

TO LET GRADE A OFFICES
10,440 to 42,085 sq ft
Extensive Car Parking



lofthouse

Middlebrook, Bolton BL6 6JW

lofthousebolton.co.uk



Set within Bolton University Stadium, Lofthouse provides up to 42,085 sq ft of Grade A, soon to be refurbished offices, arranged over three levels with unique views across the football pitch and surrounding environment.

With its imposing façade, Lofthouse benefits from ample parking, access to a full range of amenities and excellent connectivity. Recently refurbished to a high standard and to reflect changes to work practice, each floor can provide a mixture of open plan space, meeting rooms, break out areas and kitchen. Whilst the offices are an integral part of the stadium, space can be let in suites from 10,440 sq ft net to the entire three floors.





Proposed Ground Floor Reception
& Communal Business Hub



Once refurbished, Lofthouse will benefit from the ability to be fitted to match occupiers specific requirements.



Led Lighting



233 Car parking spaces with further spaces available on licence (ratio of 1 space per 186 sq ft)
- EV chargers can be provided



Air Conditioning



Male, female, disabled WC's and showers at every level.



Reception /Business lounge



Suspended/exposed services



Secure bike facility



Passenger Lift



24/7 Security

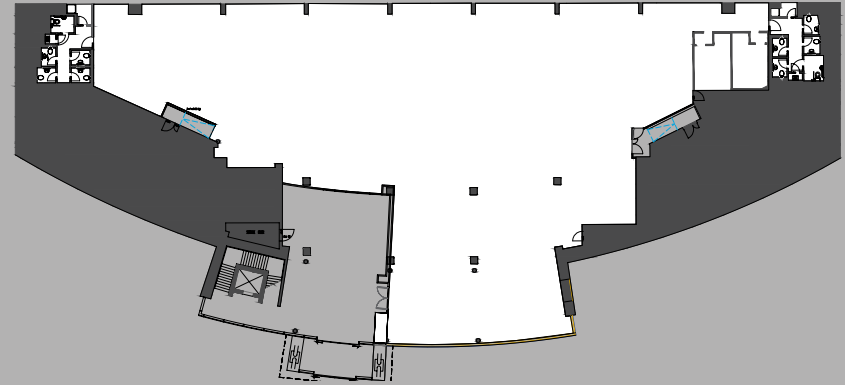


Raised Floors

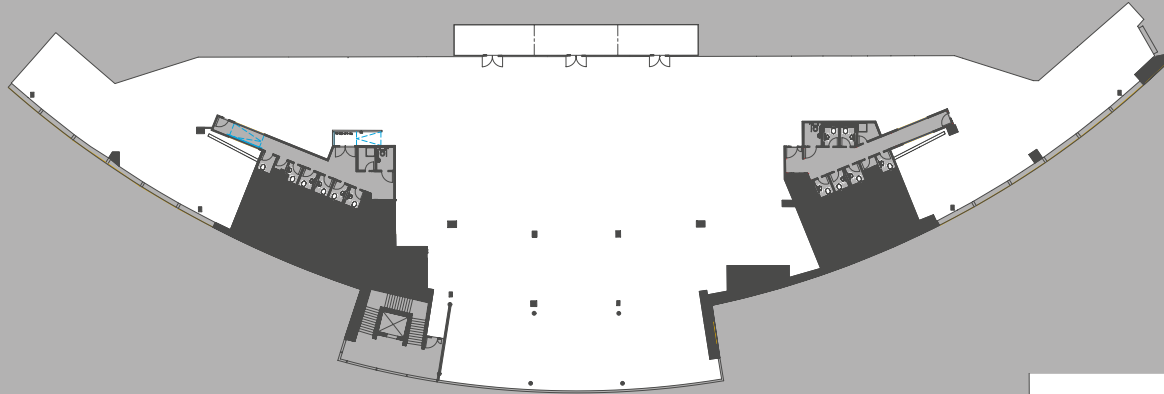


Floor	Area size (NIA Approx)		Height (slab to slab)
	sq ft	sq m	
Ground Floor	10,440 sq ft	970 sq m	4.7m
First Floor	15,661 sq ft	1,455 sq m	4.4m
Second Floor	15,984 sq ft	1,485 sq m	5m
Total	42,085 sq ft	3,910 sq m	

