



# Atria

Spa Road, Bolton BL1 4AG

bruntwood





# Make an impression

Situated close to Bolton town centre, Atria provides high quality office space with excellent transport links.

This characterful building features a fullyglazed central atrium which has recently had a full refurbishment. The space is flooded with natural light and offers a creative and welcoming area that includes a range of useful spaces, including hot desk options for individuals and groups, private working locations, informal meeting spaces and an event area.

The networking hub and break-out space also features a casual seating area to encourage customers to work collaboratively and a drinks station, where everyone can enjoy free tea and coffee while they work.

Atria benefits from on-site parking and a range of meeting rooms which are available to hire at a discounted rate for Bruntwood customers. There is also a dedicated customer service team who are on hand to welcome your visitors and provide all the support you may need.

## Key features:

Air-conditioning

24-hour access

Lift access

DDA-compliant access

Raised-access flooring

Bicycle storage

On-site customer service

team Open-plan suites

On-site meeting rooms

Showers

Natural light

Superfast internet



Brand new  
community hub



Car parking  
available

# What's on offer?

Whether you're looking for a small all-inclusive office with a short term lease or a large suite where you can really make your mark, we can create a space that works for you.

## Leased

Lay the foundations for success and make your space your own with a Bruntwood leased office. Our flexible leases in landmark office buildings help you to choose the strategy that's right for your organisation. A leased office is perfect choice for the organisation that likes to take full control from the design and fit-out to your additional operational services.

### Ideal for:

Companies of any size that want to design and manage their own unique office space.

### What's included:

Run your office your way with the flexibility to add on an optional design and fit-out from Bruntwood Private office

24/7 building access

Discount on Bruntwood meeting room bookings











# Creating places for business success

At Atria we can accommodate a variety of business sizes.

With the help of our project management service we're able to help design and maximise your space, ensuring you have an office that's suited to your specific requirements.

You can also personalise the space with company branding, creating an office that reflects your business. Our in-house teams provide you with a one-stop shop for your property management needs, allowing you to feel confident that the service delivered will always be of the highest quality.

From day to day property management to large scale building improvements, we can offer a full range of services.

With the concentration and variety of our office portfolio across the Manchester region signing up for a lease with us also gives your business a greater degree of flexibility.

Should your needs change over time; we're more than happy to move you to other offices in Atria or our portfolio, all within the terms of your existing lease.





# Blank canvas

With our Made & Managed product we take the hassle out of managing your office and let you put the focus back onto running your business.

We design, create and fully manage your offices, all for a single monthly fee. You select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work.

We help you manage these costs so that you don't have a huge upfront investment to get your office up and running.

Here's some we made earlier...





# Example full floor space plan

Here's an example of a full floor workspace, this can be completely redesigned to suit you.

Number of private offices	8
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Number of breakout spaces	8
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Number of meeting rooms	7
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26,500

