



HORIZON 29

J29(A) M1 — S44 6HV

A new industrial/distribution development
Unit sizes from 73,174 – 249,995 sq ft
Available from Q1 2023

A DEVELOPMENT BY

EQUATION
PROPERTIES

BentallGreenOak



st francis group

ALMCOR

Horizon 29, Buttermilk Lane, Bolsover, S44 6HV

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 591,153 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 73,174 – 249,995 SQ FT within 2 separate phases and totalling over 1.1m SQ FT – available from Q1 2023. 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
73,174 SQ FT

UNIT 2
133,474 SQ FT

UNIT 3
201,190 SQ FT

PHASE 1B

UNIT 4
105,487 SQ FT

UNIT 5
137,070 SQ FT

PHASE 2

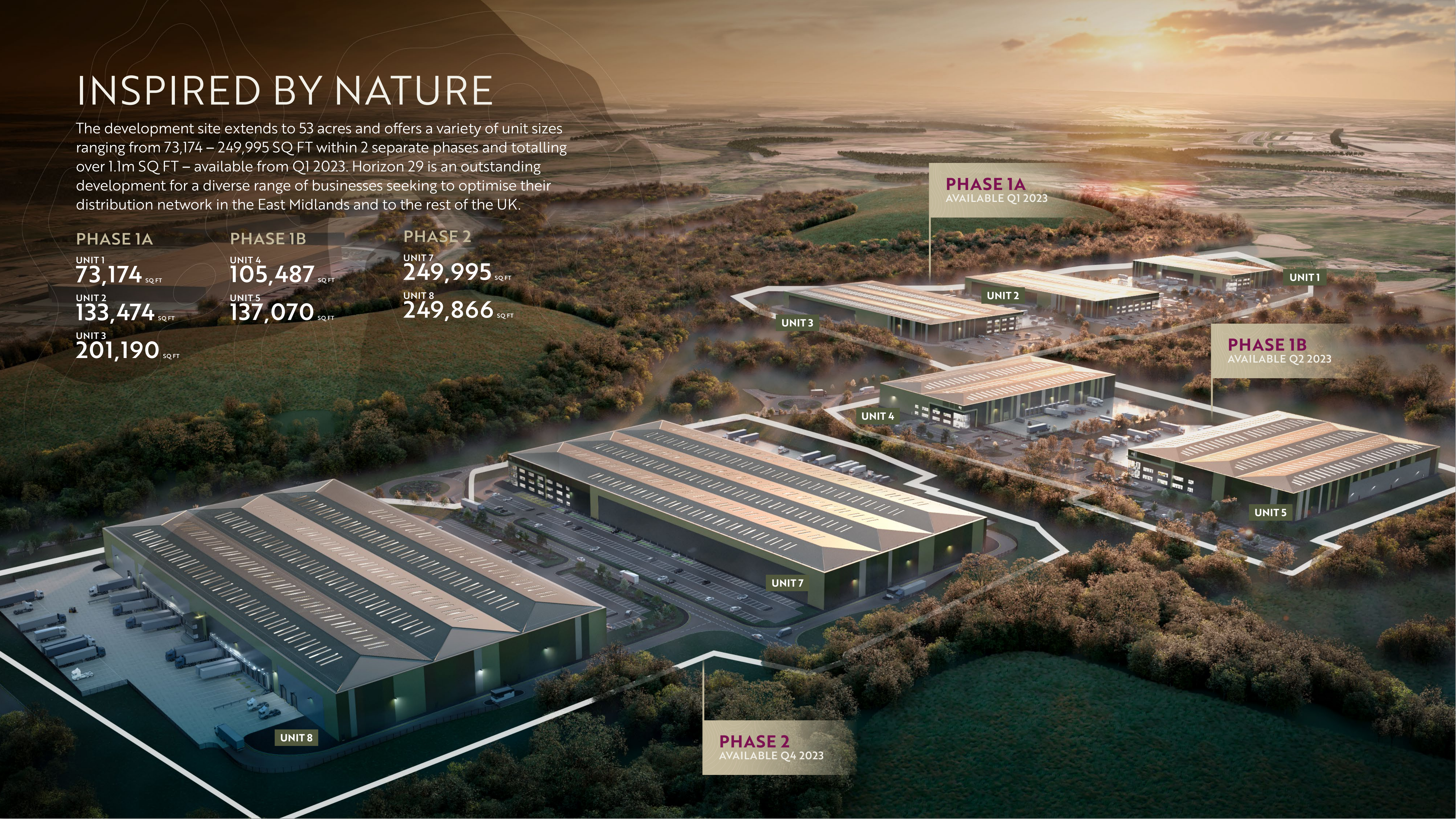
UNIT 7
249,995 SQ FT

UNIT 8
249,866 SQ FT

PHASE 1A
AVAILABLE Q1 2023

PHASE 1B
AVAILABLE Q2 2023

PHASE 2
AVAILABLE Q4 2023



ACCOMMODATION OVERVIEW

TOTAL AREA GIA SQ FT
1,150,256

PHASE 1A

UNIT 1
73,174 SQ FT

UNIT 2
133,474 SQ FT

UNIT 3
201,190 SQ FT

PHASE 1B

UNIT 4
105,487 SQ FT

UNIT 5
137,070 SQ FT

PHASE 2

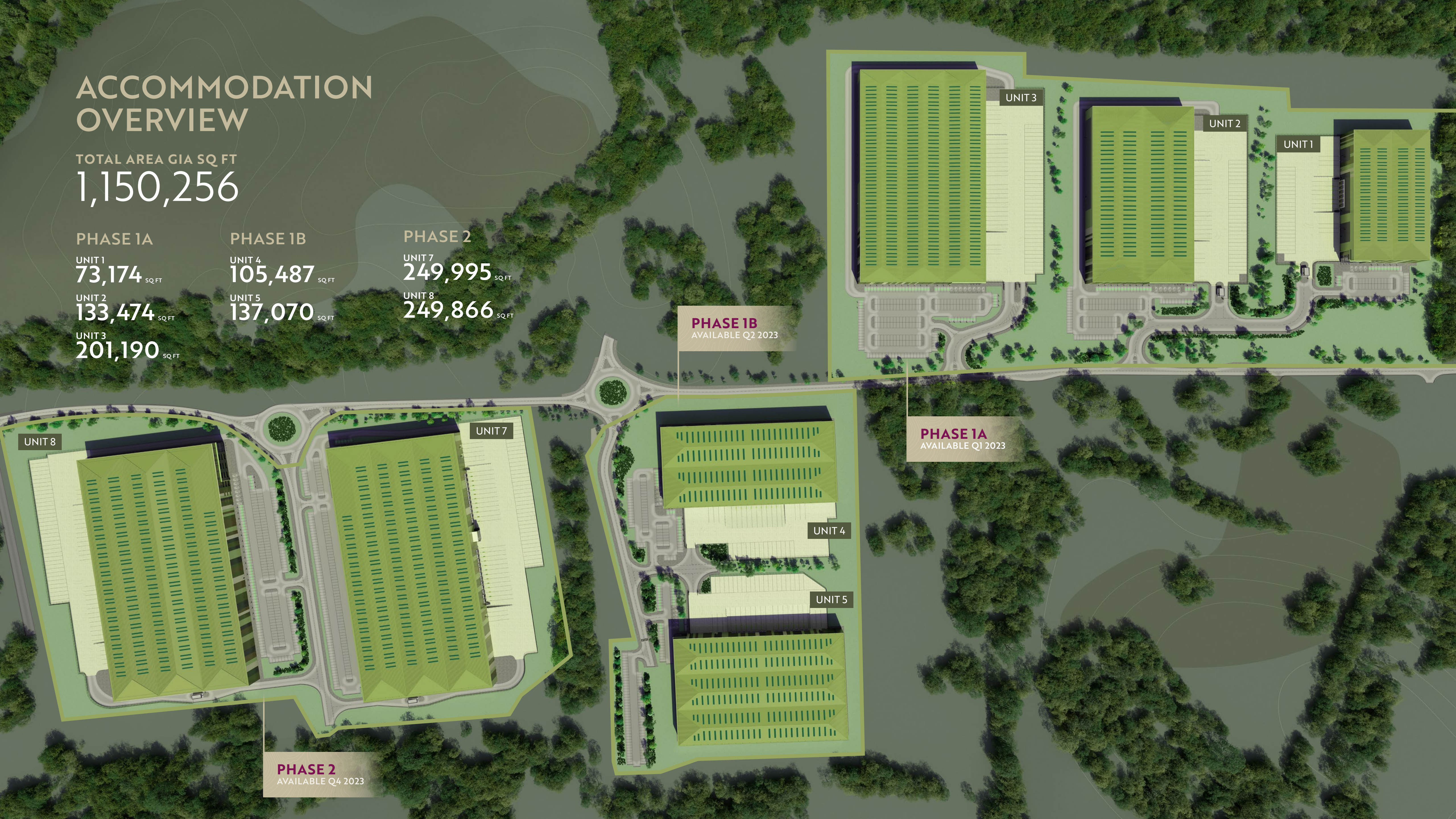
UNIT 7
249,995 SQ FT

UNIT 8
249,866 SQ FT

PHASE 1B
AVAILABLE Q2 2023

PHASE 1A
AVAILABLE Q1 2023

PHASE 2
AVAILABLE Q4 2023



PHASE 1A
AVAILABLE Q1 2023

TOTAL AREA GIA SQ FT

407,838

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	69,686	10
OFFICE (INCL. GF CORE)	3,488	2
TOTAL AREA GIA	73,174	6
		22
		71
		14
		50
		50
		450

UNIT 2

	SQ FT	HAUNCH HEIGHT (M)
WAREHOUSE AREA	127,112	10
OFFICE (INCL. GF CORE)	6,362	2
TOTAL AREA GIA	133,474	6
		22
		71
		14
		50
		50
		450

UNIT 3

	SQ FT	HAUNCH HEIGHT (M)
WAREHOUSE AREA	191,610	12
OFFICE (INCL. GF CORE)	9,580	2
TOTAL AREA GIA	201,190	12
		29
		131
		26
		50
		50
		50
		750

UNIT 3

	SQ FT	HAUNCH HEIGHT (M)
WAREHOUSE AREA	191,610	12
OFFICE (INCL. GF CORE)	9,580	2
TOTAL AREA GIA	201,190	12
		29
		131
		26
		50
		50
		50
		750

