



The Parklands

Middlebrook, Bolton, BL6 4SE



The Building

Building 2 is located in the Parklands Business Park, a location which is home to several high-profile occupiers including NatWest and AXA.

The building is situated in a secure gated environment with access to dedicated car parking facilities and is in close proximity to a range of public transport, leisure and retail amenities.



The Workspace



The workspace at 2 The Parklands provides open plan, fully fitted and furnished office space which includes an 10-person meeting room, small focus booth and 1-2-1 meeting room. There are approximately 68 desks with a touchdown/hotdesking area for an additional 8-people. Fully DDA compliant, the suite is served by high-quality shared facilities including a kitchen, breakout space and informal meeting area.



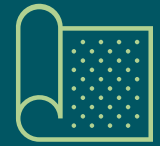
Specification



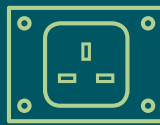
VRV Heating and Cooling



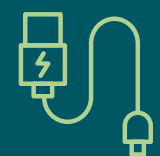
Fully Accessible Raised Floors



Contract Quality Carpet Tiles



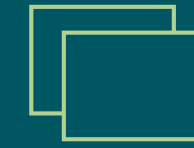
Triple Compartment Floor Outlet Boxes



Full Power and Data Cabling Installation



Suspended Ceilings with LED Lighting



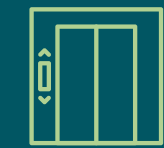
Double Glazed Aluminium Framed Windows



Dedicated Male and Female Toilets



Disabled Persons' Toilets



Passenger Lifts

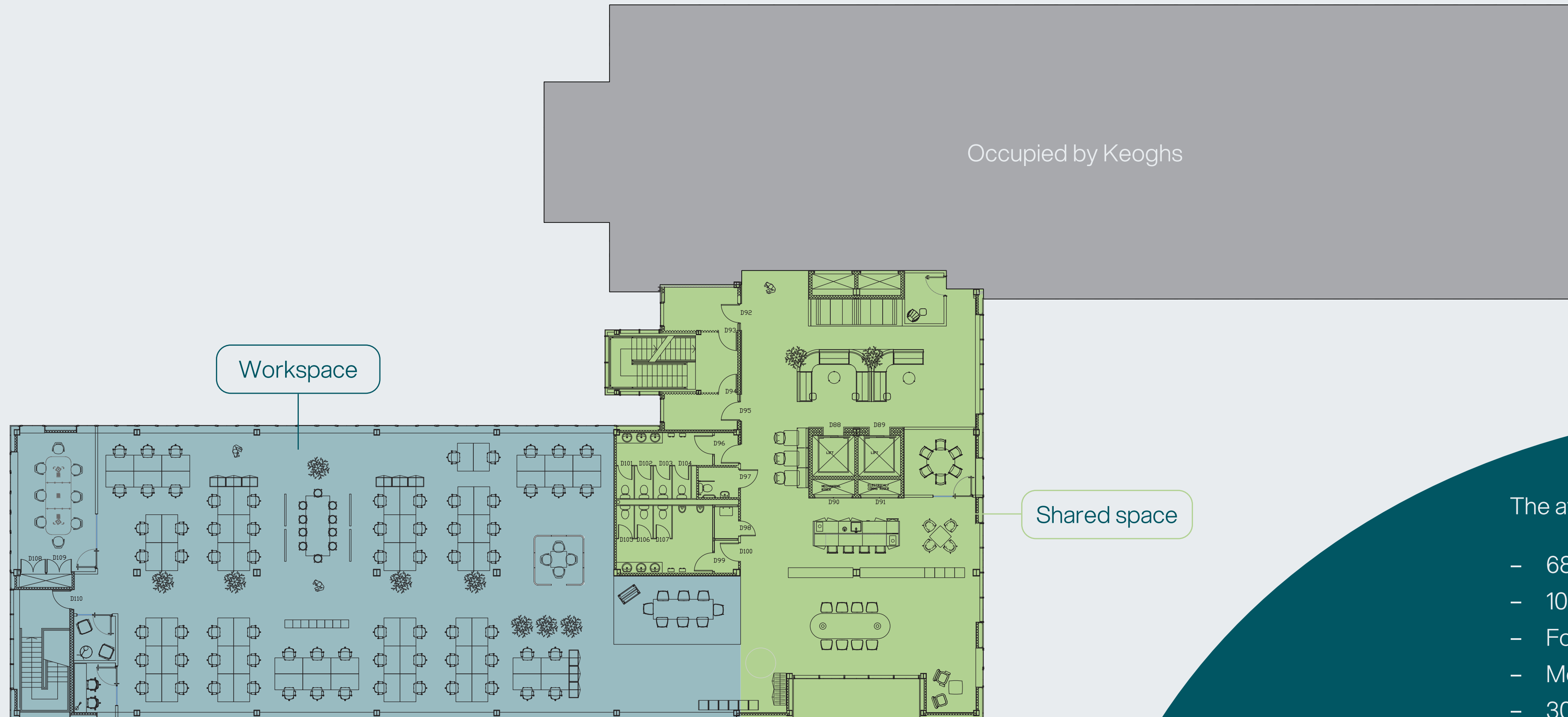


On-Site Car Parking

Floorplan

4,631 sq ft

(subject to installation of a sub-dividing wall)



The available suite provides the following:

- 68 open plan workstations with monitors/arms
- 10 person meeting room
- Focus room
- Meeting booth
- 30x lockers
- Storage
- Shared kitchen and breakout space
- Shared informal meeting area



Location & Connectivity



Situated in the heart of Middlebrook, 2 The Parklands offers unparalleled access to key amenities, transport links, and a thriving business community. The Parklands is strategically positioned with excellent transport connectivity ensuring that businesses operating within the business park have access to an extensive transport network.

The Parklands is well-connected to a number of major roads, making it easily accessible by car with direct access to the M61, A666, or other nearby routes. It is also served by an extensive network of buses and trains. Middlebrook Train Station is a short walk away offering train services connecting to Manchester city centre, Manchester Airport and Preston, as well as other major cities. Local bus routes also serve the area, providing an accessible and eco-friendly commuting option.

Situation



Middlebrook Business Park

Middlebrook Retail & Leisure Park

M&S

Asda Superstore

Greggs
Nandos
Costa

Bella Italia

Vue Cinema

Chiquito

Wagamamas

Tesco

Premier Inn

Horwich Parkway

M61 Junction 6

2 The Parklands

Amenities



2 The Parkway is situated in close proximity to an array of amenities designed to enhance the professional and personal lives of its occupants. From state-of-the-art fitness centres and recreational spaces to an eclectic mix of dining options, Middlebrook Business Park goes beyond traditional office offerings. Whether you're looking to grab a quick coffee from Costa, nip out for a team lunch at Nando's, or head across the road to watch Bolton Wanderers Football Club, working at 2 The Parkway provides an environment that fosters well-being, work-life balance, and collaboration. This commitment to creating a comprehensive and dynamic environment sets Middlebrook Business Park apart as a premier destination for businesses seeking a workplace that prioritizes both productivity and employee satisfaction.

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