



**MIDDLEBROOK**

RETAIL PARK  
BOLTON

# TO LET UNIT 12a

8,137 SQ FT UNIT WITH A1 PLANNING

THE LINKWAY, HORWICH, BOLTON, LANCASHIRE BL6 6JA

Now open: **FIVE GUYS**  **TUI** **claire's**



**Orbit**  
Developments

**676,000**  
SQUARE FEET

**40**  
RETAILERS

**13**  
RESTAURANTS

**11.5M**  
SHOPPERS P/A

**3,000**  
PARKING SPACES



# MIDDLEBROOK

*"The UK's largest retail and leisure park."*

Middlebrook is a landmark mixed-use development located at Junction 6 off the M61 motorway. At almost 676,000 sq ft (62,811 sqm) it is the largest retail and leisure destination in the UK, attracting 11.5 million shoppers a year.

Located adjacent to the University of Bolton Stadium, home of Bolton Wanderers FC, the Retail Park includes over 40 retailers, 4 cafés, 13 restaurants, a Hollywood Bowl and is anchored by Next, ASDA, Marks & Spencer and a Vue cinema.

Adjacent to the Retail Park, the development includes a prestigious, modern business park with over 5,500 staff and an extensive residential development of 400 homes. Middlebrook also benefits from its own train station – Horwich Parkway – with direct services between Manchester City Centre, Blackpool, Preston and Manchester Airport. In addition to having free parking for over 3,000 cars, Middlebrook is well served by local bus routes from the surrounding area.

Middlebrook's on-site response centre is manned 24 hours a day, 365 days a year, regularly patrolled by security and monitored by CCTV.



Aspinall Way

Management team office

Jones Homes

Mansell Way

business beds  
DECATHLON  
SCS  
Pais  
SANTAS  
M&S  
ASDA

SPORTS DIRECT.COM  
Unit 12a  
Spears & Vaughan  
TUI  
dobbies

P 3,000 free spaces

sofology  
PACAZZI  
currys PCWorld  
oak furnitureland  
De  
Dreams  
FURNITURE Village  
Tapi carpets  
dfs

home bargains  
KIA  
next

Linkway

ASDA Filling Station  
wagamama  
Bella Italia  
YD!  
Nando's  
wagamama  
CHICKEN

Pizza Hut  
Nam Ploy  
M  
KFC

hollywood bowl  
Clarks O2  
SKECHERS  
FIVE GUYS  
FRIDAYS  
STARBUCKS COFFEE  
vue  
Chopstix  
Card Factory  
TOG24  
RIVER ISLAND  
JD  
TKMAXX

