

**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*



HITACHI

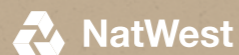


REPRESENT

firstcom eUrope

cowgills

BOND TURNER



Meeting Rooms at Parklands 1A





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



BOOKABLE  
MEETING ROOMS AT  
PARKLANDS 1A



ON-SITE ALLOCATED  
PARKING

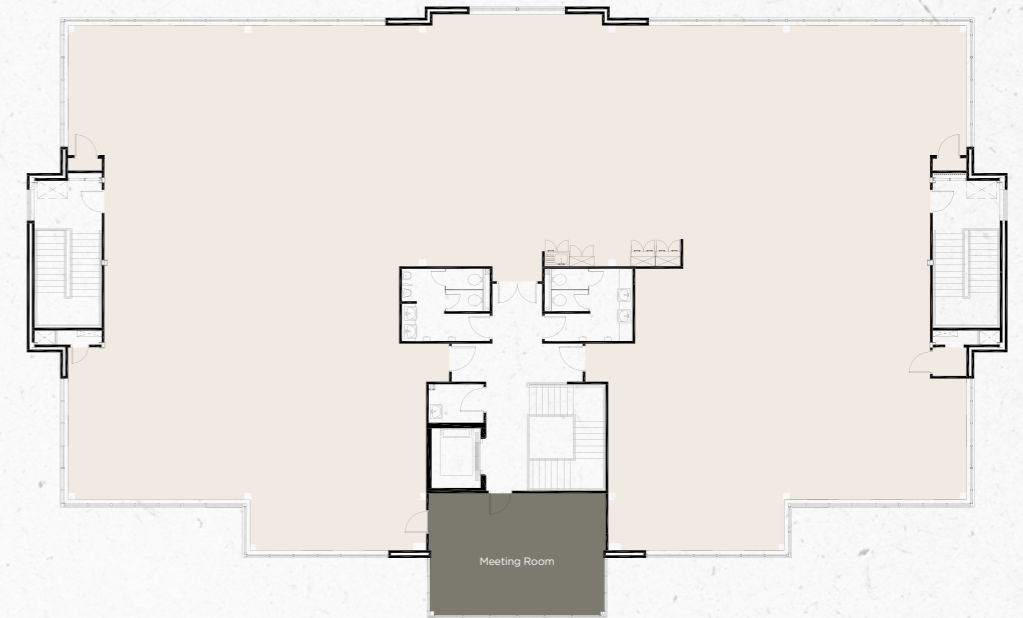




## SECOND FLOOR

**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.**

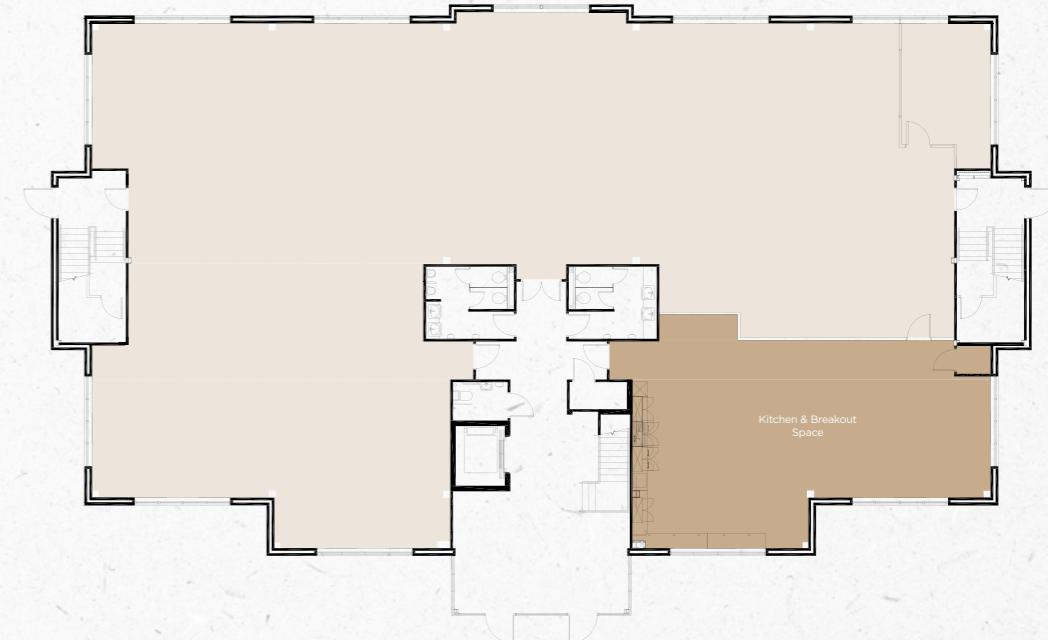


## GROUND FLOOR

**5,536 sq.ft.**

Kitchen & Breakout  
Area

1,175 sq.ft.





M61 (Jct.6)  
**2 min**  
 (1.2 miles)






 **Bolton  
 Town  
 Centre** >


**SATNAV:BL6 6PQ**

## 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.

 <b>WALKING</b>		
Middlebrook Retail Park	6 mins	
Tesco Extra	15 mins	
Toughsheet Community Stadium	15 mins	
Premier Inn Bolton	18 mins	
Horwich Train Station	19 mins	

 <b>MOTORWAY DRIVE TIMES</b>		
A6027	1 mins	
M61	2 mins	
M60	10 mins	
M62	13 mins	
M6	20 mins	

 <b>DRIVE TIMES</b>		
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	

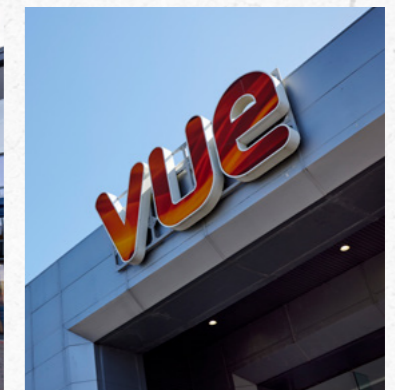


# Middlebrook Retail & Leisure Park

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



Bella Italia



# NG1

NORTHGATE ONE



**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 (O226)