Office space  
available in sq ft



309

Workstations





# Meet the neighbours

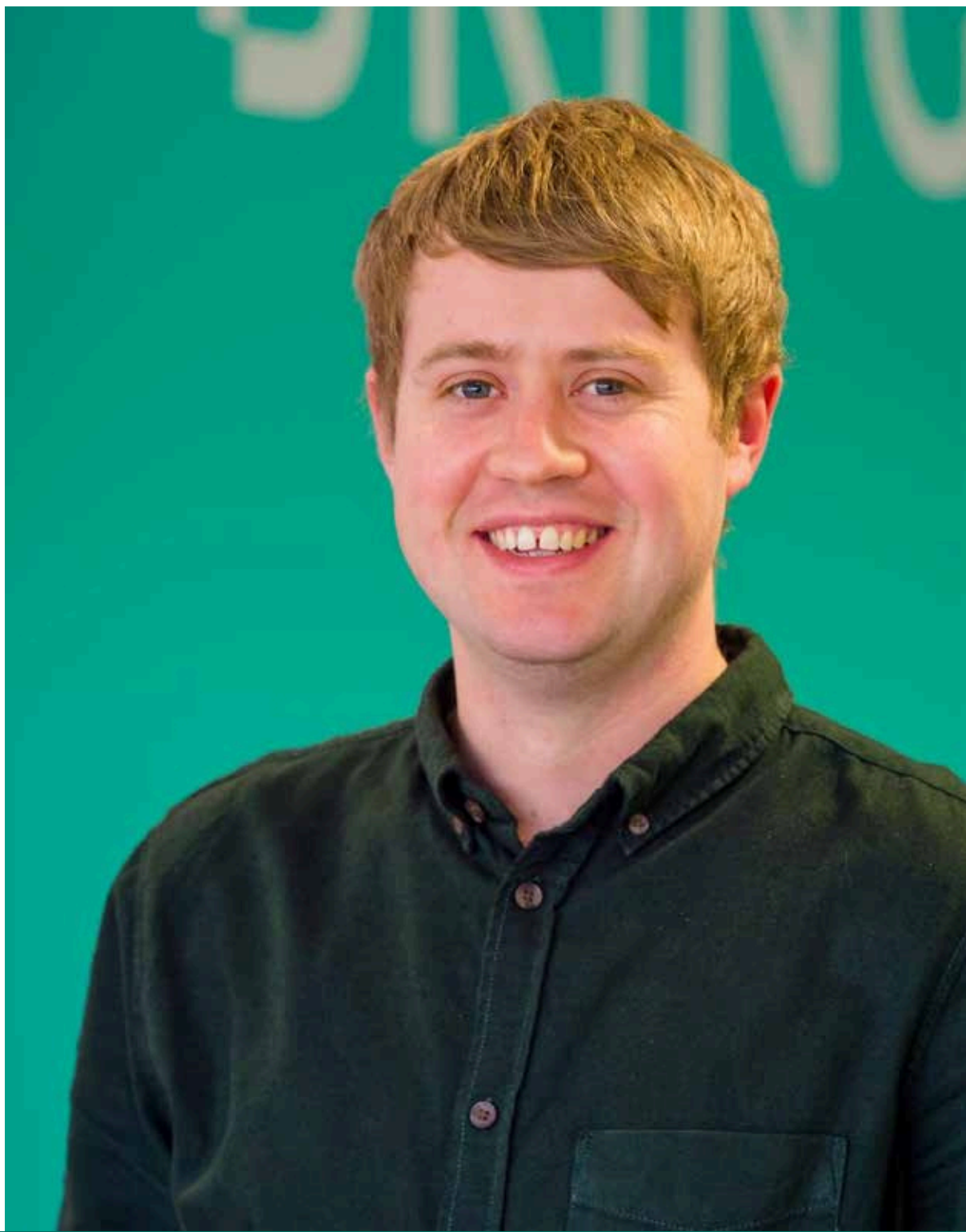
Bring Digital is an online marketing agency providing a range of services including SEO, PPC, design and development. When relocating the head office to Atria, it was important, as a creative company, that the space was vibrant to reflect this.

“The office itself is really light and airy and there is plenty of space for the team to hold brainstorming sessions and be creative which is really important in our industry. The building itself is also in great location for our business with easy transport links for those who travel in on the train or by car.”

– Tom Rosillo, Brand Manager at Bring Digital



“The building itself is also  
in great location for  
our business”







# Working in Bolton

Bolton town centre is just a short walk from Atria where staff will find a great selection of shops, bars and leisure facilities. Market Place, Bolton's main shopping centre houses a variety of high street stores including Debenhams, Marks and Spencer and Boots.



**10 mins**

Drive to the M61



**15 mins**

Walk to Bolton railway station

**5 min**



Walk to Bolton town centre

The restaurants in the local area offer a range of cuisines from Thai to Mexican and are ideal for entertaining staff and clients.

Atria is well connected with just a short drive

to

the M61 motorway and St. Peter's Way (A666) which provide direct access to the national motorway network.

The building is also well served by public transport; just a 15 minute walk from Bolton railway station.





RIVER CROAL

VICTORIA  
SQUARE

BOLTON

Spa Road



Atria

Gas Street

Moor Lane

Deane Road

Trinity Street

College Way

Derby Street



Location search

**BL1 4AG**

- 1 Queen's Park
- 2 Bolton Market
- 3 Octagon Theatre
- 4 Bolton Town Hall
- 5 University of Bolton
- 6 Bolton Shopping
- Park 7 Crompton Place Shopping Centre

# The bruntwood Collective

We know that a lot of your time is spent at work, so you want to make sure you're working from a stimulating and collaborative space.

And you don't just need that from your day-to-day office base. It can be the spaces, the buildings and the places around you. We can connect you to people and businesses throughout your building, your city and beyond.

We're creating vibrant communities across our buildings for you to join and enjoy; helping you, your colleagues and your business to thrive.

Take part in a wellbeing workshop or yoga class, devour some tasty treats at a FIKA for a midday pick me up, or immerse yourself in the lively city around you with access to innovative arts performances. We've got an extensive events programme providing business support and connecting you to like-minded organisations within our wide network across Manchester, Cheshire, Leeds, Liverpool and Birmingham.

And it's simple to join. You can access all of this and more through The Bruntwood Collective digital community.