MI SOUTH

J29A

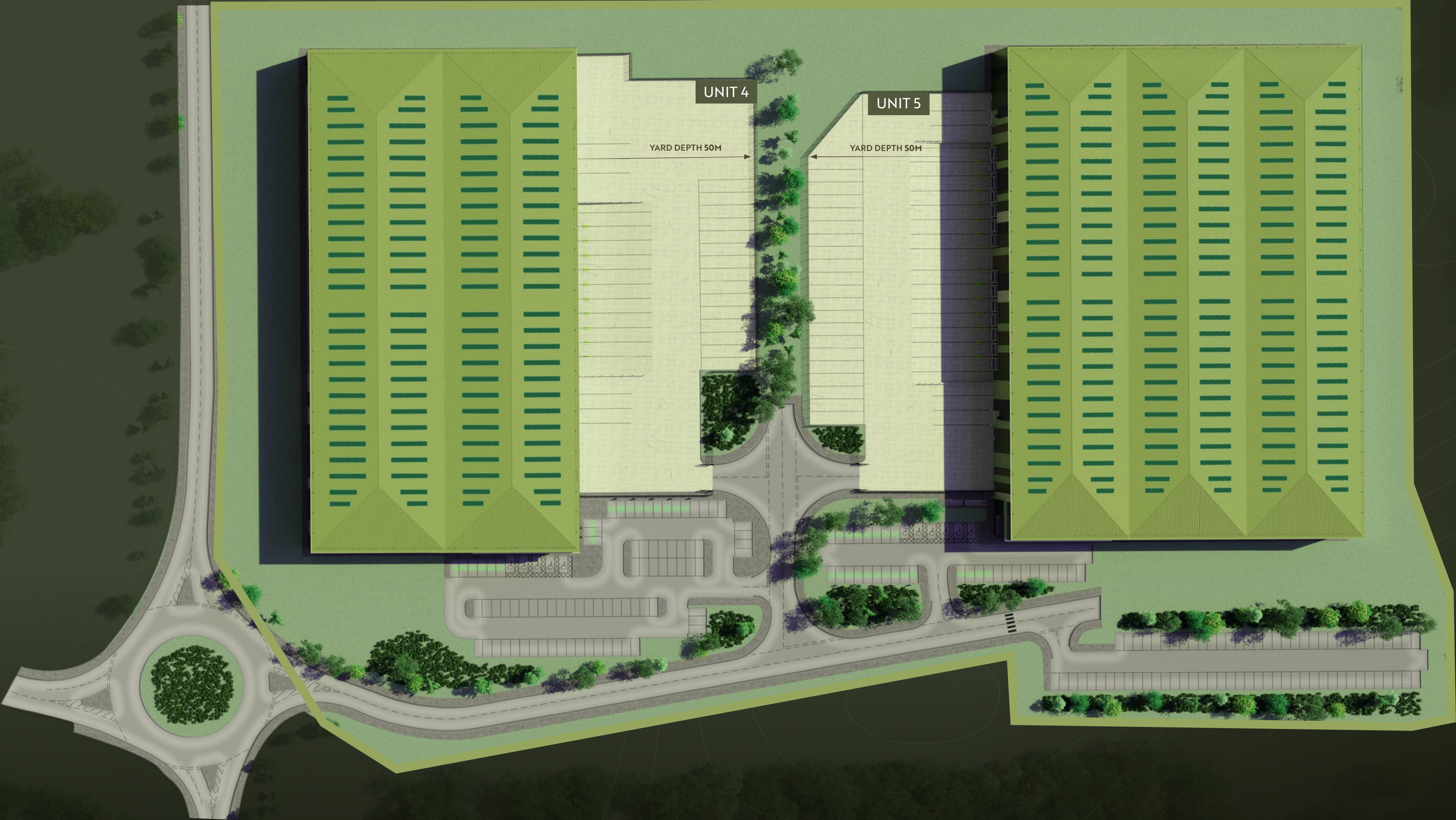
MI NORTH

PHASE 1A
AVAILABLE Q1 2023

TOTAL AREA GIA SQ FT

407,838





PHASE 1B

AVAILABLE Q2 2023

TOTAL AREA GIA SQ FT

242,557

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)
WAREHOUSE AREA	100,460	12
OFFICE (INCL. GF CORE)	5,027	2
TOTAL AREA GIA	105,487	9
		1
		21
		88
		18
		50
		50
		550

UNIT 5

	SQ FT	HAUNCH HEIGHT (M)
WAREHOUSE AREA	130,220	12
OFFICE (INCL. GF CORE)	6,850	2
TOTAL AREA GIA	137,070	13
		1
		21
		111
		22
		50
		50
		700

