



# STADIUM HOUSE

**Offices**  
AT MIDDLEBROOK

# An established business location



# You will be in good company...



Keoghs

...not your conventional law firm



HITACHI



REPRESENT

cowgills

BOND ▪ TURNER

firstcom eUrope

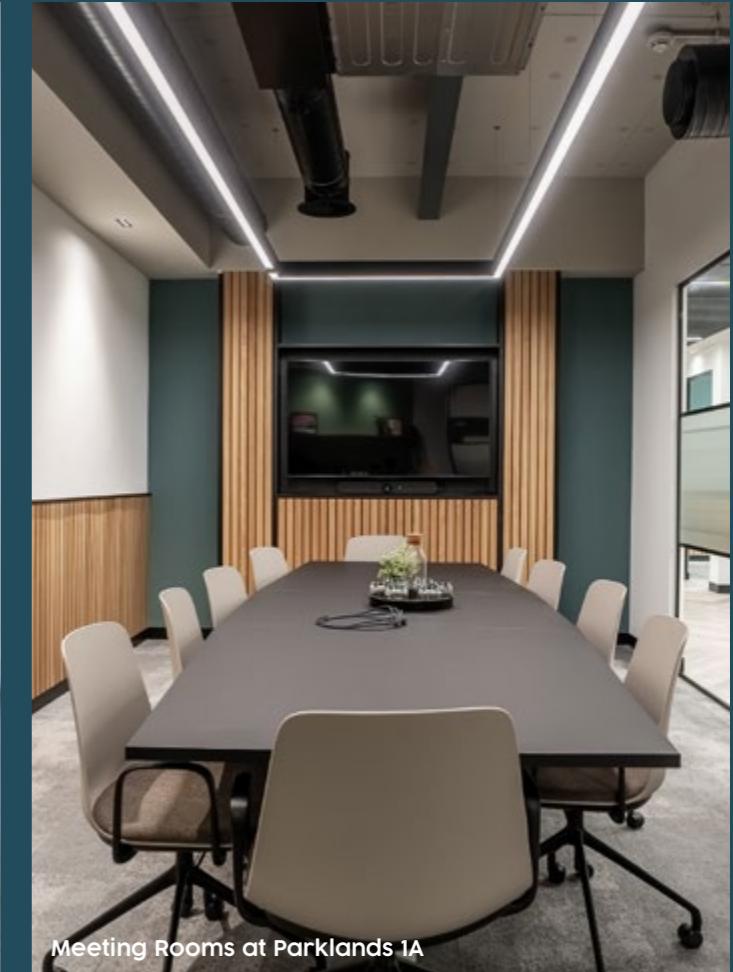


Middlebrook is a mixed-use development, which now extends to over 200 acres (81 hectares) and is without doubt the largest integrated and sustainable employment, leisure, sports and retail scheme in the country.

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 Rooms 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



