



# MANSELL HOUSE

offices  
AT MIDDLEBROOK

# An established business location





# You will be in good company...



Keoghs  
*...not your conventional law firm*



HITACHI



REPRESENT

cowgills



firstcom eUrope



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’.



Meeting Room at Parklands 1A





CCTV



Passenger Lifts



Male & Female  
Toilets



Disabled  
Persons' Toilets



Double Glazed  
Windows



LED Lighting



Suspended  
Ceiling



Triple Compartment  
Floor Outlet Boxes



Fully Accessible  
Raised Floors



Heating &  
Cooling



Bookable Meeting Rooms  
at Parklands 1A



On-site Allocated Parking





**Ground Floor**  
**4,353 SQ FT**  
(404 SQ FT)

## POTENTIAL SPLIT:

Suite A - 2,077 SQ FT (193 SQ M)

Suite B - 2,100 SQ FT (195 SQ M)





SATNAV:BL6 6PQ

 RIDGEWAY HOUSE

 SEFTON HOUSE

 BARTON HOUSE

 NORTHGATE

 ASPINAL HOUSE

 MANSELL HOUSE

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


 Bolton  
Town  
Centre 





# Middlebrook Retail & Leisure Park

Mansell House has immediate access to the UK's largest retail and leisure park with an extensive range of amenities on its doorstep, including a whole host of 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, and Boots. There is a wide variety of restaurants including: Bella Italia, Nando's, TGI Fridays, Wagamama, Pizza Hut, and Blanco Lounge in addition to fast food outlets; McDonald's, Subway, Greggs, Wingstop and KFC and cafes; Costa Coffee and Starbucks.

There are traditional pub restaurants and hotels on site including The Bolton Stadium Hotel and Premier Inn, two petrol stations and superb on-site conference and leisure facilities such as Bolton Wanderers Stadium, Bolton Arena Sports Village, Vue Cinema and Hollywood Bowl.