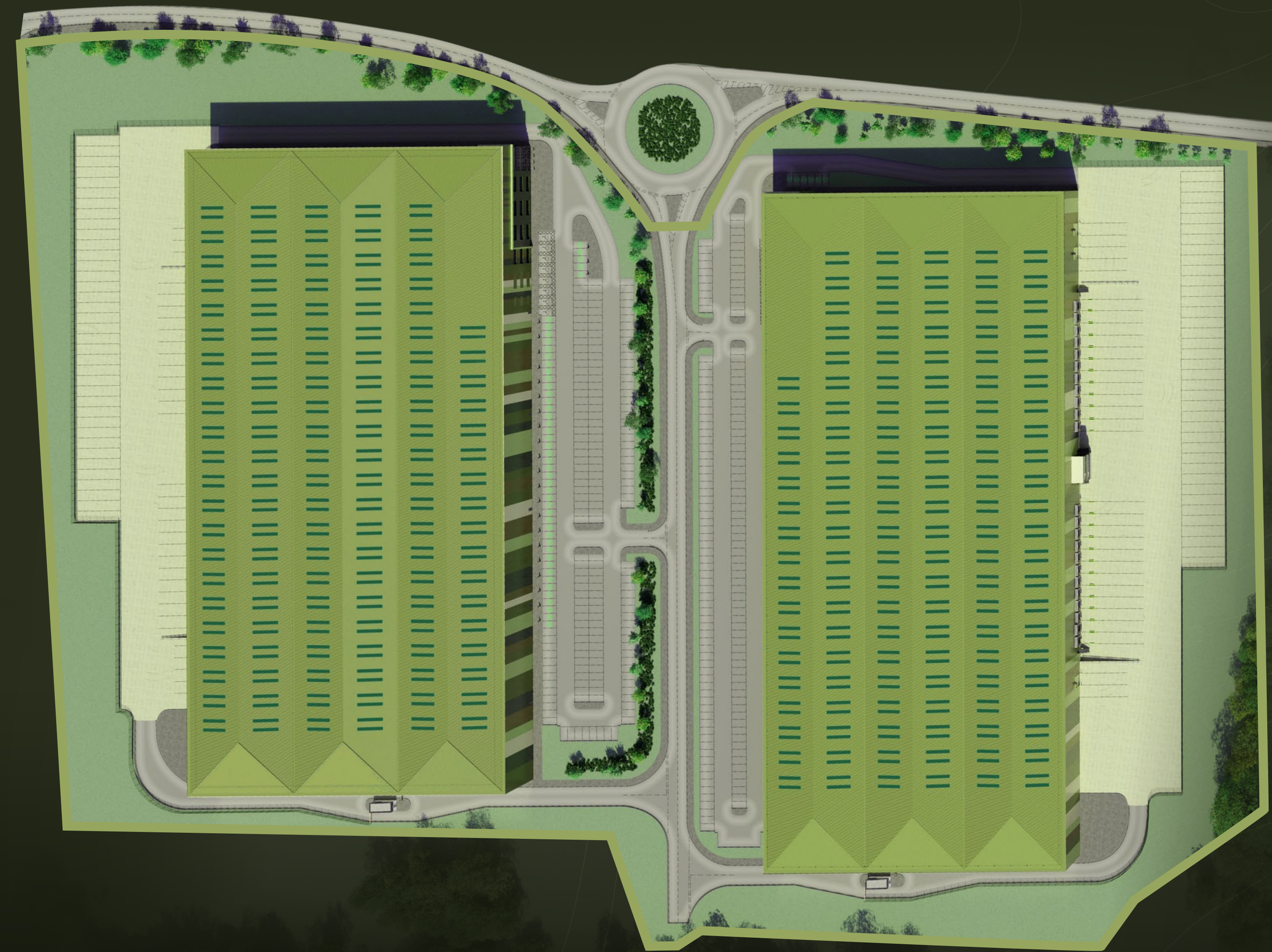
PHASE 1B

AVAILABLE Q2 2023

TOTAL AREA GIA SQ FT

242,557





PHASE 2

AVAILABLE Q4 2023

TOTAL AREA GIA SQ FT
499,861

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 7		SQ FT	HAUNCH HEIGHT (M)
WAREHOUSE AREA	238,089	19	LEVEL ACCESS LOADING DOORS
OFFICE (INCL. GF CORE)	11,906	4	LOADING DOCKS
TOTAL AREA GIA		249,995	EURO DOCKS
			HGV PARKING
			CAR PARKING SPACES
			ELECTRIC CAR CHARGING POINTS
			YARD DEPTH (M)
			FLOOR LOADING (KN/m2)
			POWER SUPPLY (kVa)

UNIT 8		SQ FT	HAUNCH HEIGHT (M)
WAREHOUSE AREA	237,971	15	LEVEL ACCESS LOADING DOORS
OFFICE (INCL. GF CORE)	11,895	3	LOADING DOCKS
TOTAL AREA GIA		249,866	EURO DOCKS
			HGV PARKING
			CAR PARKING SPACES
			ELECTRIC CAR CHARGING POINTS
			YARD DEPTH (M)
			FLOOR LOADING (KN/m2)
			POWER SUPPLY (kVa)

