FUTURA ONE

FUTURA PARK | MIDDLEBROOK | BL6 6PG

YOU'RE IN GOOD COMPANY

Keoghs
...not your conventional law firm

AXA

HITACHI

ao

dalkia
GROUPE EDF

REPRESENT

cowgills

BOND ▾ TURNER

firstcom europe

NatWest

SMART SPACES, *THOUGHTFULLY* EQUIPPED

Building features

Middlebrook is a leading business destination, home to a wide mix of established companies. The development offers high-quality office space with modern specifications including LED lighting, air-conditioning, raised floors and triple-compartment floor boxes. Practical features such as CCTV, on-site parking and a bookable meeting room further support day-to-day business needs.

With restaurants, shops and leisure facilities close by, Middlebrook provides a workplace environment that supports both employers and employees. Major occupiers such as AXA, AO.com, NHS and Royal Mail already benefit from the advantages the scheme offers, making Middlebrook a proven base for business success.

- Suspended Ceiling
- Triple Compartment Floor Outlet Boxes
- Fully Accessible Raised Floors
- Heating & Cooling
- Bookable Meeting Room
- On-site Allocated Parking
- CCTV
- Male & Female Toilets
- Disabled Persons' Toilets
- Double Glazed Windows
- LED Lighting
- Fibre Broadband

Futura One
MIDDLESBROOK

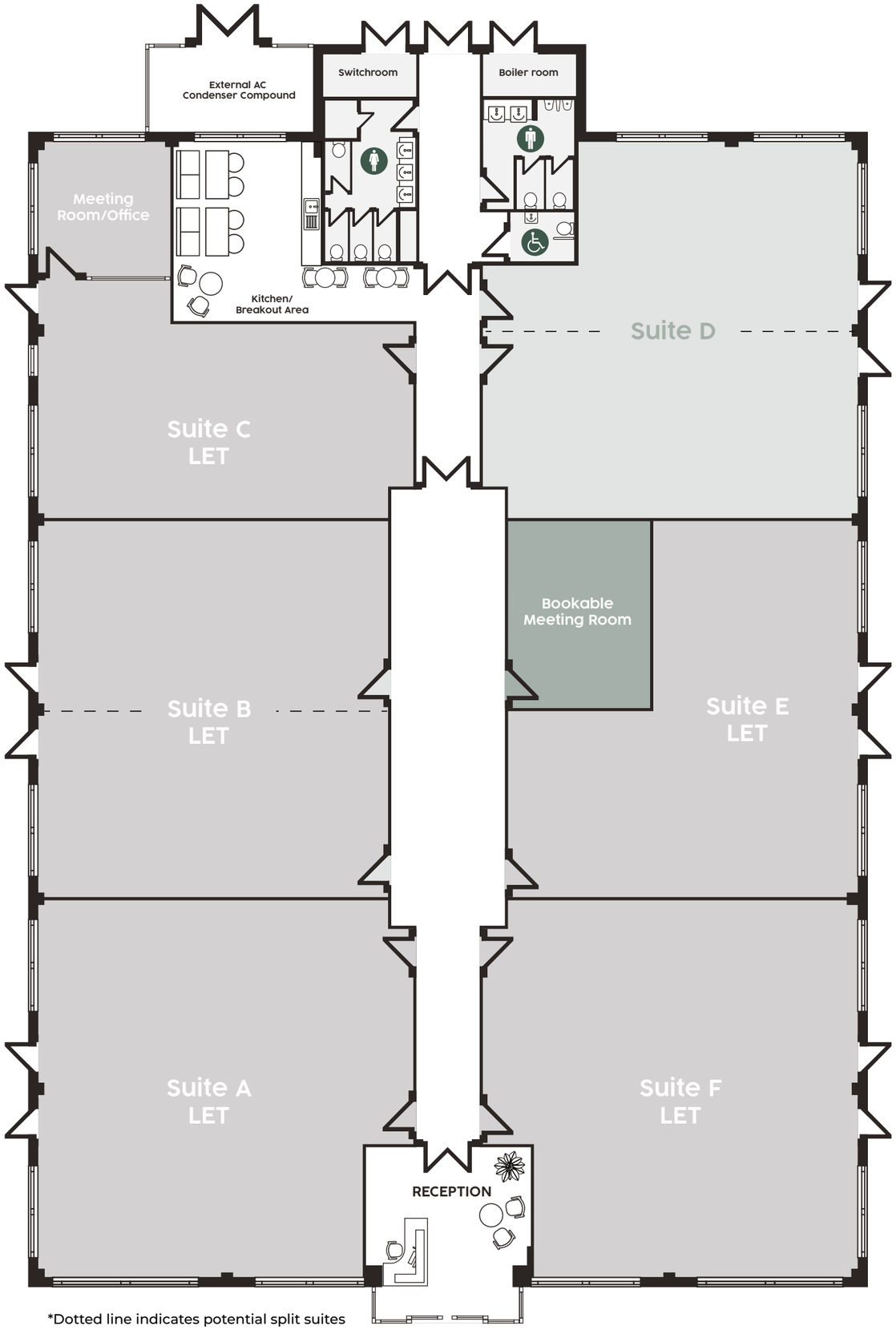
Futura One

SPACE THAT FITS YOUR BUSINESS

Accommodation schedule

Suite A	**LET**
Parking Allocation — 9 Spaces	
Suite B	**LET**
Parking Allocation — 9 Spaces	
Suite C	**LET**
Parking Allocation — 6 Spaces	
Suite D	**1,382 sq ft (128 SQ M)**
Parking Allocation — 9 Spaces	
Suite E	**LET**
Parking Allocation — 7 Spaces	
Suite F	**LET**
Parking Allocation — 9 Spaces	

Bookable meeting room available



*Dotted line indicates potential split suites

SEAMLESSLY LINKED

Travel and commuting

Middlebrook is a well-established business location offering offices alongside a wide choice of retail, restaurants, leisure and fitness facilities.

The development 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	**3 mins**
Tesco Extra	**5 mins**
Toughsheet Community Stadium	**8 mins**
Premier Inn Bolton	**15 mins**
Horwich Train Station	**15 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**

ALL YOU NEED, RIGHT HERE

Middlebrook Retail & Leisure Park

Futura One sits within the UK's largest retail and leisure park, giving businesses and employees immediate access to an exceptional mix of amenities. From major supermarkets and high street brands to restaurants, cafés and gyms, everything needed is on the doorstep.

On-site facilities include Bolton Wanderers Stadium, Bolton Arena Sports Village, a Vue Cinema and Hollywood Bowl, alongside well-known retailers such as M&S, Next and Boots. Dining options range from popular restaurants and pubs to fast food outlets and coffee shops, while hotels and conference venues provide added convenience for visitors and business meetings.

Featured Tenants

ASDA
DECATHLON
M&S
vue
Nando's
COSTA COFFEE
wagamama
Dreams
home bargains
Bella Italia
dfs
currys
NEXT
WING STOP

Offices
AT MIDDLEBROOK

JLL®
0161 828 6440
jll.co.uk/property

Lamb Swift
Commercial Property
01204 522 275
lambandswift.com

Orbit Developments
01625 588200
orbit-developments.co.uk

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 (0826)