

5B Parklands
Bolton, BL6 4SD

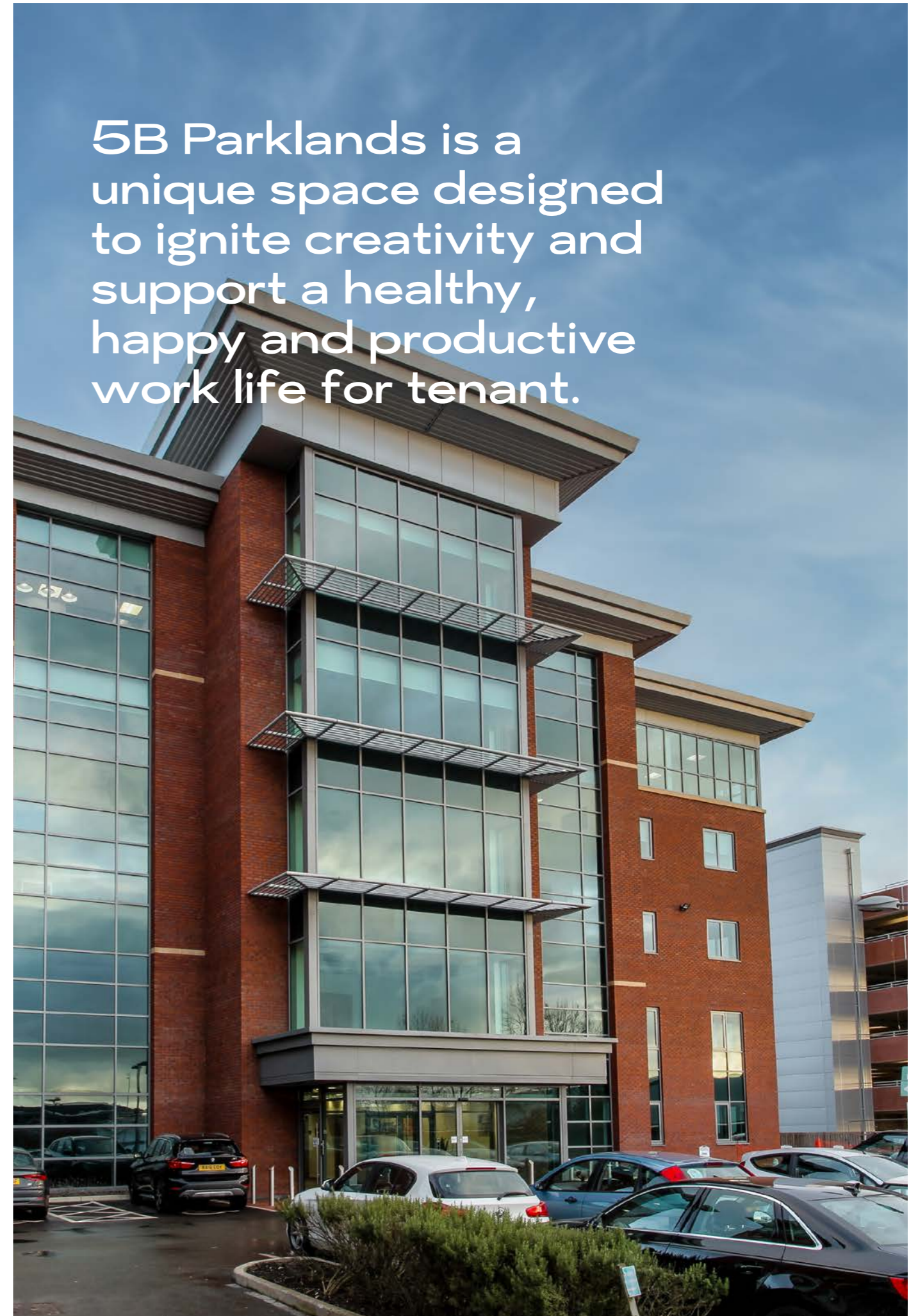
Fully fitted and furnished
3rd Floor 9,179 sq Ft
workspace to let

01

The Building

The community of ambitious start-ups, SMEs and established firms, including NatWest, AXA and Keoghs, creates an energizing environment which fosters productivity in ambitious companies. Rooms and spaces are tailored to a range of corporate needs, fitted to a high spec, and kitted out with leading-edge technology, and a car park with 36 spaces available exclusively to the 3rd floor tenants. The flexible floorplate and modern workspace form the bedrock of success stories which reach across the North of England and beyond.

