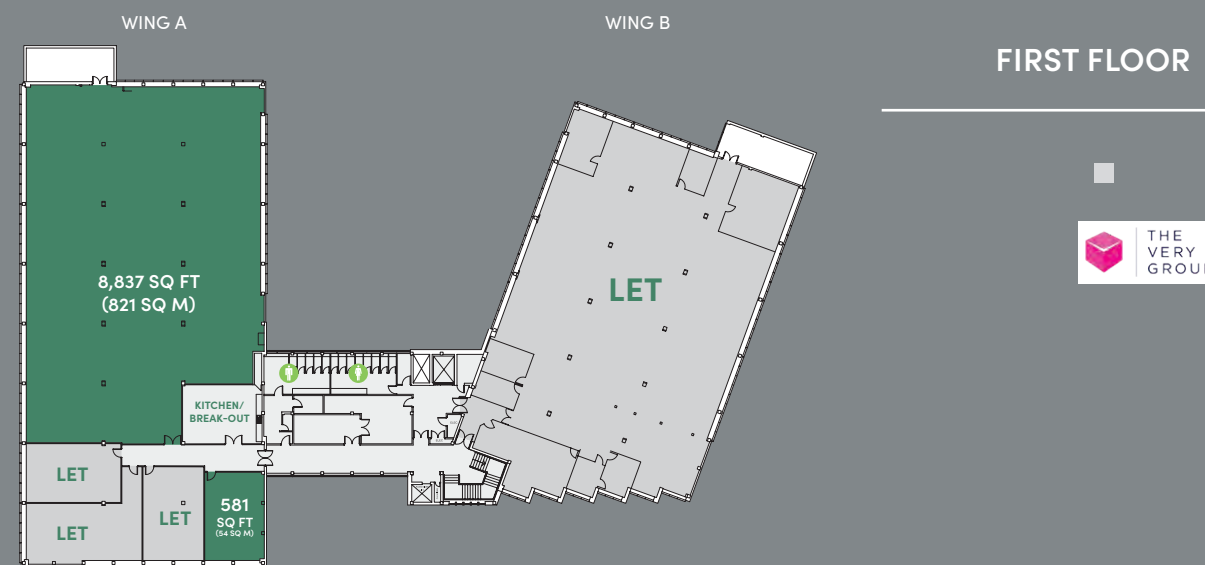


LARGE  
RECEPTION  
AREA



ON SITE &  
OFF SITE PARKING

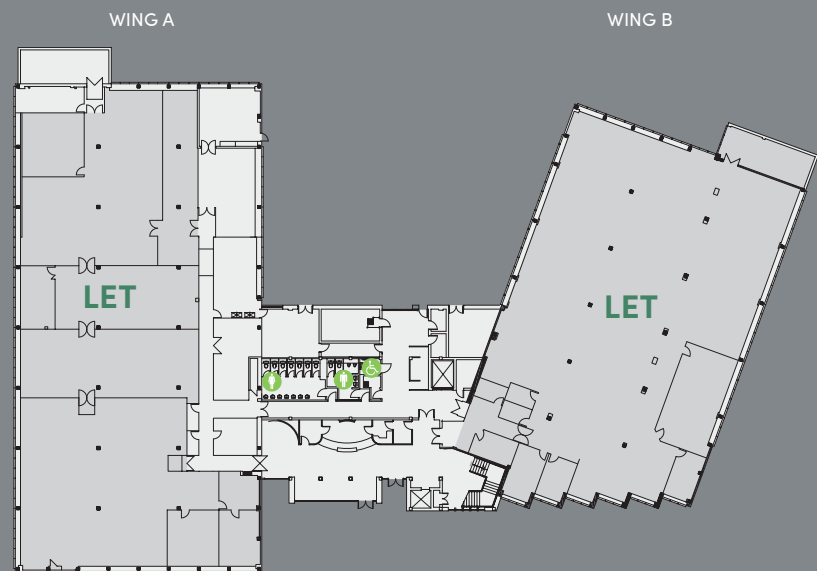
SECOND FLOOR



FIRST FLOOR



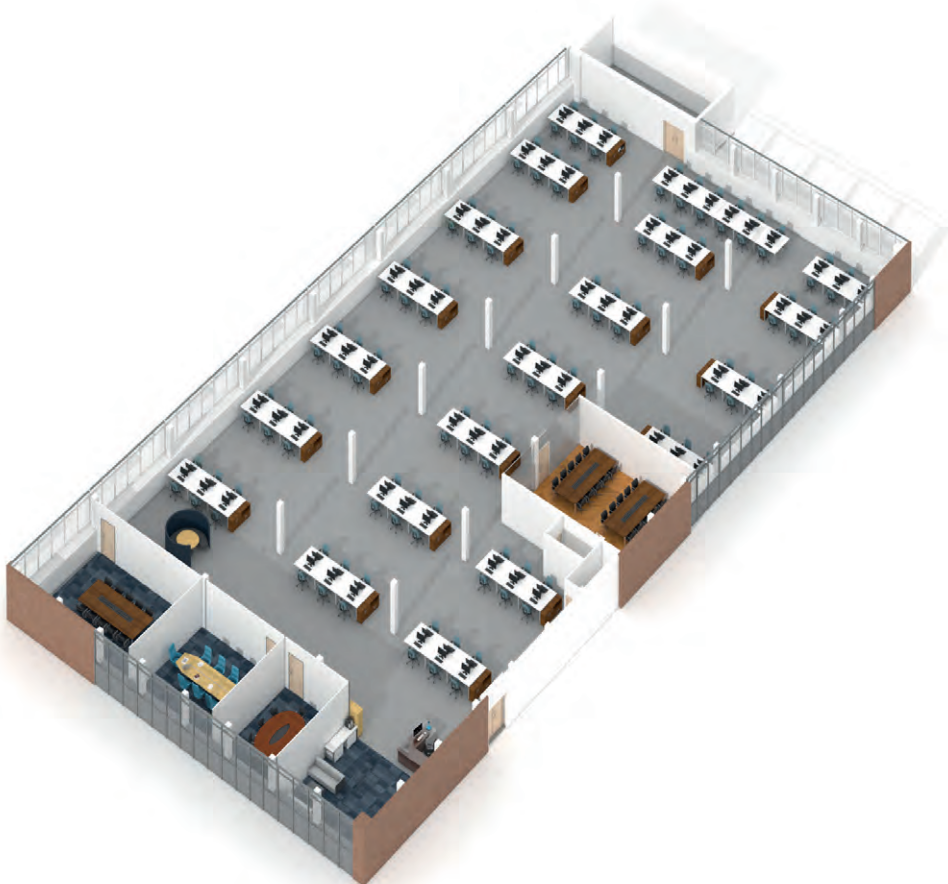
GROUND FLOOR



AVAILABLE SPACE

SECOND FLOOR	Wing A	13,319 sq ft
	Wing B	9,419 sq ft
	<b>Total</b>	<b>22,738 sq ft</b>
FIRST FLOOR	Wing A Suite 1A 581 sq ft	
	Wing B	LET
GROUND FLOOR	Wing A	LET
	Wing B	LET
	<b>TOTAL</b>	<b>32,156 sq ft</b>

# TAILOR YOUR PERFECT WORKSPACE



ORLANDO BRIDGE PROVIDES WORKSPACE SUITED FOR BUSINESSES LOOKING FOR NEW OPEN PLAN OFFICES, IN A LANDMARK BUILDING



### EXAMPLE FIT-OUT

- Low density ratio
- 1 x boardroom
- 2 x meeting room
- 1 x training room
- Open plan office
- 1 x collaboration meeting area
- 1 x breakout area





# Orlando Bridge

THYNNE STREET, BOLTON, BL3 6BH

To discuss how your own requirements can be accommodated at Orlando Bridge or to enquire about any of our other properties in and around Bolton, please contact a member of the leasing team.



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. March 2024