**MIDDLEBROOK**  
RETAIL PARK  
BOLTON  
Featured Tenants

**ASDA**  
**M&S**

**DECATHLON**  
**vue**

**Nando's**  
**wagamama**

**COSTA**  
**Dreams**

**home bargains**  
**dfs**

**Bella Italia**  
**currys**

**WING STOP**  
**NEXT**



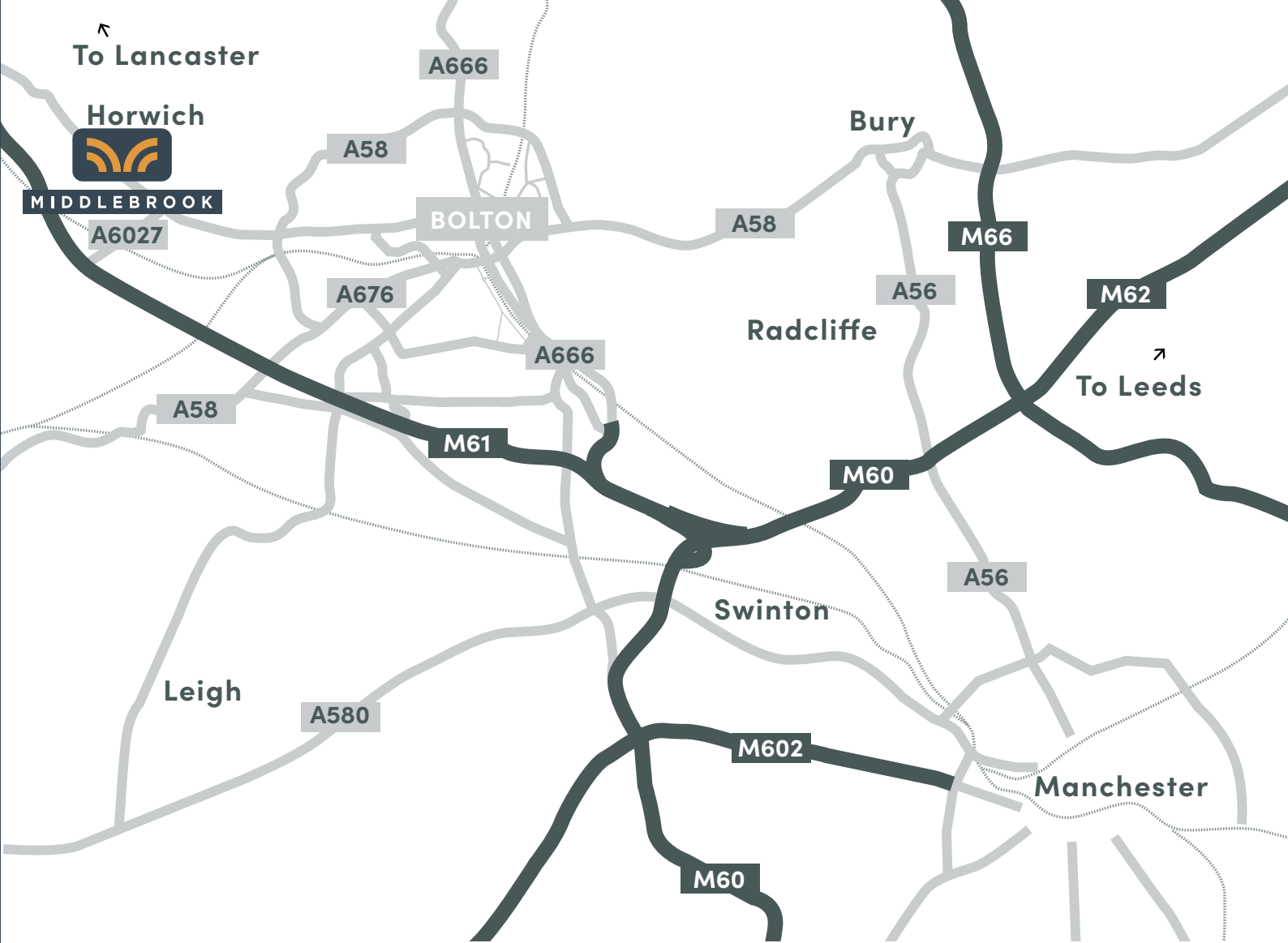


# Bolton: Community & Convenience

Bolton's lively town centre offers numerous amenities, allowing professionals to easily maintain a healthy work-life balance. Entertainment options include The Light Cinema and Cineworld, while shoppers will enjoy Bolton Gate Retail Park and The Marketplace Shopping Centre, catering to a variety of retail needs. Dining options are diverse, from sit-down meals at Nando's and Toby Carvery to quick bites at KFC and McDonald's, meeting a range of tastes and preferences.

For relaxation, Bolton's local cafés and independent eateries add charm and character to the town. The availability of parks and green spaces supports outdoor activities and well-being. With excellent transport links, commuting to and from Greater Manchester is seamless, making it ideal for both local and commuting professionals.

Bolton integrates work and leisure, offering a dynamic environment that supports modern living and fosters a strong sense of community for a balanced, vibrant lifestyle.



## Travel and commuting

Middlebrook is an established development featuring a wide range of facilities, including offices, retail outlets, and leisure amenities such as a cinema, pub, fitness centres, and restaurants.

Located approximately 18 miles Northwest of Manchester, Middlebrook offers excellent connectivity to the M61, M60, and M62 regional motorway network.

The area is well-served by public transport, with frequent bus services connecting to nearby towns such as Bolton, Wigan, and Chorley.

Horwich Train Station is the closest train station, providing direct rail services to and from Blackpool, Preston, Manchester City Centre, and Manchester Airport.



### WALKING

|                              |         |
|------------------------------|---------|
| Middlebrook Retail Park      | 6 mins  |
| Tesco Extra                  | 15 mins |
| Toughsheet Community Stadium | 15 mins |
| Premier Inn Bolton           | 18 mins |
| Horwich Train Station        | 19 mins |



### MOTORWAY DRIVE TIMES

|       |         |
|-------|---------|
| A6027 | 1 mins  |
| M61   | 2 mins  |
| M60   | 10 mins |
| M62   | 13 mins |
| M6    | 20 mins |



### DRIVE TIMES

|                        |         |
|------------------------|---------|
| Manchester Airport     | 30 mins |
| Preston                | 30 mins |
| Manchester City Centre | 35 mins |
| Liverpool Airport      | 50 mins |
| Liverpool              | 55 mins |
| Leeds                  | 1 hour  |
| Chester                | 1 hour  |





# Offices

AT MIDDLEBROOK



Images are for illustrative purposes only and may not represent the exact office space available.

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 (0725)