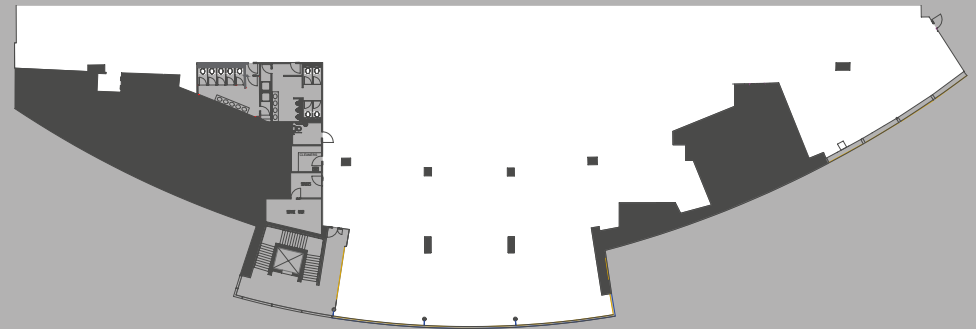
Ground Floor



First Floor



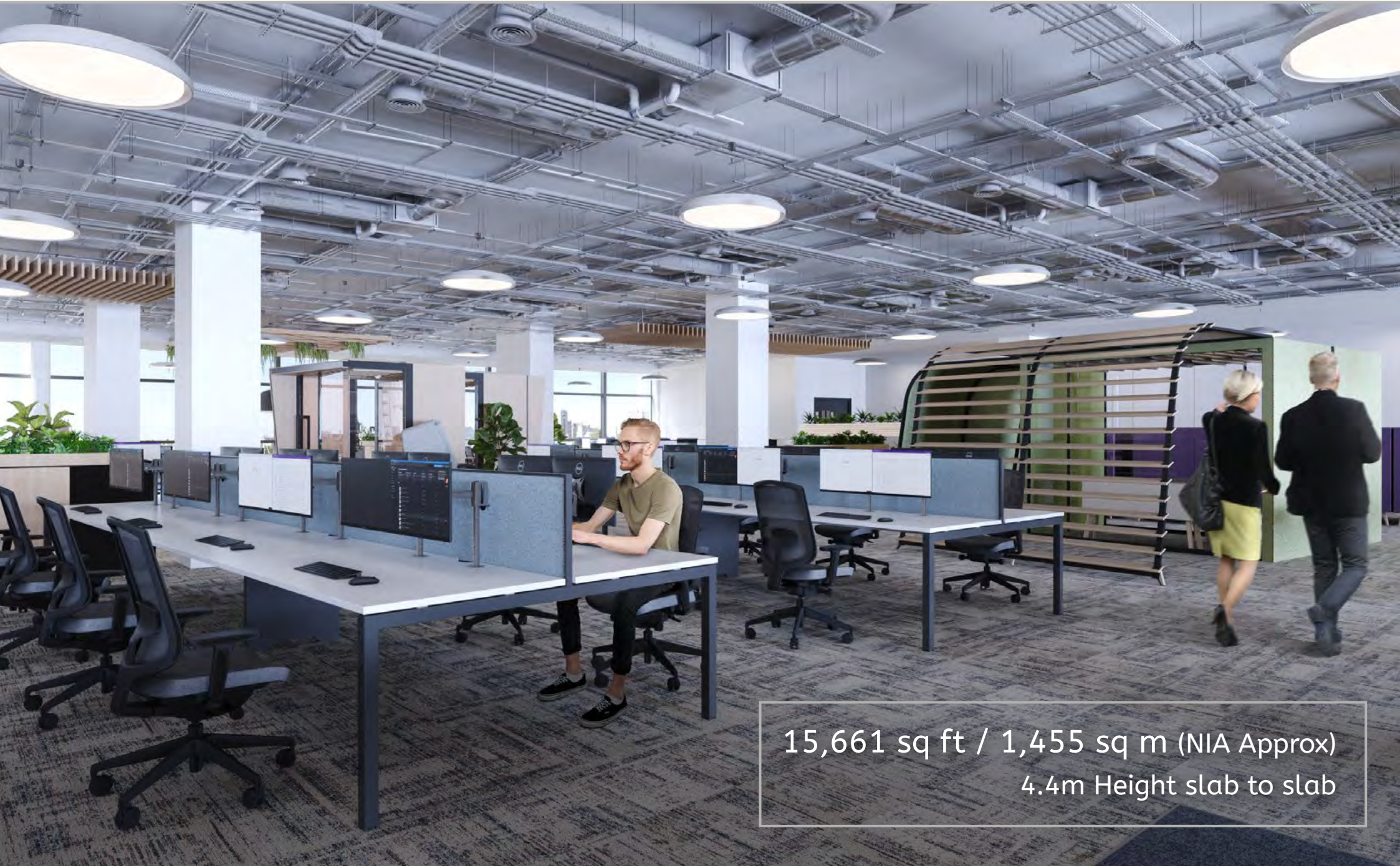
Second Floor



Total Floor Area

42,085 sq ft / 3,910 sq m

(NIA Approx)

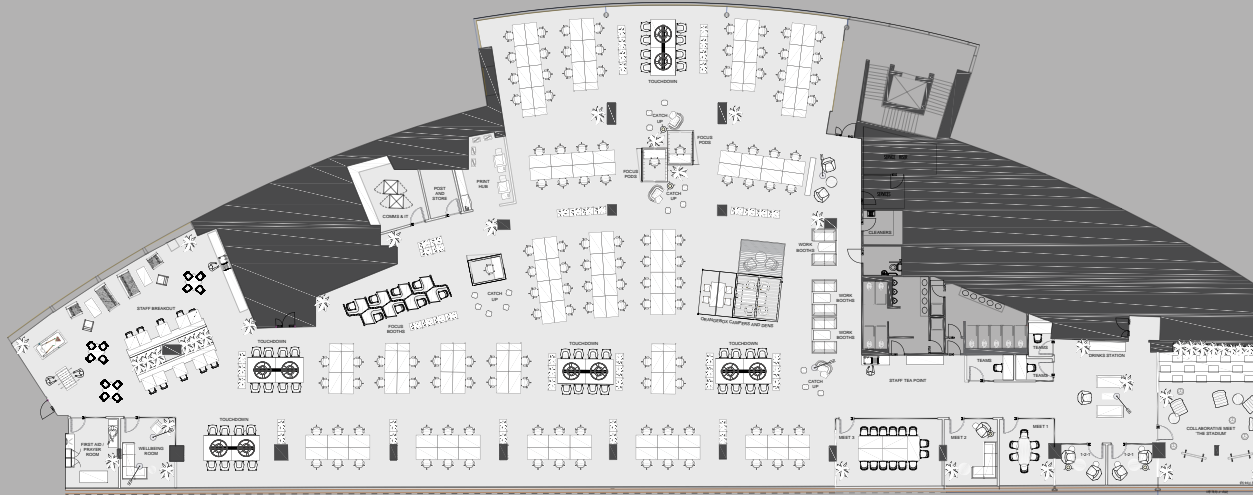


15,661 sq ft / 1,455 sq m (NIA Approx)
4.4m Height slab to slab



15,984 sq ft / 1,485 sq m (NIA Approx)
5m Height slab to slab

Design your perfect workplace - Illustrative Space Plan 2nd Floor



Occupancy: 158 people (up to 195)
Density: 9.0 sq m (down to 7.5 sq m)

