

**5B Parklands**  
**Bolton, BL6 4SD**

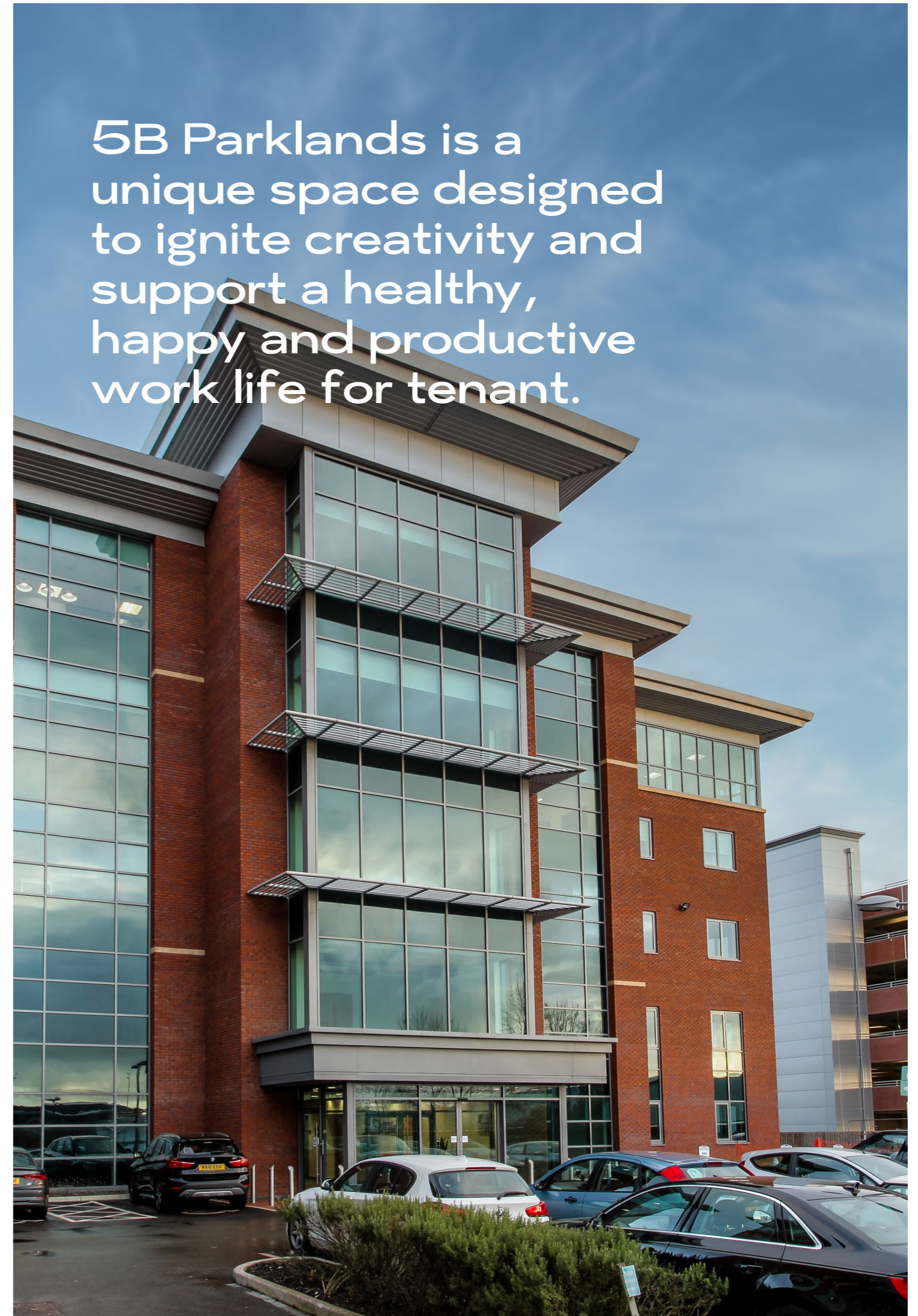
*Fully fitted and furnished*  
*3<sup>rd</sup> Floor 9,179 sq Ft*  
workspace to let

# O1

## The Building

The community of ambitious start-ups, SMEs and established firms, including NatWest, AXA and Keoghs, creates an energizing environment which fosters productivity in ambitious companies. Rooms and spaces are tailored to a range of corporate needs, fitted to a high spec, and kitted out with leading-edge technology, and a car park with 36 spaces available exclusively to the 3<sup>rd</sup> floor tenants. The flexible floorplate and modern workspace form the bedrock of success stories which reach across the North of England and beyond.