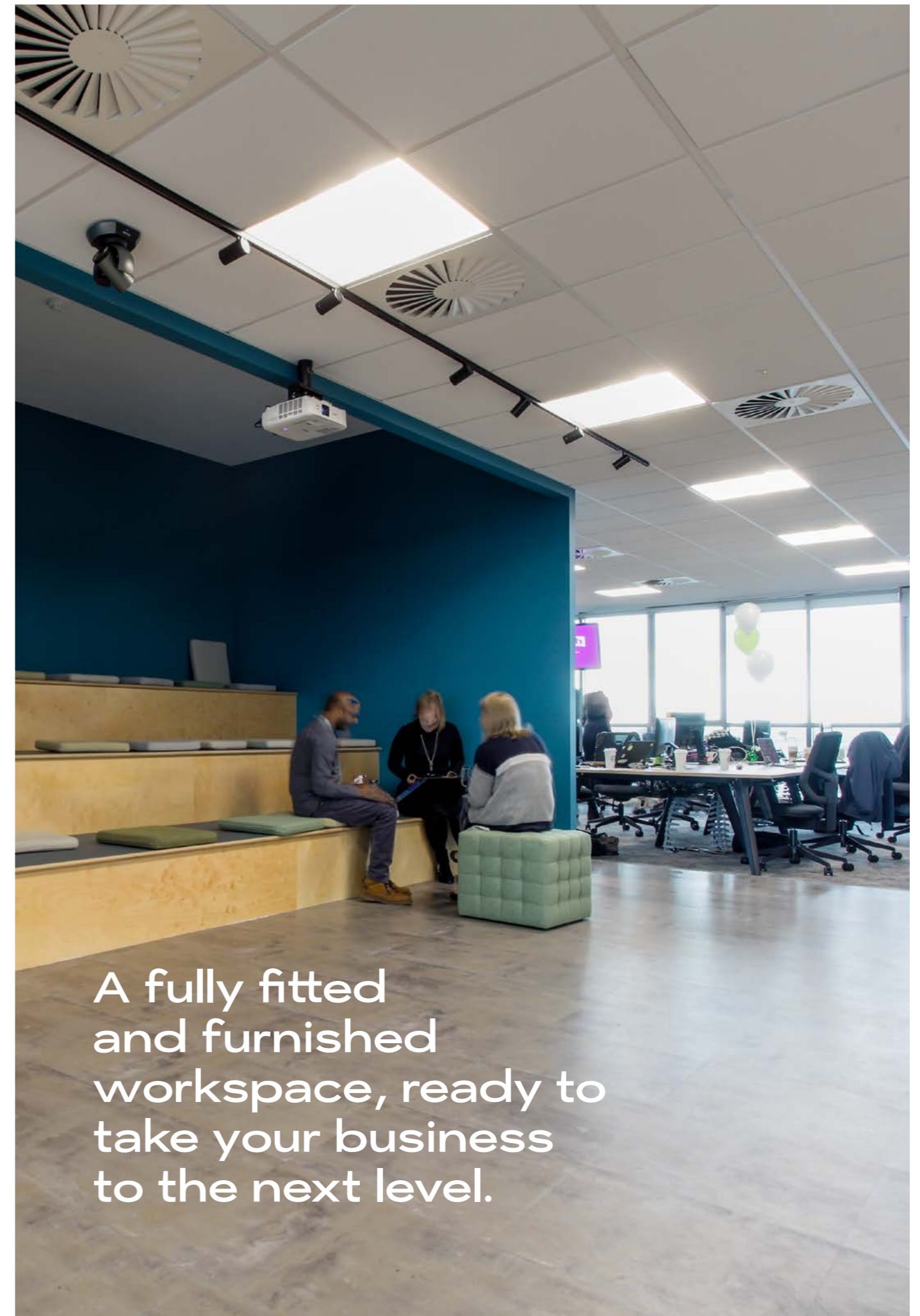
5B Parklands is a unique space designed to ignite creativity and support a healthy, happy and productive work life for tenant.



02

The Space

Looking to move straight in? The third floor of Parklands is all set. It's accessible, complete and ready to drive innovation and turn ideas into reality. Built to a high standard, equipped with the latest tech and thoughtfully designed, the space features breakout and collaboration areas, bleacher steps, workshop rooms, a private office, grab & go booths, touchdown 'dock' areas and lounge 'nook' spaces. Fitted with high-end amenities, furnished in soft warm fabrics and colours, it's ready to embrace forward-thinking businesses.