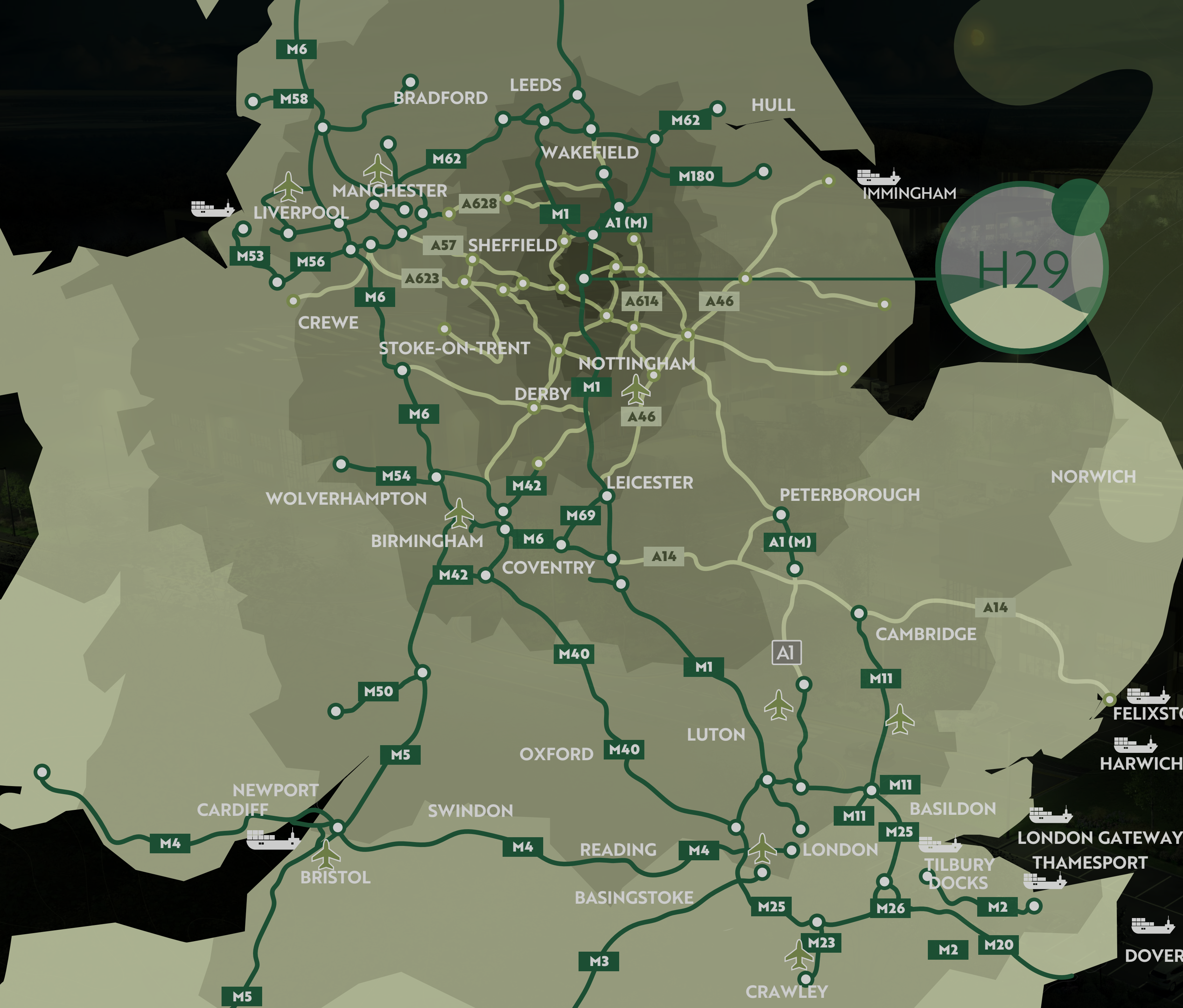
PHASE 2

AVAILABLE Q4 2023

TOTAL AREA GIA SQ FT

499,861





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
DONCASTER/SHEFFIELD	31 MILES	43 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
[Dark Green Bar]	15 MINS
[Medium Green Bar]	30 MINS
[Light Green Bar]	45 MINS
[Yellow Bar]	1 HOUR
[Orange Bar]	2 HOURS
[Red Bar]	3 HOURS
[Dark Red Bar]	4 HOURS