5B Parklands is a unique space designed to ignite creativity and support a healthy, happy and productive work life for tenant.



# 02

## The Space

**Looking to move straight in?** The third floor of Parklands is all set. It's accessible, complete and ready to drive innovation and turn ideas into reality. Built to a high standard, equipped with the latest tech and thoughtfully designed, the space features breakout and collaboration areas, bleacher steps, workshop rooms, a private office, grab & go booths and touchdown 'dock' areas. Fitted with high-end amenities, furnished in soft warm fabrics and colours, it's ready to embrace forward-thinking businesses.



A fully fitted  
and furnished  
workspace, ready to  
take your business  
to the next level.



Breakout space



Collaboration space

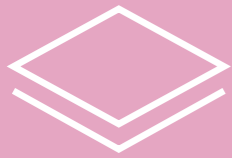


Breakout space & kitchen area

# 03



## Workspace Specification



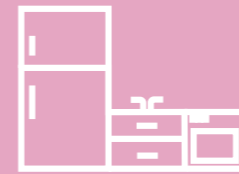
Floor area -  
(9,179 sq ft) 852 sq m



144 workstations  
(1.6 sq m per person)



14 person  
meeting room



Two kitchen  
breakout spaces



Auditorium  
space



Two x 6 person  
meeting rooms



95  
lockers



Two private offices

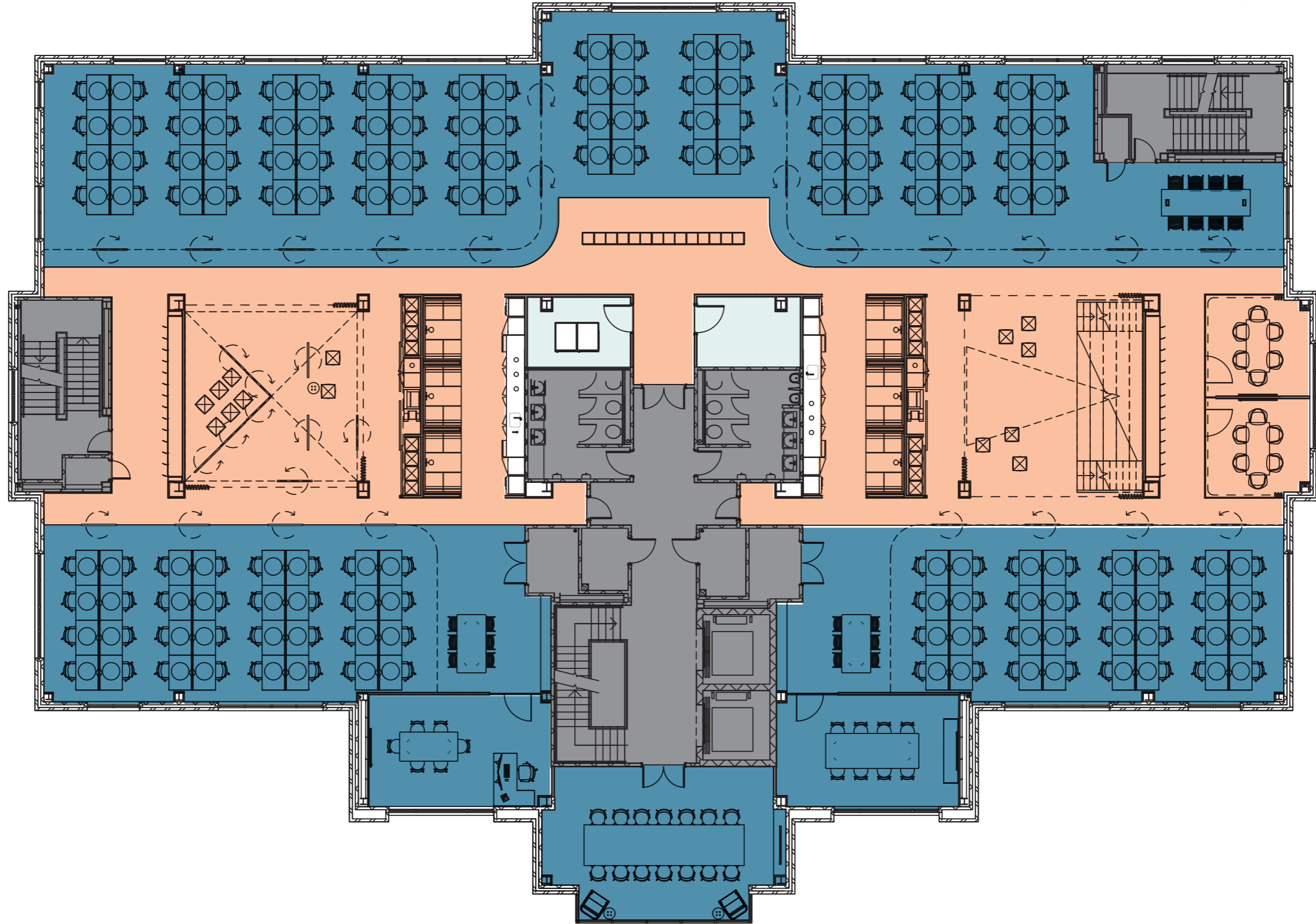


Projector  
screen



6 x 4 person  
booths

# 3<sup>rd</sup> Floor 9,179 sq Ft



# O4

## Building Specification



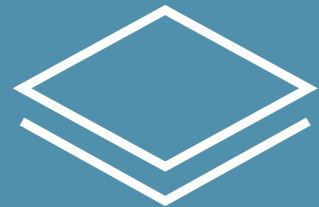
CCTV and intruder alarm security systems



LED recessed modular lighting



Suspender ceilings



Fully accessible raised floors



VRF heating and cooling



# 05

## Location & connectivity

**Getting to work (and home again!) couldn't be easier.** Working in Parklands means a stress-free commute to Middlebrook, one of the North's biggest and most exciting retail parks, connected by excellent public transport links. At Junction 6 of the M61 Motorway, north of Bolton and 16 miles from Manchester City Centre, Middlebrook offers exceptional infrastructure for cyclists and pedestrians, with a regular bus service to Bolton, Wigan and Chorley. Horwich Parkway railway station is close by, with direct services to and from Blackpool, Preston, Bolton, Manchester City Centre and Manchester Airport.

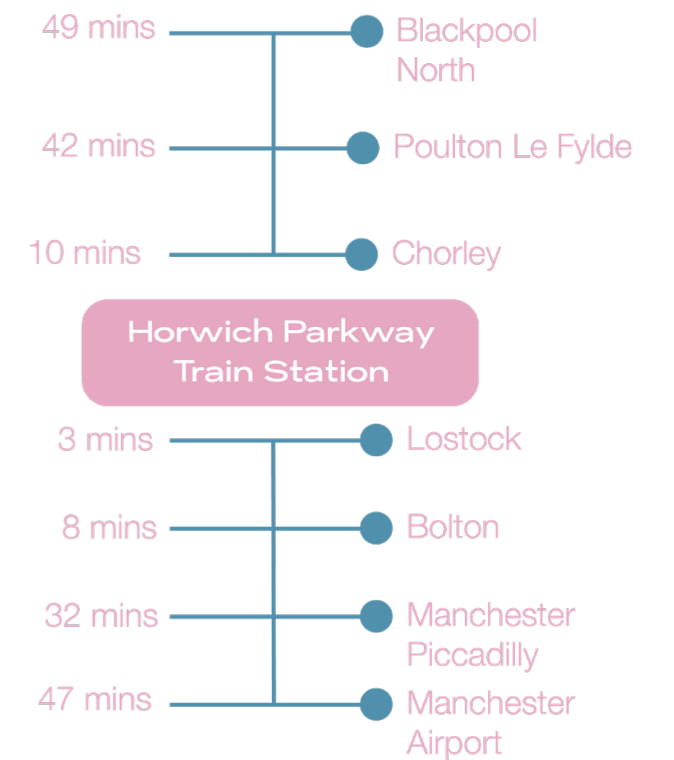
A conveniently located workspace in the heart of the North.