**A fully fitted
and furnished
workspace, ready to
take your business
to the next level.**



Breakout space



Collaboration space

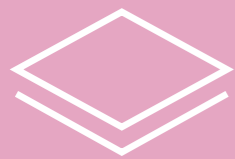


Meeting room

03



Workspace Specification



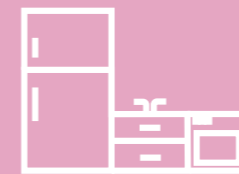
Floor area -
(9730 sq ft) 905 sqm



115 workstations
(1.8 sqm per person)



14-person
meeting room



Two kitchen
breakout spaces



Auditorium
space



Two 6-person
meeting rooms



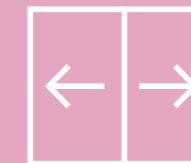
95
lockers



Two 12-person
meeting rooms

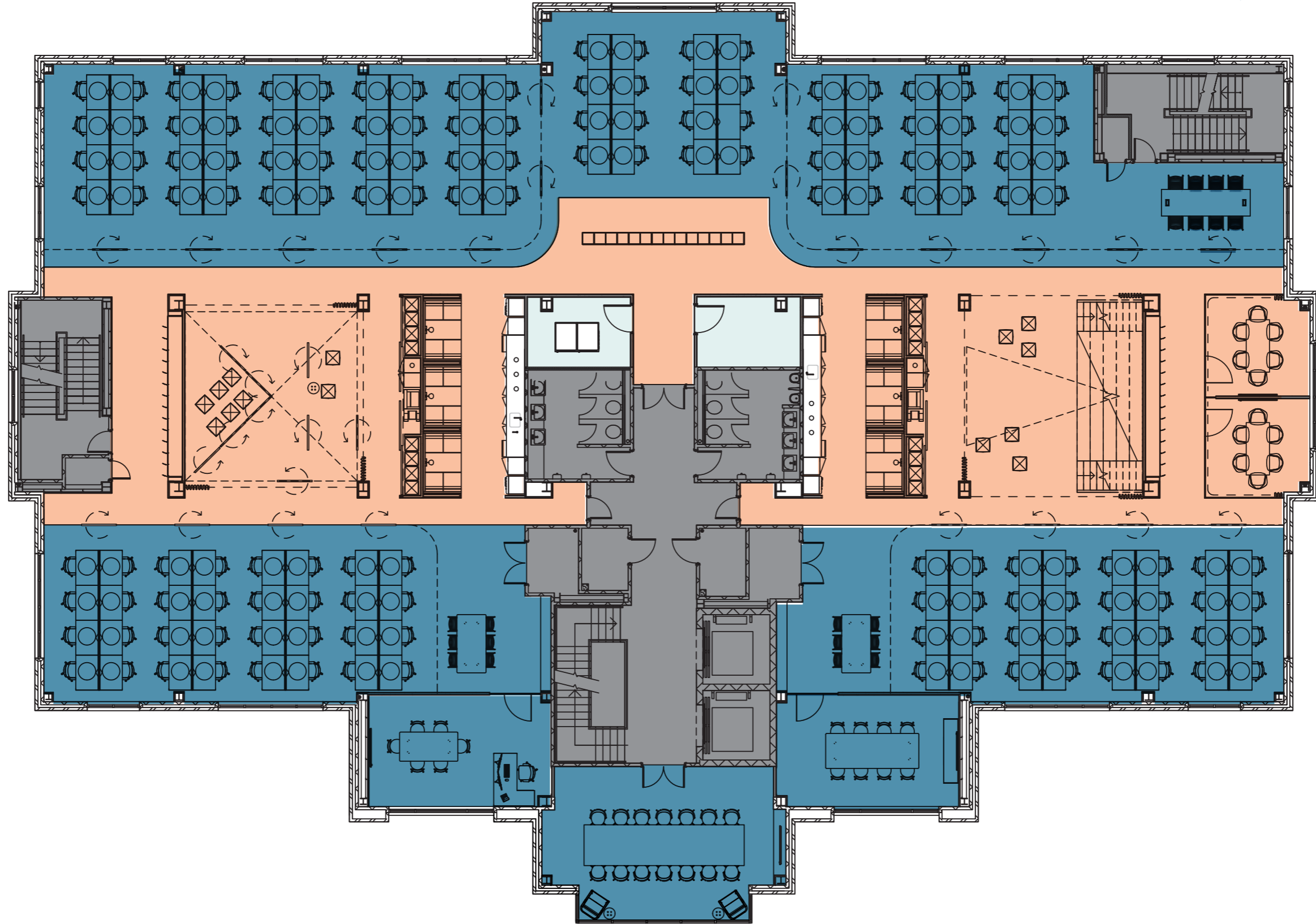


Projector
screen



Sliding wall panels
to hide storage

3rd Floor 9,179 sq Ft



O4



Building Specification



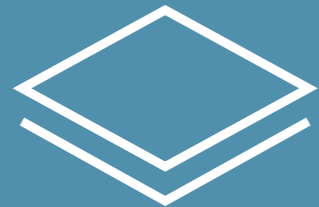
CCTV and intruder alarm security systems