Open Plan

- 118 x Fixed Workstation positions
- 40 x Touchdown positions
- 8 x Semi private Focus Pod positions
- 3 x Private focus pod positions
- 3 x 4 person Work/Meet Booths
- 4 x 4-5 person open collaborative spaces
- 2 x 4 person semi private meet
- 2 person semi private meet

Meeting Suite

- 3 x 1 person teams/skype room
- 14 person meeting room
- 5-6 person meeting lounge
- 6 person meeting room
- 2 x 1-2-1 meeting room
- 20 -30 person collaborative meeting room
- Open meeting space for 4-5
- Tea/Coffee Area

Various Ancillary Areas

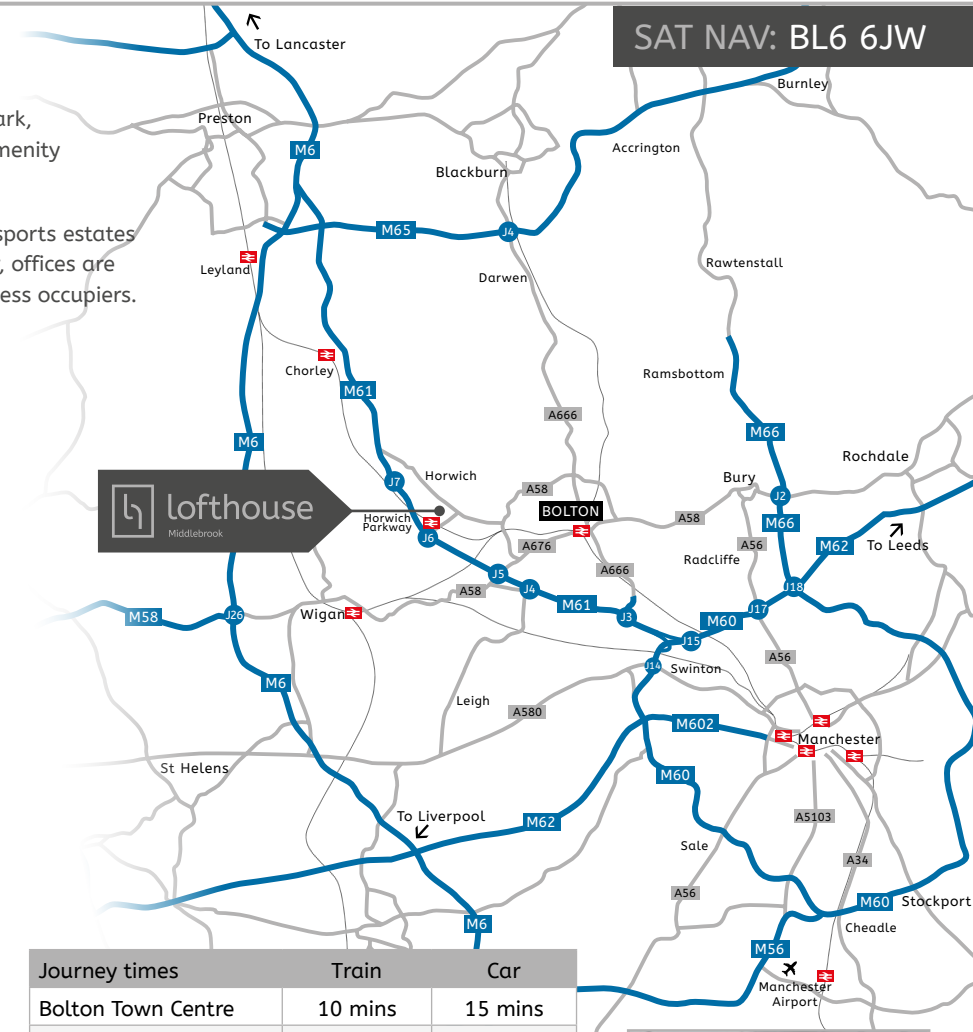
- Waiting Area
- First Aid/ Prayer Room
- Wellbeing Room
- Comms/IT Room
- Post/Store room
- Large print hub
- Tea point
- Tea Point/ Breakout space



Situated 16 miles out of Manchester City Centre, Bolton Stadium was built in 1997 as an integral part of the regeneration of Horwich and Middlebrook. As such, it is strategically positioned close to J6 of the M61 providing excellent connections to regional and national motorways. Horwich train station is a few minutes walk from Lofthouse with direct trains to Manchester City Centre and the airport.