HORIZON 29

J29(A) M1 — S44 6HV

M1 SOUTH

J29a

M1 NORTH

A6192 MARKHAM LANE

B6418 BUTTERMILK LANE

LOCAL OCCUPIERS

- 1 HOLDSWORTH FOODSERVICE
- 2 READY EGG PRODUCTS
- 3 ATLAS COP CO
- 4 METER PROVIDA
- 5 INDUSTRIAL ANCILLARIES

- 6 MSE SYSTEMS
- 7 TRANS CARE
- 8 DAHER AEROSPACE
- 9 GRANGERS
- 10 FROGGATTS HAULAGE

- 11 ROADSIDE AMENITY
- 12 GRE ENERGY TRAINING
- 13 VIRIDOR
- 14 GREAT BEAR DISTRIBUTION LTD
- 15 XBITE LTD

- 16 SMURFITT KAPPA INSPIREPAC
- 17 GOULD ALLOYS LTD
- 18 PROTEC
- 19 STERIGENICS
- 20 NATIONAL LIGHTING

- 21 GREAT BEAR DISTRIBUTION LTD
- 22 SMUFITT KAPP INSPIREPAC
- 23 GIST
- 24 FERDINAND BILSTEIN UK LTD



REGIONAL

H29

SUSTAINABILITY FEATURES

DEMOGRAPHICS

591,153 1,664,681

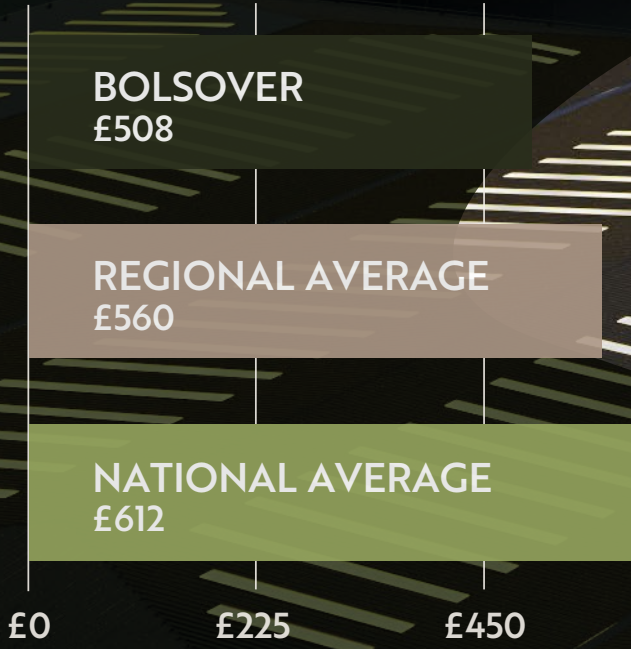
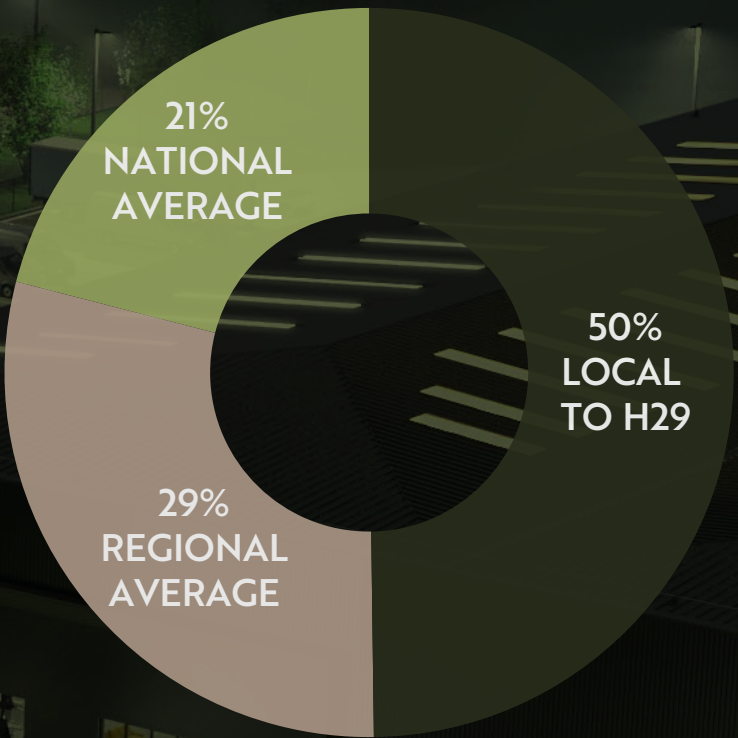
H29 has an economically active workforce within a **30m Drive**

H29 has an economically active workforce within a **45m Drive**

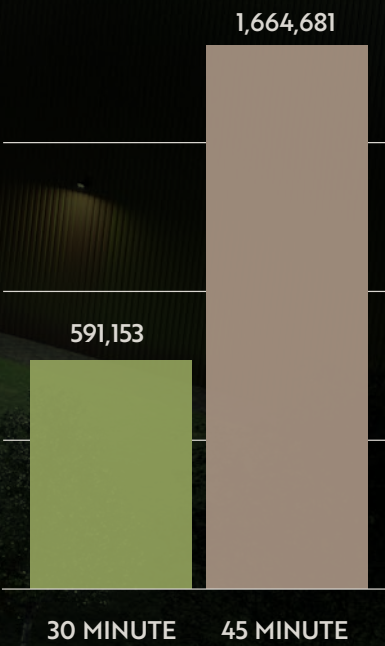
*SOURCE CACI / ONS

EMPLOYEES WORKING IN STORAGE & TRANSPORT

WEEKLY EMPLOYEE WAGE



RESIDENT POLULATION DRIVE TIME



SKILLED

Horizon 29 benefits from a large economically active labour pool at **591,153** individuals within a **30 minute drive**, and **1,664,681** with a **45 minute drive**. Of which, **12.1%** are already **employed with Transport & Storage roles** with appropriate skills needed for their operations. **Weekly wages** of this group are **lower** than the national and regional averages, allowing businesses to **remain competitive** with their human resource expenditure.

