

A new industrial /
distribution development
73,239 – 137,206 sq ft
available now



HORIZON 29
J29(A) M1 — S44 6AE

A DEVELOPMENT BY

EQUATION
PROPERTIES

ALMCOR®

 **BGO**

 **st francis group**

Horizon 29
Buttermilk Lane
Bolsover
Chesterfield
S44 6AE



ADVANCED

Horizon 29 is a new industrial/distribution development located in Bolsover, Derbyshire. The scheme is strategically located with the M1 J29(A) only 1 mile away providing excellent access to the UK's national motorway network between Sheffield and Nottingham.



PRIME LOCATION

Prominent motorway presence situated on Junction 29A of the M1.



FUTURE PROOF

BREEAM 'Excellent', EPC A, Substantial Green Infrastructure.



LABOUR

Excellent local labour pool with 739,707 economically active population with a 30 minute drive.



ESTATE

Enhanced landscaped private estate with secured fencing and independent gates.



FUTURE PROOF

EV charging points to future proof occupiers ongoing requirements and occupational needs.

INSPIRED BY NATURE

The development site extends to 53 acres and offers a variety of unit sizes ranging from 73,239 – 137,206 SQ FT within two separate phases and totalling over 1.1m SQ FT – Phase 1 is available now and Phase 2 will be coming soon. Horizon 29 is an outstanding development for a diverse range of businesses seeking to optimise their distribution network in the East Midlands and to the rest of the UK.

PHASE 1A

UNIT 1
73,239 SQ FT

UNIT 2
133,614 SQ FT

UNIT 3
152,062 SQ FT

PHASE 1B

UNIT 4
105,584 SQ FT

UNIT 5
137,206 SQ FT

WOLSELEY

UNIT 3 **LET**

PHASE 1A
AVAILABLE NOW

UNIT 1

UNIT 2

**LET TO
PEAK PHARMACY**

UNIT 4 **LET**

PHASE 1B
AVAILABLE NOW

UNIT 5



ACCOMMODATION OVERVIEW

PHASE 1A

UNIT 1
73,239 SQ.FT

UNIT 2
133,614 SQ.FT

UNIT 3
152,062 SQ.FT

PHASE 1B

UNIT 4
105,584 SQ.FT

UNIT 5
137,206 SQ.FT

PHASE 2
AVAILABLE Q4 2024

PHASE 1A
AVAILABLE NOW

PHASE 1B
AVAILABLE NOW

LET
WOLSELEY

UNIT 3

UNIT 2

UNIT 1

UNIT 4 LET

UNIT 5



PHASE 1A AVAILABLE NOW

TOTAL AREA GIA SQ FT
358,915



WAREHOUSE

- 50 kN/m² Floor Loading
- EPC A Rating
- BREEAM 'Excellent' Rating
- 15% Roof Lights to Warehouse

OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception

EXTERNAL

- 50M Yard Depth
- Secured Entrances Independent Gates
- EV Parking Bays
- Perimeter Paladin Estate Fencing

UNIT 1	SQ.FT	HAUNCH HEIGHT (M)
WAREHOUSE AREA	69,751	10
OFFICE (INCL. GF CORE)	3,488	2
TOTAL AREA GIA	73,239	12

UNIT 2	SQ.FT	HAUNCH HEIGHT (M)
WAREHOUSE AREA	127,228	2
OFFICE (INCL. GF CORE)	6,386	6
TOTAL AREA GIA	133,614	22

UNIT 3	SQ.FT	HAUNCH HEIGHT (M)
WAREHOUSE AREA	137,703	2
OFFICE (INCL. GF CORE)	14,358	2
TOTAL AREA GIA	152,062	12

LEVEL ACCESS LOADING DOORS	3
LOADING DOCKS	16
EURO DOCKS	2
HGV PARKING	38
CAR PARKING SPACES	213
ELECTRIC CAR CHARGING POINTS	43
YARD DEPTH (M)	50
FLOOR LOADING (KN/m ²)	50
POWER SUPPLY (kVa)	900