Located at the heart of Middlebrook Retail Park, Lofthouse benefits from a diverse range of amenity on its doorstep.

As one of the UK's largest retail, leisure and sports estates attracting over 12.5 million people each year, offices are well placed to attract a wide variety of business occupiers.



Journey times	Train	Car
Bolton Town Centre	10 mins	15 mins
Manchester City Centre	30 mins	23 mins
Manchester Airport	36 mins	26 mins
Preston	23 mins	27 mins
Liverpool	1 hr 40 mins	52 mins
Leeds	1 hr 45 mins	58 mins
Birmingham	2 hr 7 mins	1 hr 56 mins
London	2 hr 55 mins	4hr 14 mins
Glasgow	3 hr 5 mins	3 hr 8 mins





Manchester & South
←

M61
Jct.6

→
Preston & M6 North

←
Bolton Town Centre

lofthouse
Middlebrook







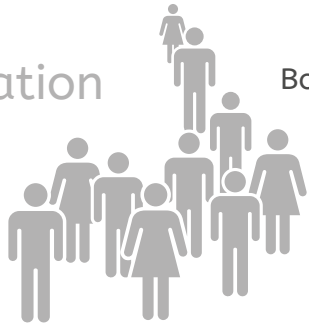






St Joseph's High School

Population



Bolton Borough
Population
c.285,400



Bolton Borough projected population
c.309,737 by 2040

6,400
full time college and
university students



61% of
population
is of
working age



Economy



GVA
£17,209
per head



Key sectors: Finance/Insurance,
Professional Services, ICT, Logistics,
Retail, Leisure, Health,
Manufacturing, Education

