NG1

NORTHGATE ONE

An established business location

You will be in good company...

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'.

Keoghs ...not your conventional law firm

AXA

HITACHI

dalkia GROUPE EDF

ao

REPRESENT

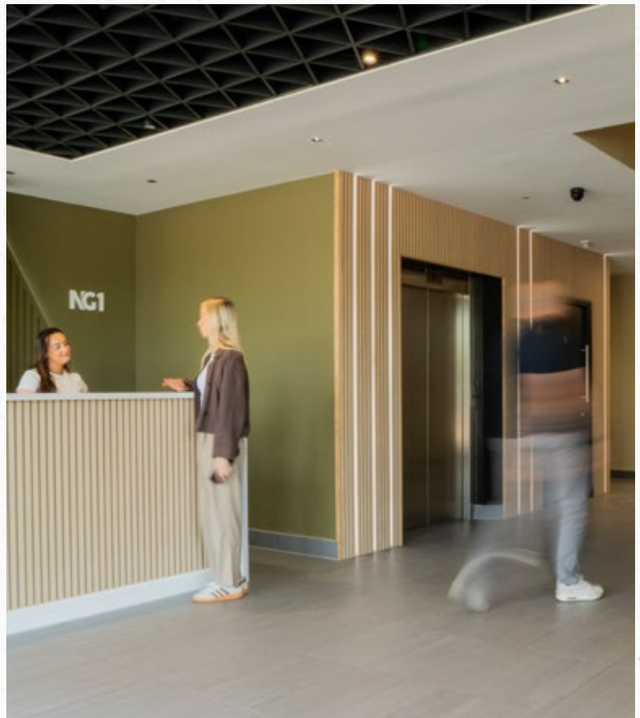
firstcom europe

cowgills

BOND TURNER

NatWest

Meeting Room at Northgate One



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

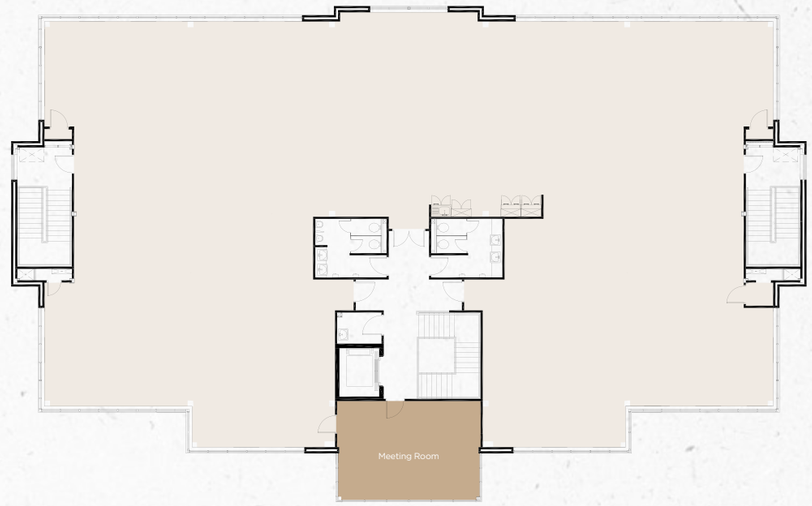
SHOWER FACILITY

ON-SITE ALLOCATED PARKING

SECOND FLOOR

7,089 sq.ft.

Meeting Room Included



FIRST FLOOR

Suite A – 3,304 sq.ft.

Potential subdivision:

Suite A1 – 1,715 sq.ft.

Suite A2 – 1,517 sq.ft.

Suite B – 1,715 sq.ft.

Suite C – 1,517 sq.ft.

GROUND FLOOR

5,536 sq.ft.

Proposed Hub Area

1,496 sq.ft.

Travel and commuting

Northgate One 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

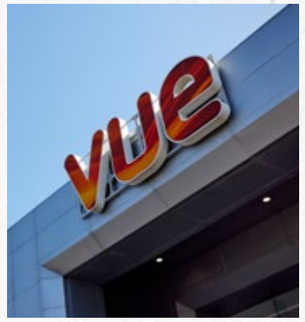
Manchester Airport	30 mins
Preston	30 mins
Manchester City Centre	35 mins
Liverpool Airport	50 mins
Liverpool	55 mins
Leeds	1 hour
Chester	1 hour

Middlebrook Retail & Leisure Park

Northgate One 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, 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 CUORE D'ITALIA Dreams home bargains dfs Bella Italia POPEYES WINGSTOP currys NEXT

NG1

NORTHGATE ONE

CUSHMAN & WAKEFIELD

0161 235 8998

cushmanwakefield.co.uk

JLL

0161 828 6440

jll.co.uk/property

Orbit Developments

01625 588200

orbit-developments.co.uk

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

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