LED recessed modular lighting



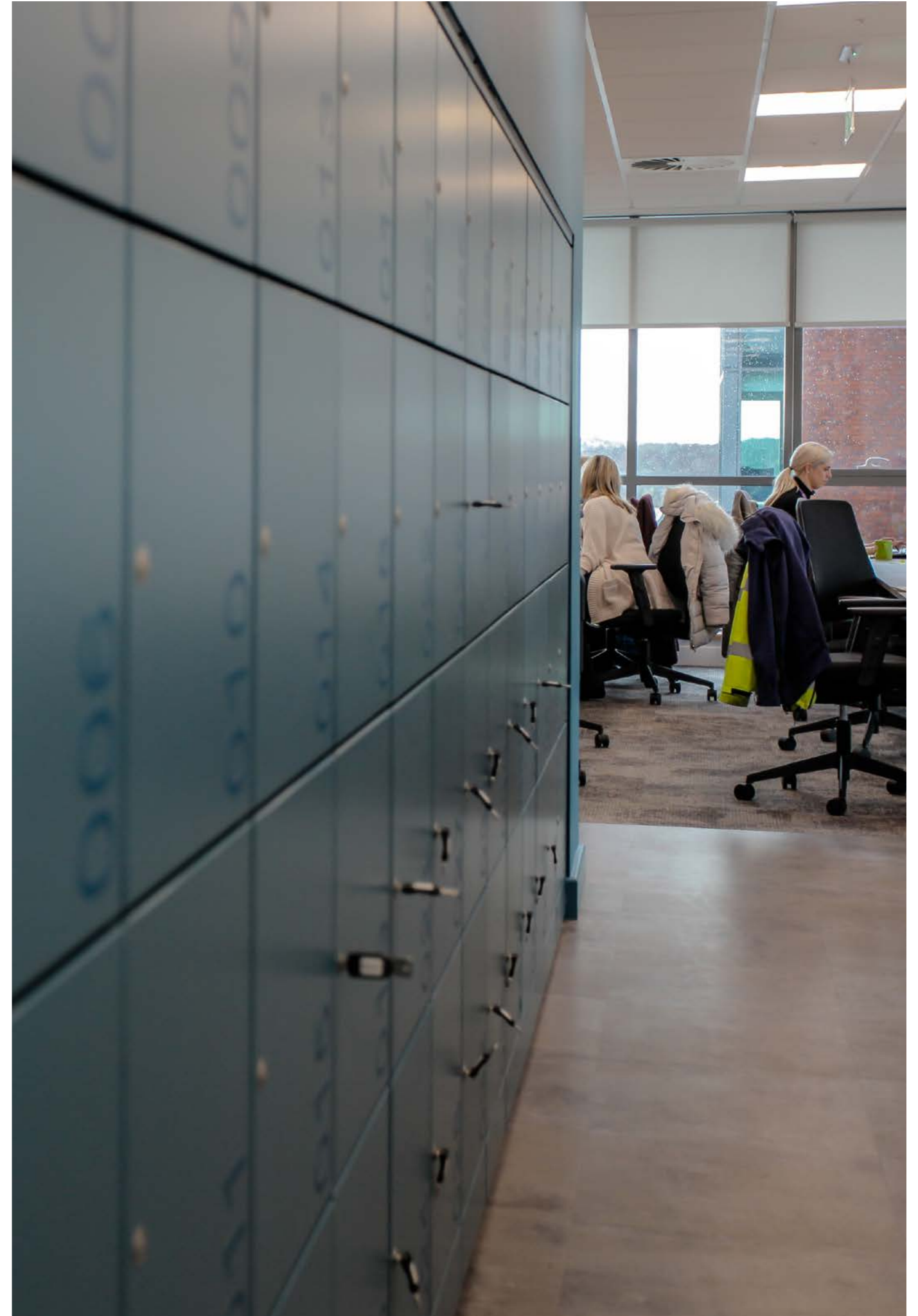
Suspender ceilings



Fully accessible raised floors



VRF heating and cooling



05

Location & connectivity

Getting to work (and home again!) couldn't be easier. Working in Parklands means a stress-free commute to Middlebrook, one of the North's biggest and most exciting retail parks, connected by excellent public transport links. At Junction 6 of the M61 Motorway, north of Bolton and 16 miles from Manchester City Centre, Middlebrook offers exceptional infrastructure for cyclists and pedestrians, with a regular bus service to Bolton, Wigan and Chorley. Horwich Parkway railway station is close by, with direct services to and from Blackpool, Preston, Bolton, Manchester City Centre and Manchester Airport.

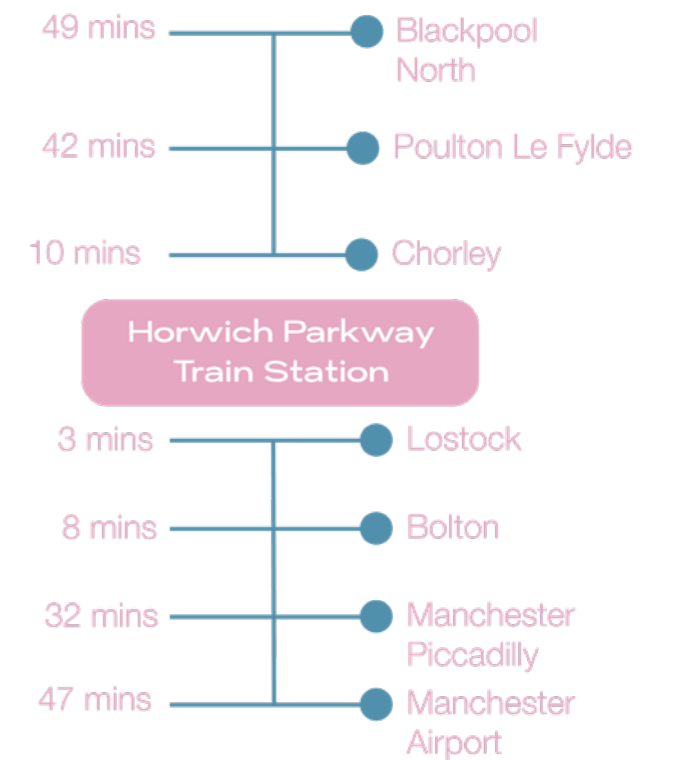
A conveniently located workspace in the heart of the North.