Driving Times



Train Times





Middlebrook Business Park

Middlebrook Retail & Leisure Park

M&S

Vue Cinema

Tesco

Premier Inn

Horwich Parkway

5B Parklands

M61 Junc 6

Multi-storey Car Park

SATNAV : BL6 4SD



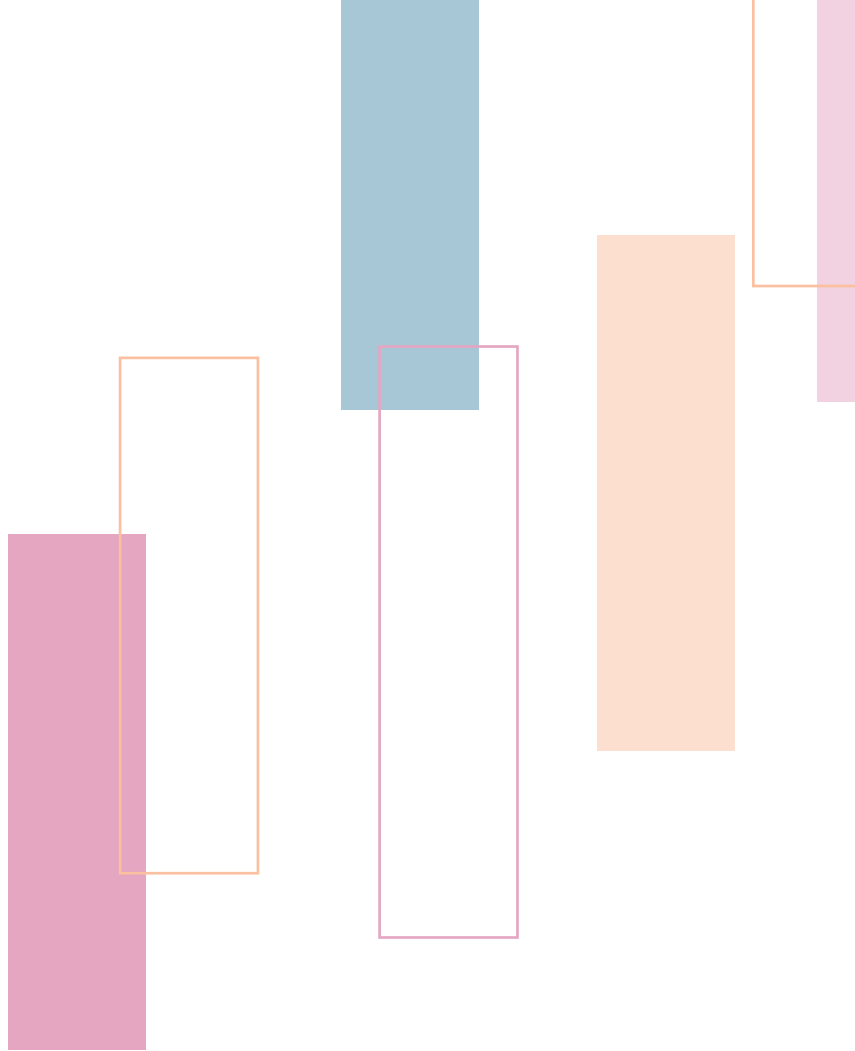
# 06

## Amenities

**5B Parklands** is the ideal place for businesses and people to prosper and grow, where work blends with life and that sought-after balance is achievable. With exceptional shopping, dining and leisure options, Middlebrook Retail Park offers a fulfilled and exciting life outside office hours. The area incorporates hotels, conference, events and sports facilities, as well as two large superstores, and high street brands including M&S, Next, River Island, Decathlon and Boots. After-work dining options include Italian, Asian and Mexican chains, as well as many fast food and coffee outlets, pub restaurants and hotels. With excellent conference and leisure facilities including Vue Cinema and Hollywood Bowl, there's no limit to socialising, connecting and growing.



A unique  
place where  
working and  
living come  
together.



## LET'S START A CONVERSATION

Space available by way of an assignment or sub-lease.  
For further information, or to arrange a viewing, please  
contact the letting agents:

### CONTACTS



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