TESCO

De Havilland Way

University of Bolton Stadium  
WHITES HOTEL & EVENTS

Burden Way

USN boltonarena

to Horwich Parkway

to M61 J6

Harvester

e-on

Keoghs

PARKLANDS  
MIDDLEBROOK BOLTON

go.com

RBS



**MIDDLEBROOK**  
RETAIL & LEISURE PARK

*"Over 240,000 shoppers per week at peak trading."*



next

TKmaxx

M&S

Pets  
at Home

O<sub>2</sub>

RIVER ISLAND

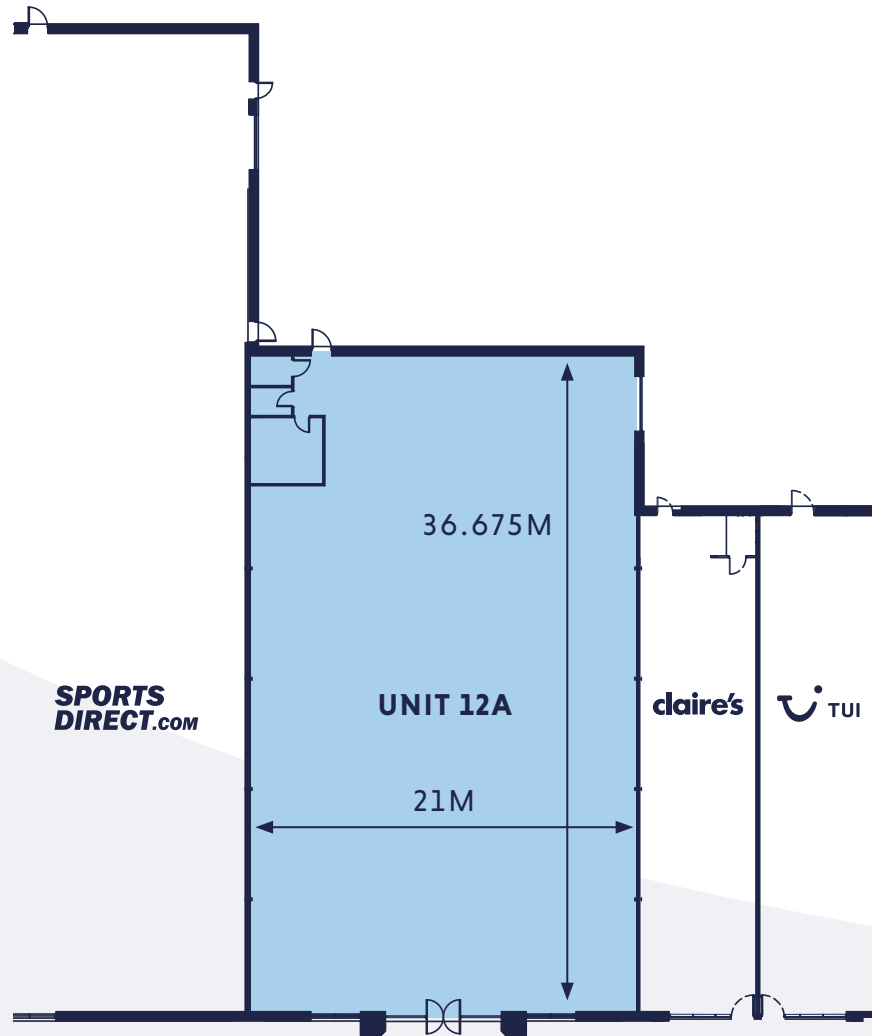
SPORTS  
DIRECT.com

JD

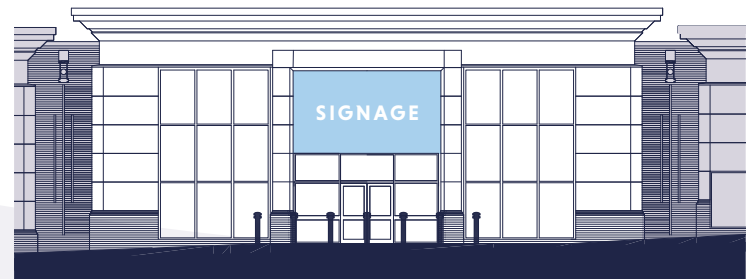
DECATHLON  
.co.uk

Middlebrook Retail Park has a wide catchment drawing in customers from across the North West with shoppers visiting the wide range of shops, restaurants and entertainment on the country's largest Retail Park. Weekday shopping footfall is supported by lunchtime and evening trade from the 5,500 office workers on site, and at weekends Middlebrook has an established reputation as one of the region's top shopping and leisure destinations.

With over 40 stores, a nine screen Vue cinema, Hollywood Bowl and several well-known national restaurant brands the Park's regular trade receives a considerable boost at Bank Holidays, Christmas and Easter as well as throughout the summer and the available unit is well located to take advantage of this additional holiday footfall.