PHASE 1A
AVAILABLE NOW
TOTAL AREA GIA SQ FT
358,915

UNIT 1

UNIT 2

WOLSELEY

UNIT 3 LET



PHASE 2

EQ EQ





PHASE 1B

AVAILABLE NOW

TOTAL AREA GIA SQ FT
242,790

WAREHOUSE

- 50 kN/m² Floor Loading
- EPC A Rating
- BREEAM 'Excellent' Rating
- 15% Roof Lights to Warehouse

OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception

EXTERNAL

- 50M Yard Depth
- Secured Entrances Independent Gates
- EV Parking Bays
- Perimeter Paladin Estate Fencing



UNIT 4	SQ FT	HAUNCH HEIGHT (M)	12
WAREHOUSE AREA	100,508	LEVEL ACCESS LOADING DOORS	2
		LOADING DOCKS	9
OFFICE (INCL. GF CORE)	5,076	EURO DOCKS	1
		HGV PARKING	21
TOTAL AREA GIA	105,584	CAR PARKING SPACES	88
		ELECTRIC CAR CHARGING POINTS	18
		YARD DEPTH (M)	50
		FLOOR LOADING (KN/m ²)	50
		POWER SUPPLY (kVa)	550

UNIT 5	SQ FT	HAUNCH HEIGHT (M)	12.5
WAREHOUSE AREA	130,330	LEVEL ACCESS LOADING DOORS	2
		LOADING DOCKS	13
OFFICE (INCL. GF CORE)	6,876	EURO DOCKS	1
		HGV PARKING	21
TOTAL AREA GIA	137,206	CAR PARKING SPACES	111
		ELECTRIC CAR CHARGING POINTS	22
		YARD DEPTH (M)	50
		FLOOR LOADING (KN/m ²)	50
		POWER SUPPLY (kVa)	700