Average house price
£161,730



Average salary
£26,255



Culture



Over £11m
investment by
the Council in the
Octagon Theatre



Home to Bolton Wanderers FC,
one of the oldest football clubs
in the world

Annual Bolton Food and Drink Festival
attracted 400,000 visitors in 2019



New Egyptology Gallery
at Bolton Museum

Connectivity



30 minute train journey to
Manchester City Centre

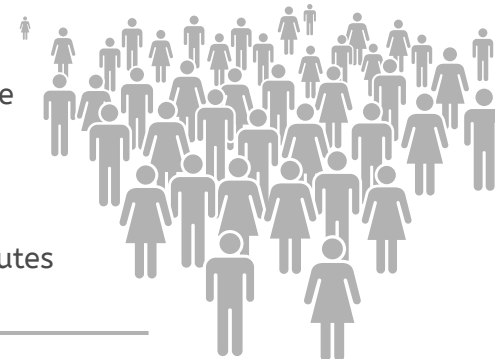
20 miles
from
Manchester
Airport



Access to the M61,
M60, M62 and M6

2nd highest
employee base
in Greater
Manchester

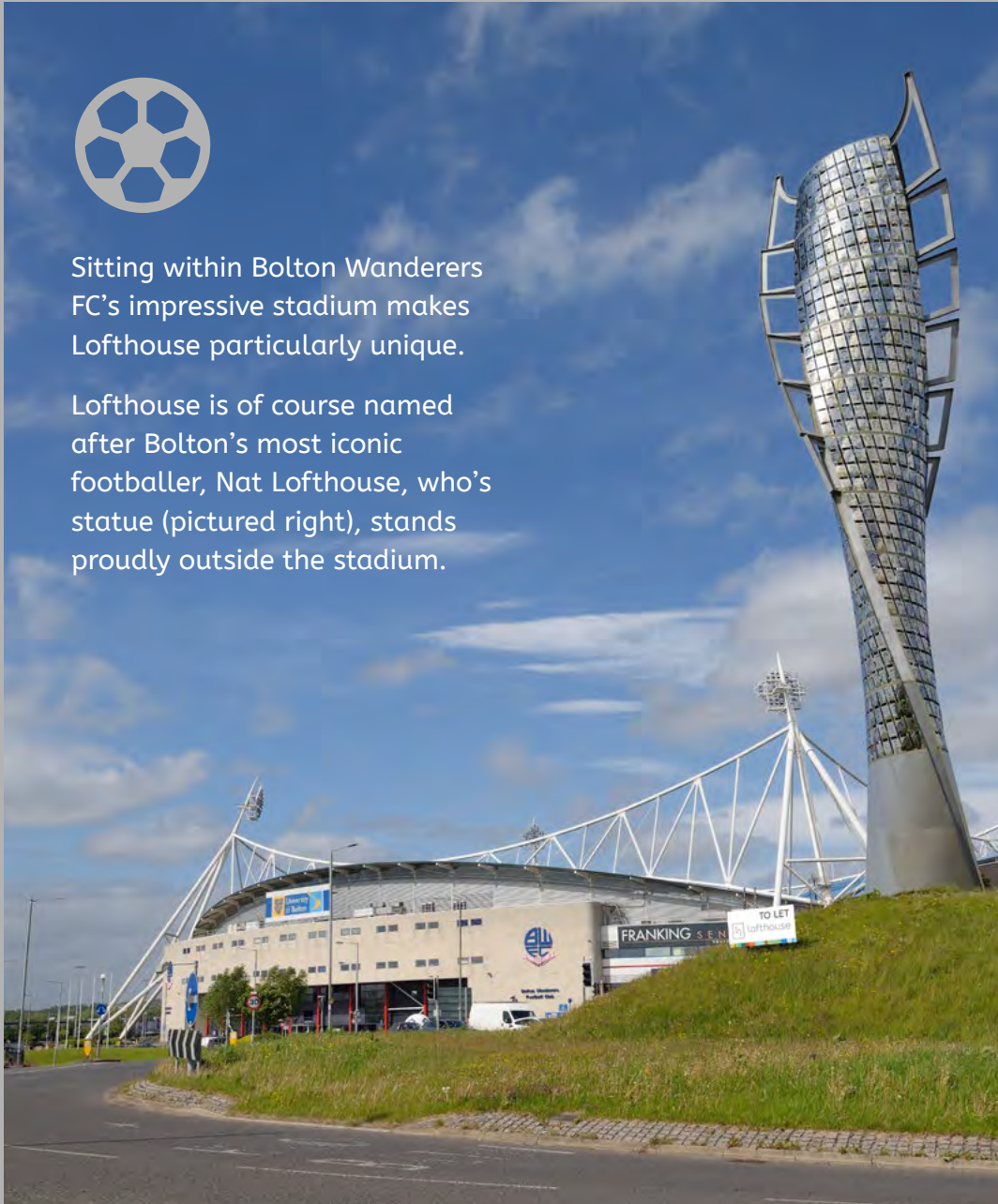
1 million
people live
within 45 minutes





Sitting within Bolton Wanderers FC's impressive stadium makes Lofthouse particularly unique.

Lofthouse is of course named after Bolton's most iconic footballer, Nat Lofthouse, who's statue (pictured right), stands proudly outside the stadium.



Rateable Value

Ground floor RV- £100,658
First Floor RV- £136,004
Second Floor RV- £133,465

Interested parties are advised to make their own enquiries with the local authority.

Terms

Quoting terms, rents and running costs are available upon application to the joint letting agents below.

EPC

EPC C. Valid until 2032. A certificate can be made available.

For further information or to book an inspection please contact:

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