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



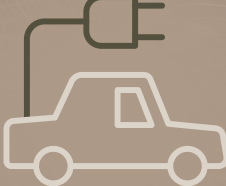
Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

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.

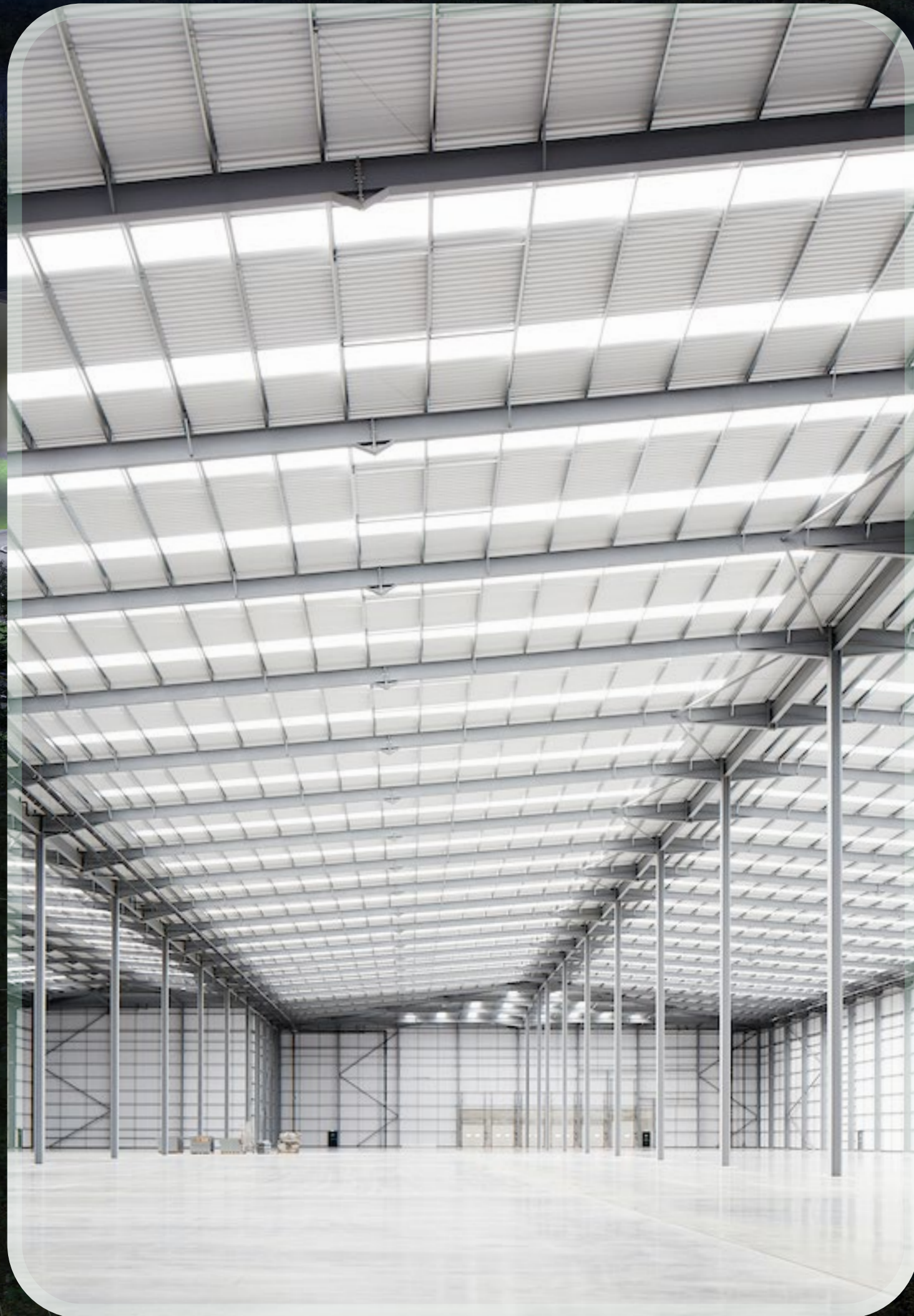
LED LIGHTING



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

PROVEN

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



PARTNERS

A DEVELOPMENT BY

BentallGreenOak 

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

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.

 **st francis group** 





HORIZON 29

EAST MIDLANDS S44 6HV

FOR FURTHER INFORMATION PLEASE
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what3words

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HORIZON29.COM

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