PHASE 1B
AVAILABLE NOW
TOTAL AREA GIA SQ FT
242,790

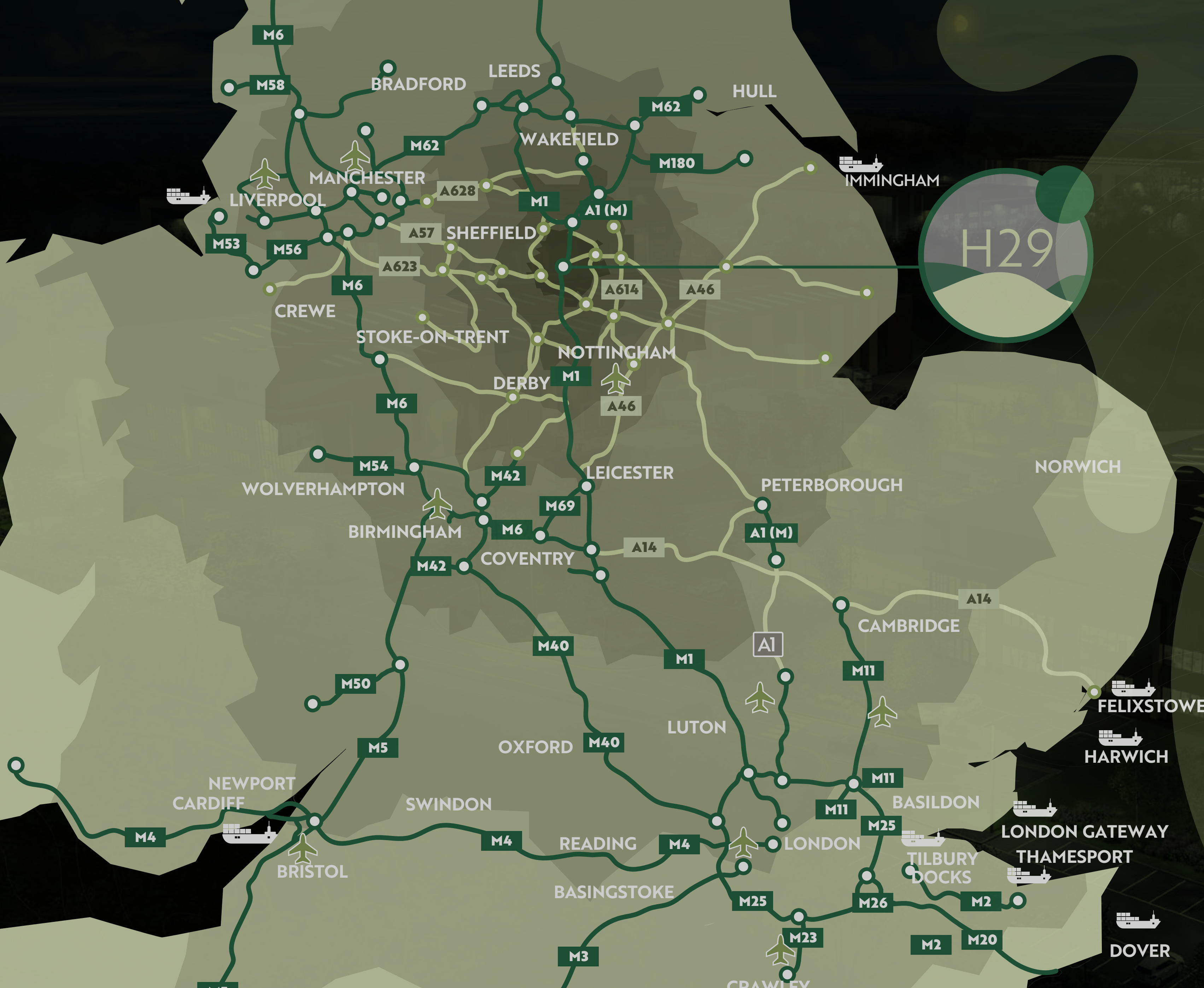
PHASE 2
COMING SOON

UNIT 4 LET

UNIT 5







NATIONAL

Horizon 29 is strategically located within 1.2 miles to Junction 29A of the M1, which provides excellent access to the UK's national motorway network and connectivity to major conurbations such as Sheffield (21 miles), Nottingham (24 miles) and Leeds (49 miles).

AIRPORTS

	DISTANCE	JOURNEY
EAST MIDLANDS	34 MILES	39 MINS
BIRMINGHAM	68 MILES	1 HOUR 9 MINS
MANCHESTER	60 MILES	1 HOUR 35 MINS

PORTS

	DISTANCE	JOURNEY
HULL	68 MILES	1 HOUR 15 MINS
IMMINGHAM	70 MILES	1 HOUR 17 MINS

PLACES

	DISTANCE	JOURNEY
SHEFFIELD	21 MILES	30 MINUTES
NOTTINGHAM	24 MILES	31 MINUTES
LEEDS	49 MILES	55 MINUTES
BIRMINGHAM	70 MILES	1 HOUR 18 MINS
MANCHESTER	50 MILES	1 HOUR 37 MINS
LONDON	150 MILES	2 HOURS 40 MINS

DRIVE TIMES KEY

	JOURNEY TIME
[Shortest bar]	15 MINS
[Second bar]	30 MINS
[Third bar]	45 MINS
[Fourth bar]	1 HOUR
[Fifth bar]	2 HOURS
[Sixth bar]	3 HOURS
[Longest bar]	4 HOURS



HORIZON 29

J29(A) M1 — S44 6HV

M1 SOUTH

M1 NORTH

J29a

A6192 MARKHAM LANE

B6418 BUTTERMILK LANE

LET
WOLSELEY

LET

LOCAL OCCUPIERS

- | | | | | | |
|--------------------------|--------------------------|------------------------|--------------------------------|--------------------------------|------------------------------|
| 1 HOLDSWORTH FOODSERVICE | 5 INDUSTRIAL ANCILLARIES | 9 GRANGERS | 13 VIRIDOR | 17 PROTEC | 21 SMURFIT KAPPA |
| 2 READY EGG PRODUCTS | 6 MSE SYSTEMS | 10 FROGGATTS HAULAGE | 14 GREAT BEAR DISTRIBUTION LTD | 18 STERIGENICS | 22 GIST |
| 3 ATLAS COP CO | 7 TRANSCARE | 11 ROADSIDE AMENITY | 15 SMURFIT KAPPA INSPIREPAC | 19 NATIONAL LIGHTING | 23 FERDINAND BILSTEIN UK LTD |
| 4 METER PROVIDA | 8 GOULD ALLOYS | 12 GRE ENERGY TRAINING | 16 GOULD ALLOYS LTD | 20 GREAT BEAR DISTRIBUTION LTD | 24 PEAK PHARMACY |

REGIONAL



SUSTAINABILITY FEATURES

BREEAM UK NEW CONSTRUCTION 2018



(SHELL & CORE) 'Excellent' Rating

ENERGY PERFORMANCE CERTIFICATE



A Rating for excellent energy performance.