## The Bruntwood Collective

The Bruntwood Collective is your exclusive online gateway that enables you to connect and collaborate with the community within your building and up to 50,000 customers across the entire Bruntwood group.

By signing up, you'll be able to meet a network of innovative and interesting people, seek opportunities to support you and your business, explore events taking place across all our regions and get access to experiences and competitions across the north and the midlands.

## Meet - People

Expand your network by starting a conversation with people from all types of businesses and backgrounds. You never know where your new connections could take you.

## Seek - Opportunities

You won't have to look far to find businesses and people who will be interested in your work and keen to collaborate. The help and support you need to grow and succeed could be just around the corner.

## Explore - Events

There's a world of opportunity right outside your workspace and it's ready to be explored. Join a creative workshop, learn a new skill, or build your network to help grow your business. Go and see what's happening in your city and beyond.

## Thrive - Together

Download the app on iOS and Android stores by searching 'Bruntwood', or visiting [collective.bruntwood.co.uk](https://collective.bruntwood.co.uk)

Join now at: [collective.bruntwood.co.uk](https://collective.bruntwood.co.uk)

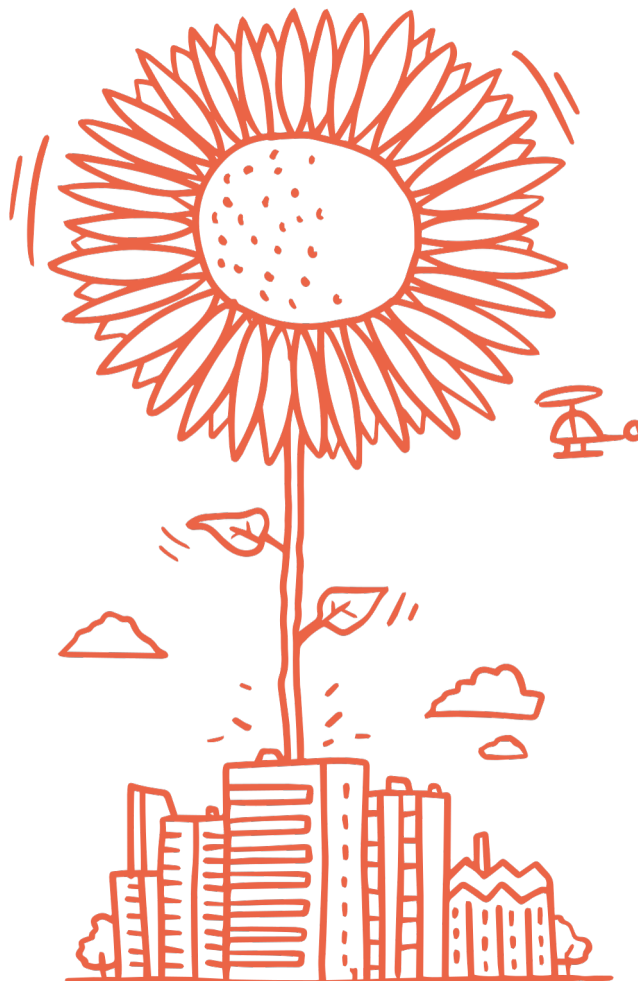




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# Creating Thriving Cities



A family-owned and run business, Bruntwood has been in existence for over 40 years, with a single-minded focus on creating the right places and spaces for businesses of all shapes and sizes to flourish. Whether it's a single desk for a day, or a whole building for 25 years, Bruntwood prides itself on not just meeting but exceeding its customers' needs.

With an unrivalled track record in developing and managing properties across the UK's regional cities, Bruntwood believes in acting as your property partner, not your landlord. Flexibility, sustainability and leaving places better than we find them are all part of our core values.

Everywhere we operate you will find that Bruntwood is always actively involved in the life and wellbeing of our communities. Every year, we contribute 10% of our profits to charitable causes, from sponsoring and encouraging cultural activity to supporting programmes that help people of all ages get more out of life.

Our philosophy is simple: for our business to be a success we need our customers to be successful and the cities where we operate to be successful too. That's why we're good people to do business with.



1.8m

Sq ft of  
development  
planned 2017-2020



£1.01bn

Value  
Bruntwood  
portfolio



£1.5bn

Gross value of  
development pipeline



8.6m

Total ownership in sq ft



3,017

Total number of customers



4.1m

Total sq ft in  
Manchester city centre



“Everything we do relates  
back to our core purpose:  
Creating Thriving Cities.”

– Chris Oglesby





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For more information  
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[bruntwood.co.uk](http://bruntwood.co.uk)

**CBRE**



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