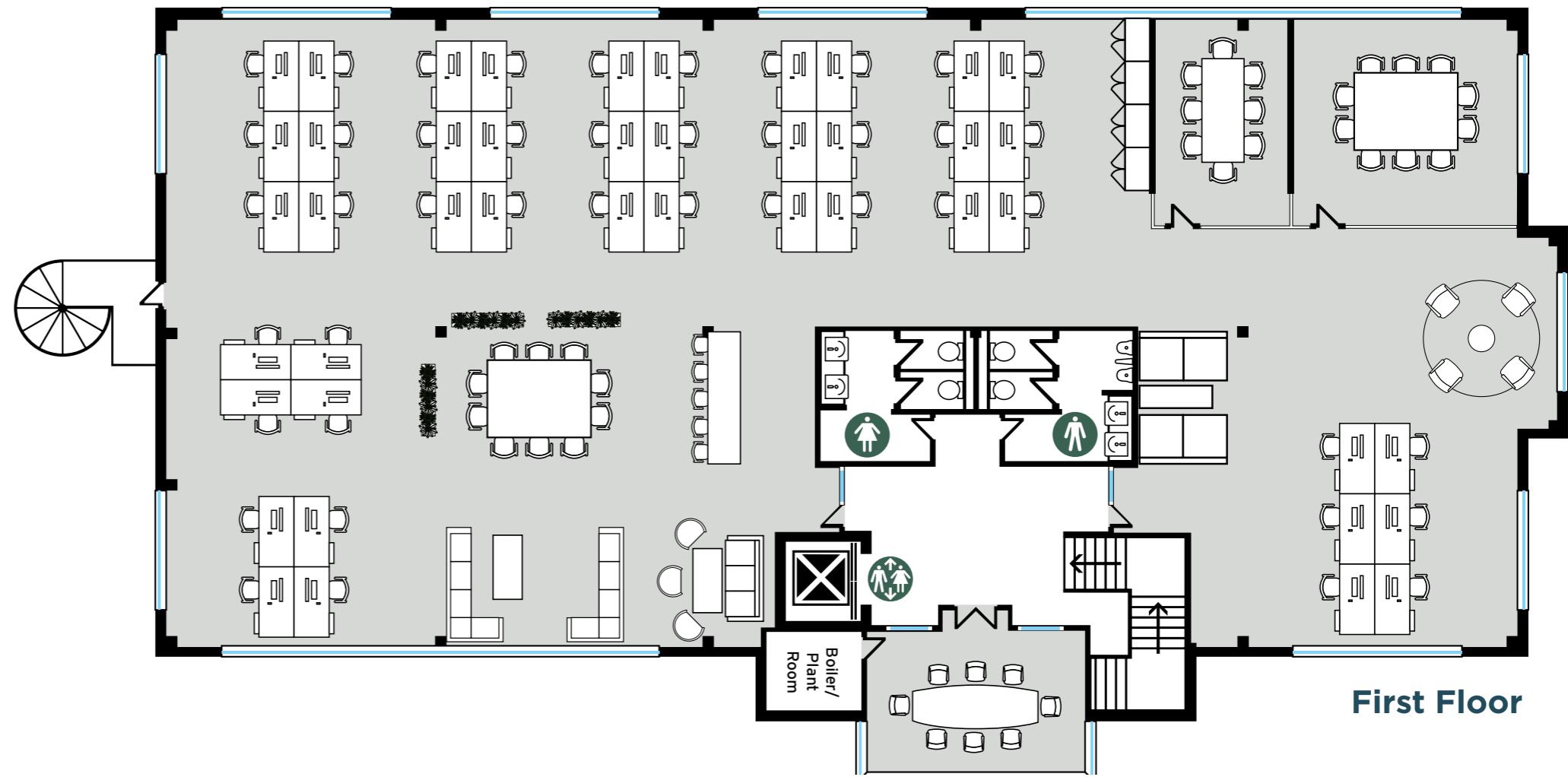
# Ground & First Floor

## 8,460 SQ FT (786 SQ FT)

### Example Plans

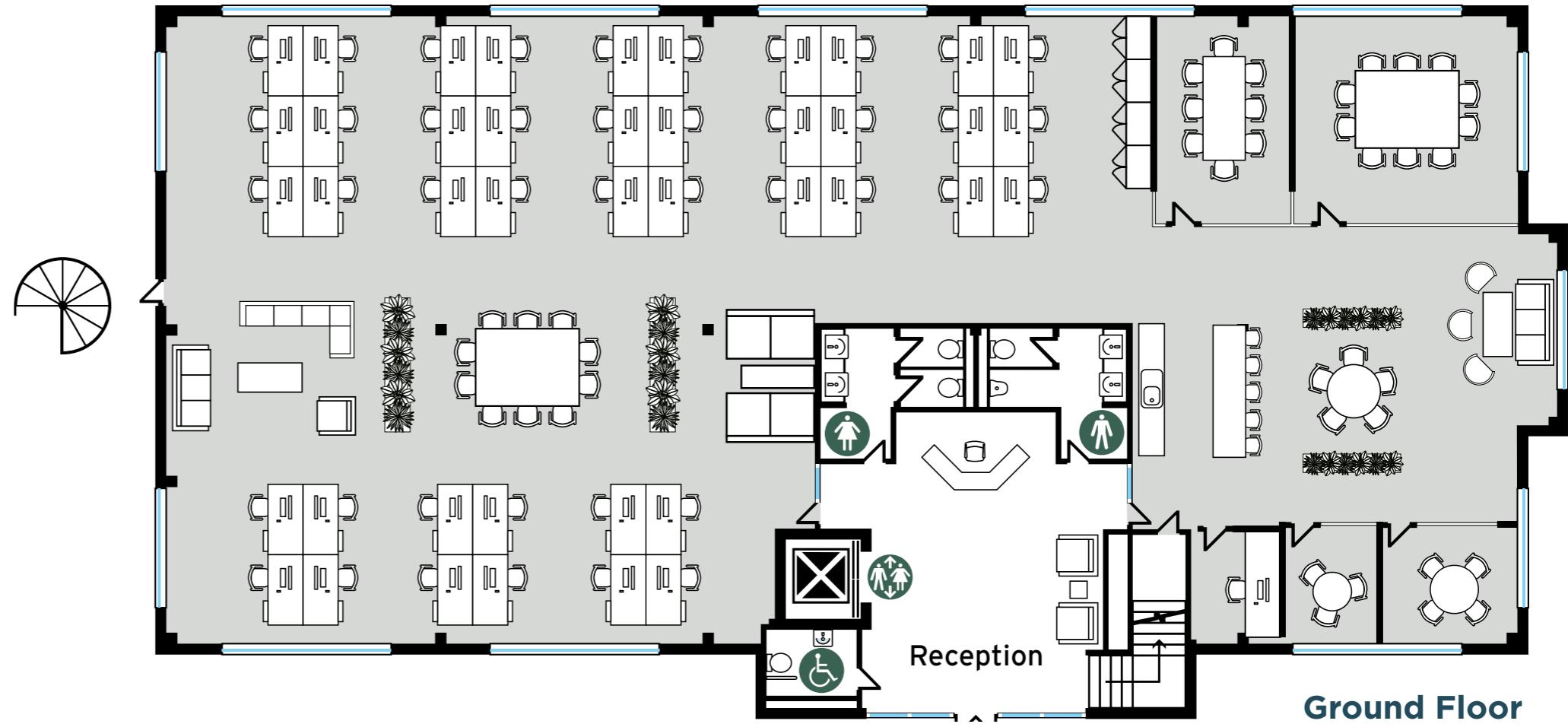
#### First Floor | 4,275 sq.ft. (397 sq.m.)

- 44 x Desks
- 3 x Meeting Rooms
- Breakout area
- Kitchen with Island Seating
- Focus Booth
- 1 x Seating area
- 2 x Collaboration Area



#### Ground Floor | 4,100 sq.ft. (381 sq.m.)

- 42 x Desks
- 4 x Meeting Rooms
- Breakout area
- Kitchen with Island Seating
- Focus Booth
- 2 x Seating areas
- 1 x Collaboration Area
- Zoom Room





Bolton  
Town  
Centre



STADIUM  
HOUSE

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



## Travel and commuting

Stadium House is just 18 miles from Manchester with excellent access to the M61, M60 and M62, and is well served by public transport. Horwich Parkway station provides direct rail services to Manchester city centre, Manchester Airport, Preston and Blackpool, with regular bus connections to Bolton, Wigan and Chorley.



### 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



MIDDLEBROOK  
RETAIL PARK  
BOLTON  
Featured Tenants

ASDA

DECATHLON

Nando's

COSTA  
CUORE D'ITALIA

home bargains

Bella Italia

WING STOP

M&S

VUE

wagamama

Dreams

dfs

currys

NEXT



# Middlebrook Retail & Leisure Park

Stadium 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.



# 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 (1225)