NATURAL LIGHT



Optimised use of natural light with 15% roof lights and excellent office visibility.

RENEWABLE TECHNOLOGIES



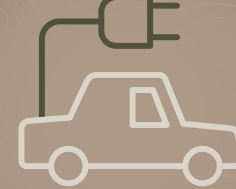
Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

RESPONSIBLE SOURCING



Assured construction materials with low environmental, economic and social impact.

ELECTRIC VEHICLE CHARGING



218 charging points provided with provision for to future-proof occupier fleet requirements.

WATER REGULATION TECHNOLOGIES



Efficient sanitary-ware with low flow rates to reduce water consumption.

SUSTAINABLE MATERIALS



Reduce energy consumption and environmental impact over the life cycle of the building.

BICYCLE SPACES



Ample spaces in covered shelters encourages environmental travel.

ENHANCED CLADDING



Delivering superior energy performance to reduce running costs.

ENERGY METERING TECHNOLOGY



Allows occupiers to pro-actively manage their energy consumption.

LED LIGHTING



Enables 75% less energy consumption and 25 times more durability than incandescent lighting.

DEMOGRAPHICS

739,707

working age population within a **30-min drive**

2,158,904

working age population within a **45-min drive**

86.6%

of the GB population is reachable by HGV in a **4.5 hour drive**

1,205,848

total population within a **30-min drive**

63,859

people are unemployed within a **45-min drive**

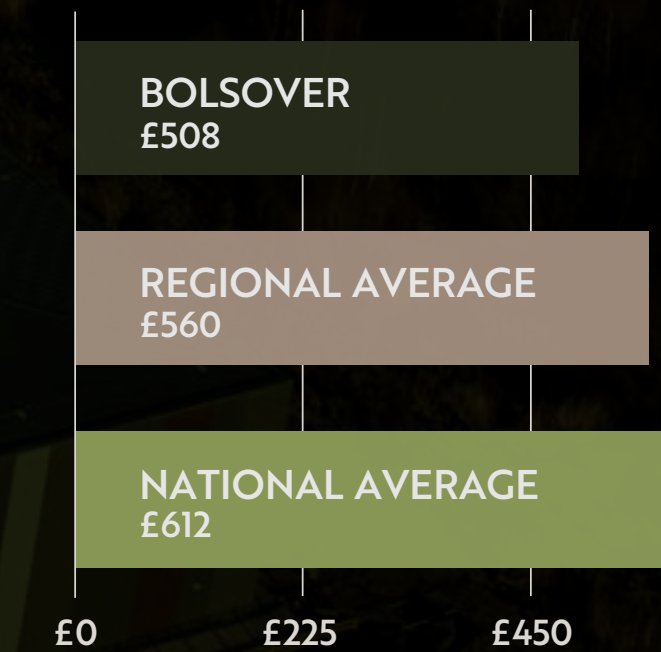
3,378,099

total population within a **45-min drive**

SKILLED

Horizon 29 benefits from a large working age population of **739,707** within a **30-min drive** and **2,158,904** within a **45-min drive**. Of which, **42%** are already employed within **Transport & Storage** roles. Weekly wages for this group are lower than national and regional averages. **63,859** people are unemployed within a **45-min drive** which illustrates an immediately available labour supply.

WEEKLY EMPLOYEE WAGE



* SOURCE CACI / ONS

PROVEN

Equation Properties continue to provide quality logistics solutions throughout the UK.



PARTNERS

A DEVELOPMENT BY



BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million SQ FT of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.



Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.



FOR FURTHER INFORMATION PLEASE
CONTACT THE JOINT AGENTS



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SECRETS.RESERVED.DERAILED



what3words

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HORIZON29.COM

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