

TO LET Unit 5

Retail units from 1,948 sqft



MIDDLEBROOK
RETAIL PARK
BOLTON

SAT NAV BL6 6JA



Unit 6 let to
TGI FRIDAYS

Orbit
Developments

MIDDLEBROOK

RETAIL PARK
BOLTON



- Almost 650,000 sqft
- 11 million shoppers per year
- 5,500 on-site staff
- 2,800 free parking spaces
- 40 retailers
- 10 restaurants
- Junction 6 off M61

Middlebrook is a landmark mixed-use development located at Junction 6 off the M61 motorway. At almost 650,000 sqft (60,062 sqm) it is the largest retail and leisure destination in the UK, attracting 11 million shoppers a year. Located adjacent to the Macron Stadium, home of Bolton Wanderers FC, the retail park includes over 40 retailers, 4 cafés, 10 restaurants, Hollywood Bowl and is anchored by ASDA, Marks & Spencer and Vue cinema.

The development comprises 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 2,800 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.



Jones Homes

Mansell Way

De Havilland Way

Burden Way

P 2,800 free spaces

Aspinall Way

Linkway

Fashion anchors

next M&S TKMAXX

Supported by

RIVER ISLAND JD Clarks Argos Boots FOOTAZIUM

Foodstore anchor

ASDA

10 restaurants, 4 café's, VUE cinema and Hollywood Bowl

Critical mass of 18 bulky goods units

to Horwich Parkway

to M61 J6

LAURA ASHLEY
sofology
PACAZZI
Currys PCWorld
oak furnitureland
halfords
Dreams
FURNITURE Village
Tapi carpets
dfs

Opening Spring 2018

next
Opening Spring 2018

Opening Spring 2018

Opening Spring 2018

BT BT

HOMEBASE

SCAN

KIA

LAURA ASHLEY
sonax
starplan
HARVEYS
SCS
pets at home
SNYHLS
wilko
Boots
M&S
ASDA

Speakers
poundworld
SPORTS DIRECT.COM
First Choice
easycall
easycall

hollywood bowl

Clarks O2
Poundland
FOOTAZIUM
FRIDAYS
STARBUCKS COFFEE
Unit 5
HURLEY
STOG24
RIVER ISLAND
Argos

vue

TESCO

Bella Italia
ASK ITALIA
PIZZA HUT

COAST & COAST

M

KFC

SUBWAY

Luciano's

COSTA
GREGGS
vodafone

Nando's

ASDA
Filling Station

ASDA

Frankie & Benny's

CHICKEN

Macron Stadium

WHITES
HOTEL & EVENTS

PARKLANDS
MIDDLEBROOK BOLTON

go.com

AXA

Harvester

USN bolton arena

e-on

Keoghs

RBS



next

T.K. maxx

M&S

FOOTAZIUM

O₂

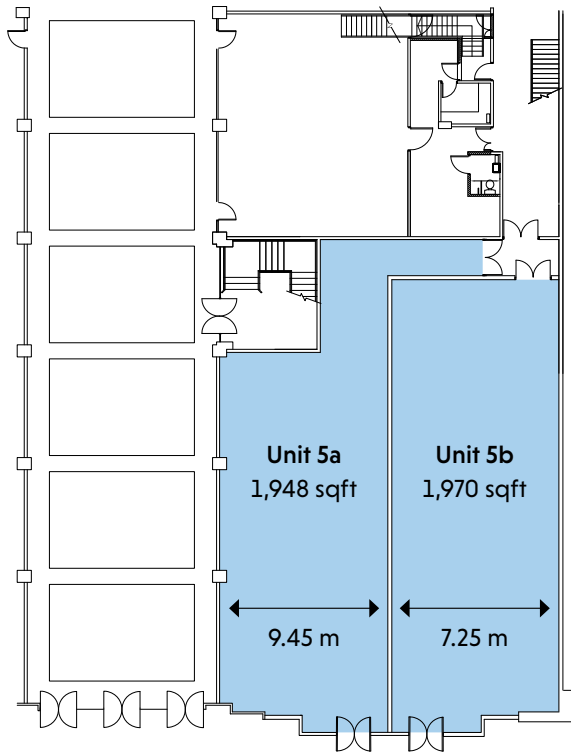
RIVER ISLAND

SPORTS
DIRECT.com

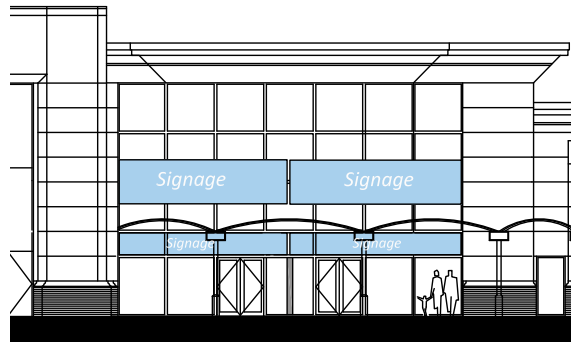
JD

Argos

Middlebrook Retail Park has a wide catchment drawing in customers from across the region. Restaurant turnover on Middlebrook averages from £30k to £35k per week with footfall driven by shoppers visiting the wide range of shops on the country's largest retail park. Shopping footfall is supported by lunchtime trade from the 5,500 office workers on site, and in the evenings and at weekends Middlebrook is already firmly established as a leisure destination with a nine screen Vue cinema, Hollywood Bowl and several well-known national restaurant brands. Regular trade receives a considerable boost at Bank Holidays, Christmas and Easter as well as throughout the summer and the restaurant unit is well located to take advantage of this additional holiday footfall.



Layout plan



Front elevation



Unit 5

Unit 5 occupies one of the busiest locations on the retail park, in the centre of the fashion parade at the entrance to the mall and cinema. Footfall counting by Springboard indicate on average 5,500 customers pass this unit daily, with over 10,000 per day at peak times and weekends.

The units have planning consent for A1 with potential to convert to A3, and will be provided to shell specification.

FASHION & ELECTRICAL

M&S	Specsavers
TK Maxx	Tog 24
Next	Sports Direct
JD	Footasylum
River Island	Clarks
Carphone Warehouse	O2
EE	Vodafone

HOME FURNISHINGS

Laura Ashley	SCS
Dreams	Bensons for Beds
Pagazzi	Sofology
Furniture Village	Currys PC World
Oak Furniture Land	Homebase
DFS	Harveys
Next	Starplan

OTHER RETAIL

Halfords	Poundworld
Argos	Asda
Poundland	Boots
Wilko	

CAFÉS & RESTAURANTS

TGI Fridays	Pizza Hut
Gregg's	KFC
Bella Italia	Luciano's
Ask Italian	Starbucks
Nando's	Subway
Frankie & Benny's	Chiquito
Costa	Harvester
McDonald's	Abacus
Coast to Coast	

LEISURE

Hollywood Bowl	Bolton Arena
Vue Cinema	American Golf
First Choice	Smyths
Pets at Home	

Overall catchment 2.2M
Core catchment 560,000

DRIVETIME

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



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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(4) Prices and rents quoted in these particulars maybe subject to VAT in addition. September 2017. Bella Design & Marketing www.belladesign.co.uk