Driving Times



Train Times



Middlebrook Business Park

Middlebrook Retail & Leisure Park

M&S

Vue Cinema

Tesco

Premier Inn

Horwich Parkway

5B Parklands

M61 Junc 6

Multi-storey Car Park

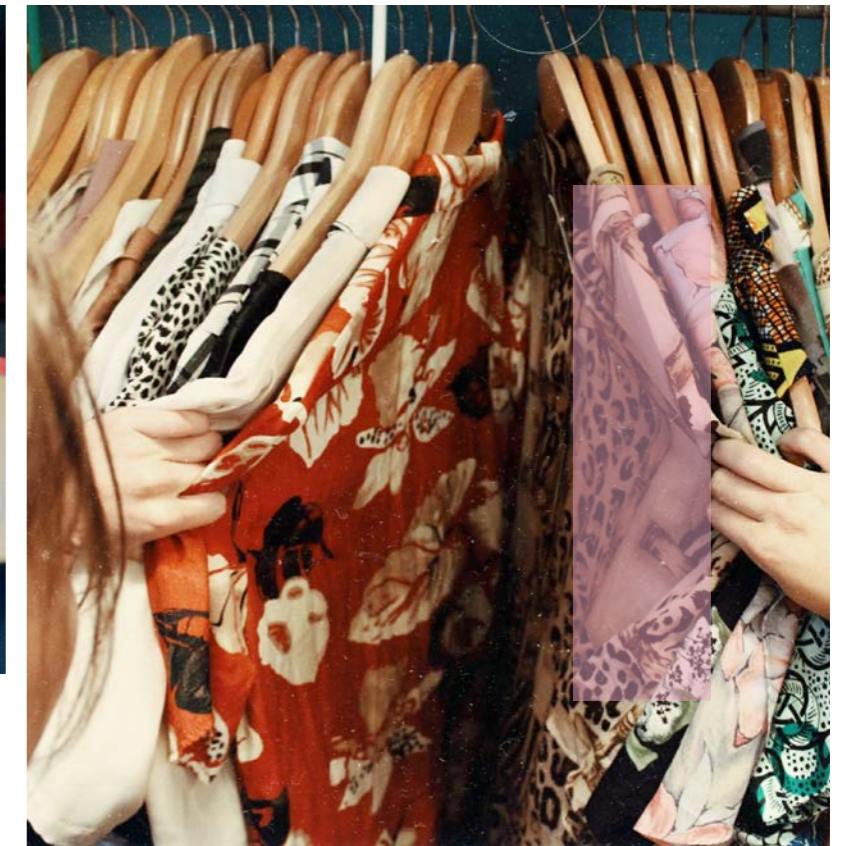
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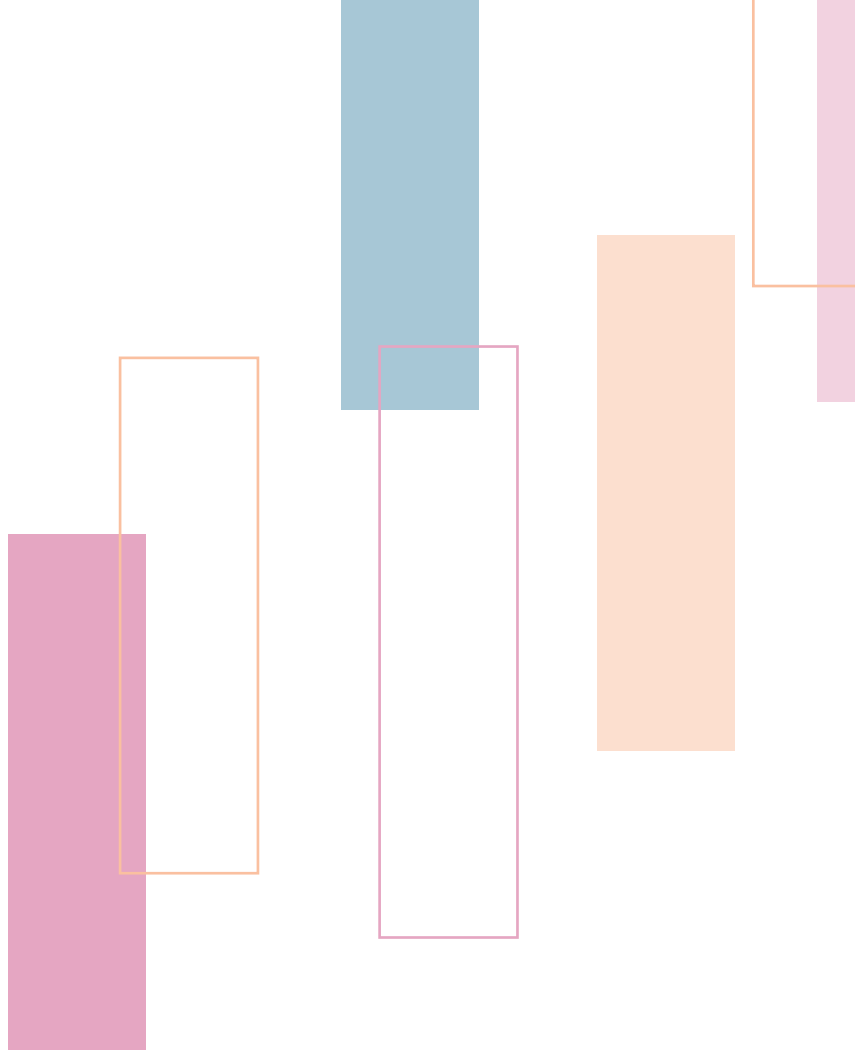
06

Amenities

5B Parklands is the ideal place for businesses and people to prosper and grow, where work blends with life and that sought-after balance is achievable. With exceptional shopping, dining and leisure options, Middlebrook Retail Park offers a fulfilled and exciting life outside office hours. The area incorporates hotels, conference, events and sports facilities, as well as two large superstores, and high street brands including M&S, Next, River Island, Decathlon and Boots. After-work dining options include Italian, Asian and Mexican chains, as well as many fast food and coffee outlets, pub restaurants and hotels. With excellent conference and leisure facilities including Vue Cinema and Hollywood Bowl, there's no limit to socialising, connecting and growing.



A unique
place where
working and
living come
together.



LET'S START A CONVERSATION

Space available by way of an assignment or sub-lease.
For further information, or to arrange a viewing, please
contact the letting agents:

CONTACTS



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