

UNIT 16

# TO LET FUTURA PARK

MIDDLEBROOK BOLTON  
Business Unit with extensive office accommodation



7,250 sq ft (673 sq m)

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### The Complete Business Location

MIDDLEBROOK is a landmark mixed-use development, offering unrivalled opportunities for business, with many well known companies already enjoying the benefits that this location has to offer.

There are a wide range of shops including ASDA and Tesco Extra superstores, M&S, Boots, Next and Argos; restaurants including Pizza Hut, McDonald's, Coast To Coast, Nando's, Frankie & Benny's, Chiquito, Bella Italia, Luciano's, Abacus, Ask Italian and KFC, together with traditional pub restaurants; two petrol filling stations; Bolton Whites and Premier Inn hotels on site, with several others nearby; superb on-site conference and leisure facilities including the Macron Stadium and USN Bolton Arena plus Vue Cinema and Hollywood Bowl.

### Centrally Located

Situated approximately 16 miles to the north west of Manchester, Middlebrook enjoys excellent transport links by road, rail and air.

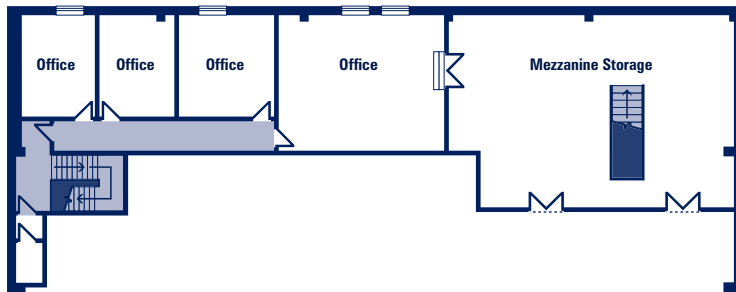
The development is adjacent to Junction 6 of the M61 Motorway and has its own railway station - Horwich Parkway - with direct services between Blackpool, Preston, Bolton, Manchester City Centre and Manchester Airport.

The site is also well served by regular bus services to many surrounding towns, including Bolton, Wigan and Chorley.

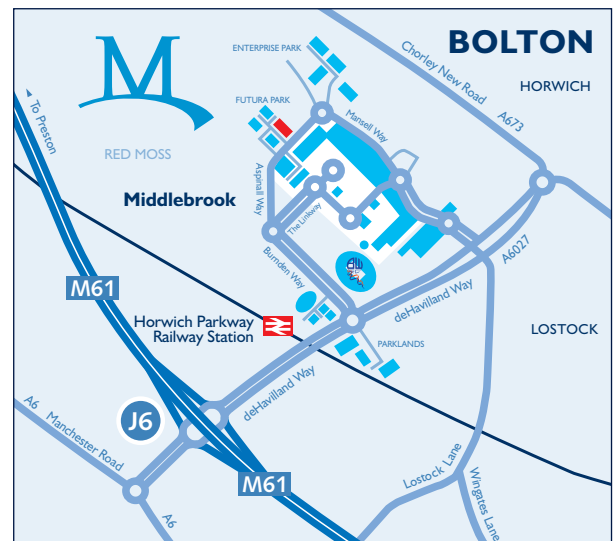
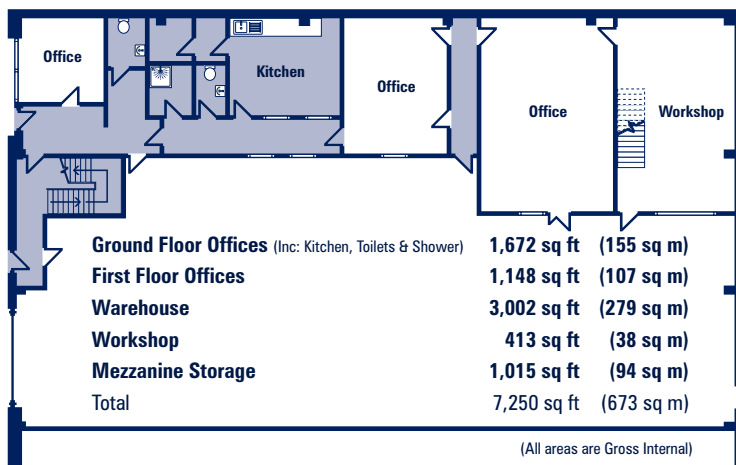
### Specification

- Steel portal frame with 6 metre eaves height
- Large sectional up and over loading door
- High bay lighting to warehouse area
- Gas fired warm air heaters to warehouse area
- 3 phase electricity, gas and water services
- Double glazed entrance screen with electrically operated security shutter
- On-site car parking
- 24-hour access and CCTV site security

First Floor



Ground Floor



All Enquiries: **01204 673100**  
or visit [www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)

**TERMS & CONDITIONS:** The accommodation is available on a new fully repairing and insuring lease for a term of years to be agreed, incorporating rent reviews and service charge recovery provisions.

**DISCLAIMER:** Whilst the statements contained in these particulars are given in good faith and as a general guide to the property, they do not form any part of an offer or contract. Neither the Lessor or their Agents can accept responsibility for them. Interested parties must satisfy themselves by inspection, or otherwise, as to the correctness of these particulars. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales. (0617)