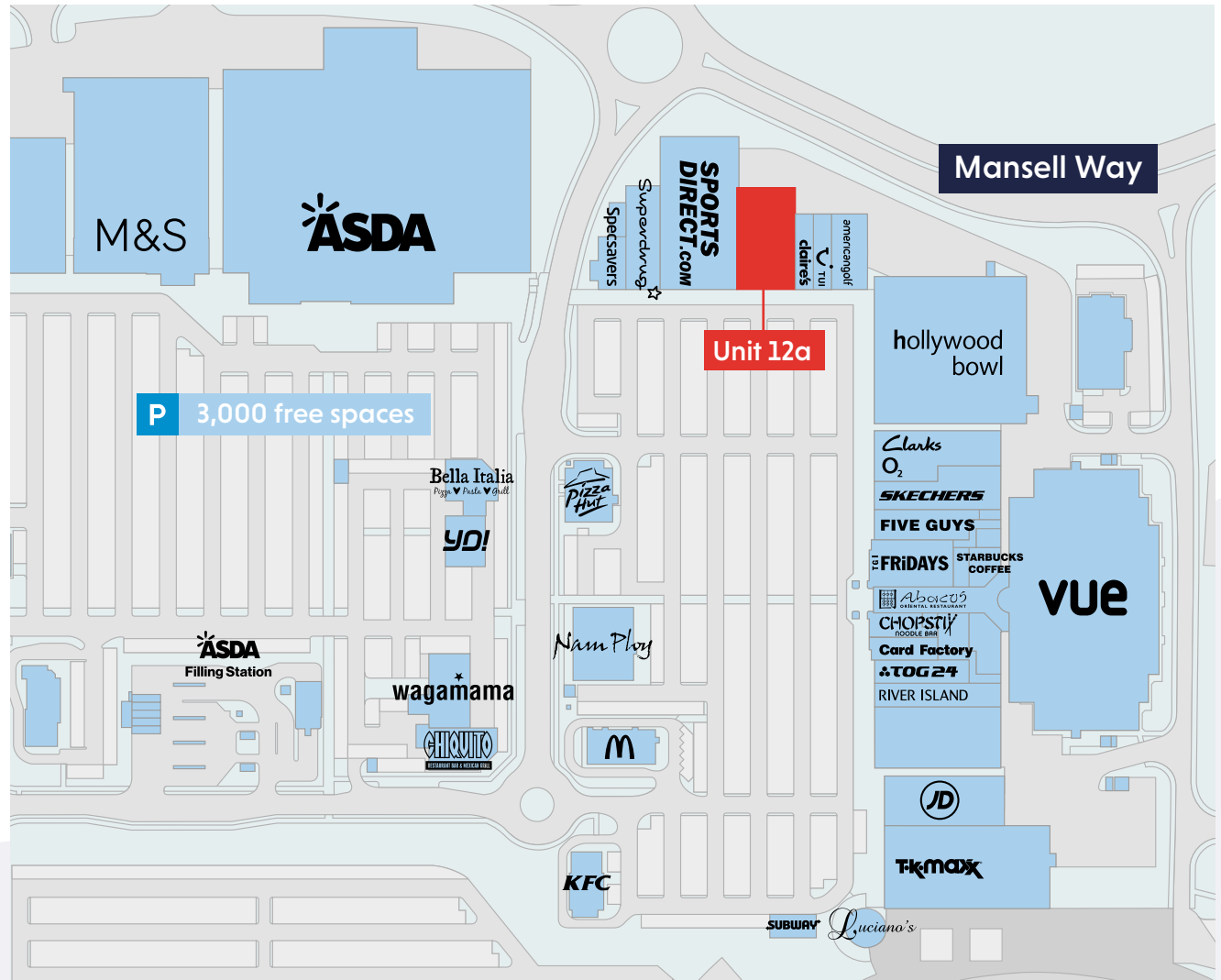
**RETAIL UNIT 8,137 SQ FT**



**FRONT ELEVATION**

# UNIT 12a

- A1 planning consent
- Central high footfall location
- Large visible signage
- Immediately available



Jones Homes

Aspinal Way

Mansell Way

bensons beds

PAGAZZI sofology

DECATHLON

Currys PCWorld oak furnitureland

SCS Pets at Home

SWYERS

Boots

M&S

ASDA

Dreams Furniture Village

Tapi carpets

dfs

CARRS GREGGS COSTA

P 3,000 free spaces

Nando's

Bella Italia

Specsavers

SPORTS DIRECT.com

Unit 12a

TUI claires americangolf

hollywood bowl

O. Clarks

SKECHERS FIVE GUYS

FRIDAYS

STARBUCKS COFFEE

vue

next

KIA

Linkway

home bargains

ASDA Filling Station

YDI

Pizza Hut

wagamama

CHICKEN

Nam Play

McDonald's

KFC

CHOPSTICK

Abaco

Card Factory

TOG24

RIVER ISLAND

SUBWAY

Luciano's

JD

TKMAXX

TESCO



University of Bolton Stadium

WHITES HOTEL EVENTS

Burnden Way

USN boltonarena

to Horwich Parkway to M61 J6

## FASHION

M&S  
TK Maxx  
Next  
JD  
Clarks  
Tog 24  
Sports Direct  
River Island  
Skechers  
Claire's

## HOME FURNISHINGS

Currys PC World  
Dreams  
Pagazzi  
Next  
Homebargains  
Bensons for Beds  
Sofology  
Furniture Village  
Oak Furniture Land  
DFS  
SCS  
Designer Sofas

## OTHER RETAIL

Decathlon  
Boots  
Superdrug  
Asda  
O2  
Card Factory  
Pets at Home  
American Golf  
Smyths Toys  
TUI  
Specsavers

## CAFÉS & RESTAURANTS

TGI Fridays  
Gregg's  
Bella Italia  
Pizza Hut  
KFC  
Luciano's  
Harvester  
Abacus  
Subway  
Carr's Pasties  
YO! Sushi  
Chiquito  
Starbucks  
Nando's  
Wagamama  
Costa  
McDonald's  
Nam Ploy  
Chopstix  
Five Guys

## LEISURE

Hollywood Bowl  
Bolton Arena  
Vue Cinema





**MIDDLEBROOK**  
RETAIL PARK  
BOLTON

- Attracts a high proportion of Affluent Families and Young Professionals
- Comparison goods spend is 2% above the national average
- Draws from a catchment of over 2 million shoppers
- Averages over 1 million shoppers per month





Overall catchment	2.2M
Core catchment	560,000

DRIVETIMES		
Chorley		17 mins
Bolton		18 mins
Wigan		21 mins
Leigh		22 mins
Preston		29 mins
Bury		31 mins
Manchester		33 mins

# LOCATION

Situated approximately 18 miles to the North West of Manchester, Middlebrook enjoys excellent transport links by road and rail. The development is adjacent to Junction 6 of the M61 motorway which extends the Retail Park's catchment area North of Preston and into the regional centres of Manchester and Warrington to the South. This overall catchment area includes a population of almost 2.2M, while the core catchment has a population close to 560,000. The core catchment includes shoppers from Bolton to the East, Chorley to the North, as well as Wigan & Standish to the West.

The Park has its own railway station, Horwich Parkway, with direct services between Blackpool, Preston, Bolton and Manchester City Centre. The site is also well served by regular bus services to many surrounding towns including Bolton, Wigan & Chorley.



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Developments

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**PARK PLACE**  
RETAIL

James Potter 07770 930777

next

TKMAXX

M&S

DECATHLON  
co.uk

O<sub>2</sub>

RIVER ISLAND

SPORTS  
DIRECT.com



Pets  
at Home

SMITHS

HURLEY

americangolf

CARRS  
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FIVE GUYS

Boots

De-  
Designer  
Sofas

claire's

TUI

home bargains

SKECHERS

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