



# 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 2**  
AVAILABLE Q4 2023

**PHASE 1A**  
AVAILABLE Q1 2023

**PHASE 1B**  
AVAILABLE Q2 2023

UNIT 8

UNIT 7

UNIT 4

UNIT 5

UNIT 3

UNIT 2

UNIT 1



# PHASE 1A

AVAILABLE Q1 2023

TOTAL AREA GIA SQ FT

# 407,838



## WAREHOUSE

- 50 kN/m<sup>2</sup> 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
<b>TOTAL AREA GIA</b>	<b>73,174</b>	<b>12</b>
		2
		6
		22
		71
		14
		50
		50
		450

UNIT 2	SQ.FT	HAUNCH HEIGHT (M)
WAREHOUSE AREA	127,112	12
OFFICE (INCL. GF CORE)	6,362	2
<b>TOTAL AREA GIA</b>	<b>133,474</b>	<b>12</b>
		2
		6
		29
		131
		26
		50
		50
		750

UNIT 3	SQ.FT	HAUNCH HEIGHT (M)
WAREHOUSE AREA	191,610	12
OFFICE (INCL. GF CORE)	9,580	2
<b>TOTAL AREA GIA</b>	<b>201,190</b>	<b>12</b>
		3
		16
		2
		38
		213
		43
		50
		50
		900



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/m<sup>2</sup> 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	100,460	LEVEL ACCESS LOADING DOORS	2
		LOADING DOCKS	9
OFFICE (INCL. GF CORE)	5,027	EURO DOCKS	1
		HGV PARKING	21
TOTAL AREA GIA	105,487	CAR PARKING SPACES	88
		ELECTRIC CAR CHARGING POINTS	18
		YARD DEPTH (M)	50
		FLOOR LOADING (KN/m <sup>2</sup> )	50
		POWER SUPPLY (kVa)	550

UNIT 5	SQ FT	HAUNCH HEIGHT (M)	12.5
WAREHOUSE AREA	130,220	LEVEL ACCESS LOADING DOORS	2
		LOADING DOCKS	13
OFFICE (INCL. GF CORE)	6,850	EURO DOCKS	1
		HGV PARKING	21
TOTAL AREA GIA	137,070	CAR PARKING SPACES	111
		ELECTRIC CAR CHARGING POINTS	22
		YARD DEPTH (M)	50
		FLOOR LOADING (KN/m <sup>2</sup> )	50
		POWER SUPPLY (kVa)	700



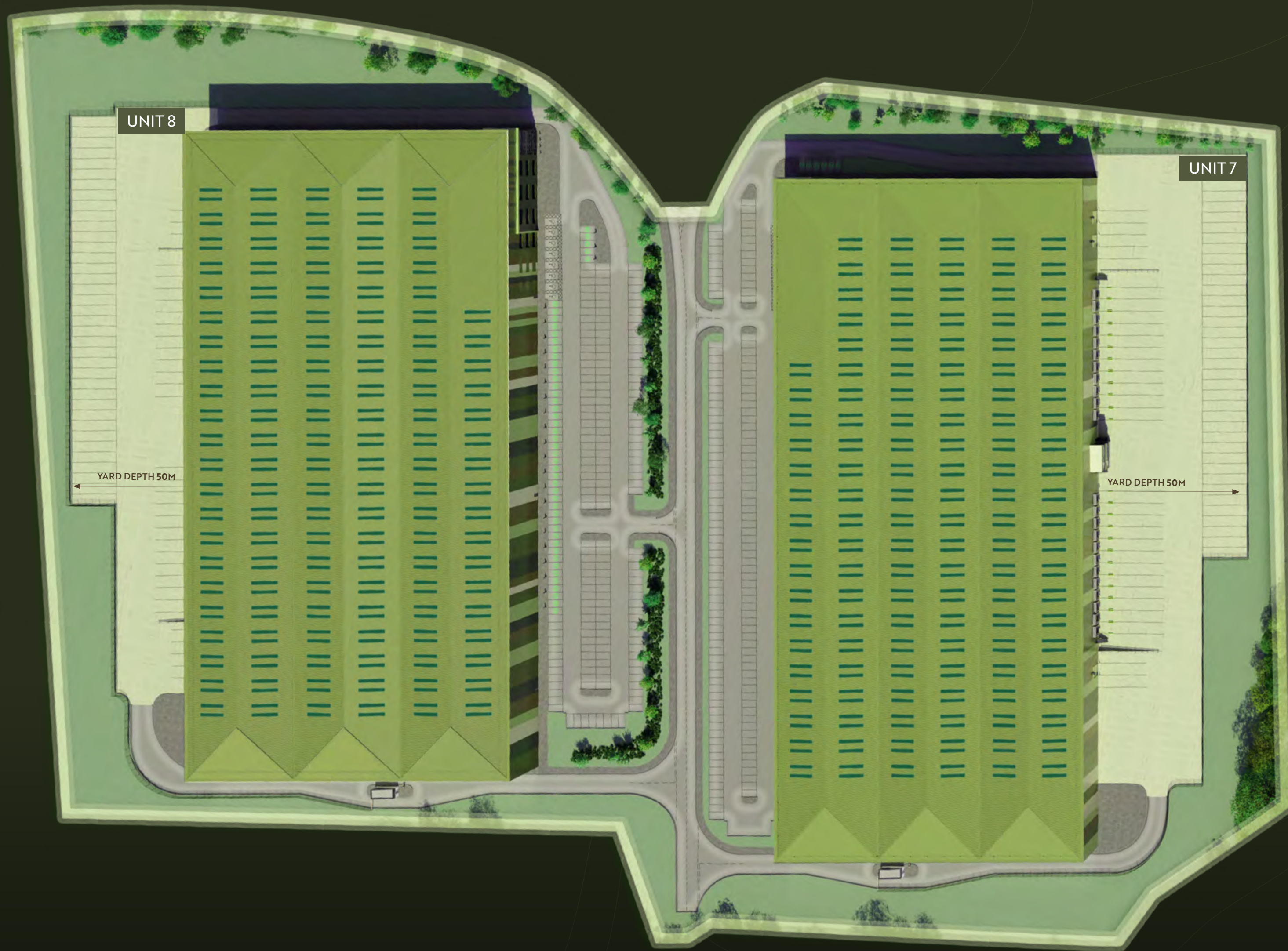
# PHASE 1B

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/m<sup>2</sup> 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
WAREHOUSE AREA	238,089
OFFICE (INCL. GF CORE)	11,906
<b>TOTAL AREA GIA</b>	<b>249,995</b>

HAUNCH HEIGHT (M)	15
LEVEL ACCESS LOADING DOORS	3
LOADING DOCKS	19
EURO DOCKS	4
HGV PARKING	38
CAR PARKING SPACES	238
ELECTRIC CAR CHARGING POINTS	48
YARD DEPTH (M)	50
FLOOR LOADING (KN/m <sup>2</sup> )	50
POWER SUPPLY (kVa)	1440

UNIT 8	SQ FT
WAREHOUSE AREA	237,971
OFFICE (INCL. GF CORE)	11,895
<b>TOTAL AREA GIA</b>	<b>249,866</b>

HAUNCH HEIGHT (M)	15
LEVEL ACCESS LOADING DOORS	3
LOADING DOCKS	19
EURO DOCKS	4
HGV PARKING	37
CAR PARKING SPACES	235
ELECTRIC CAR CHARGING POINTS	47
YARD DEPTH (M)	50
FLOOR LOADING (KN/m <sup>2</sup> )	50
POWER SUPPLY (kVa)	1400



# 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
[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

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 TRANSCARE
- 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





# 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

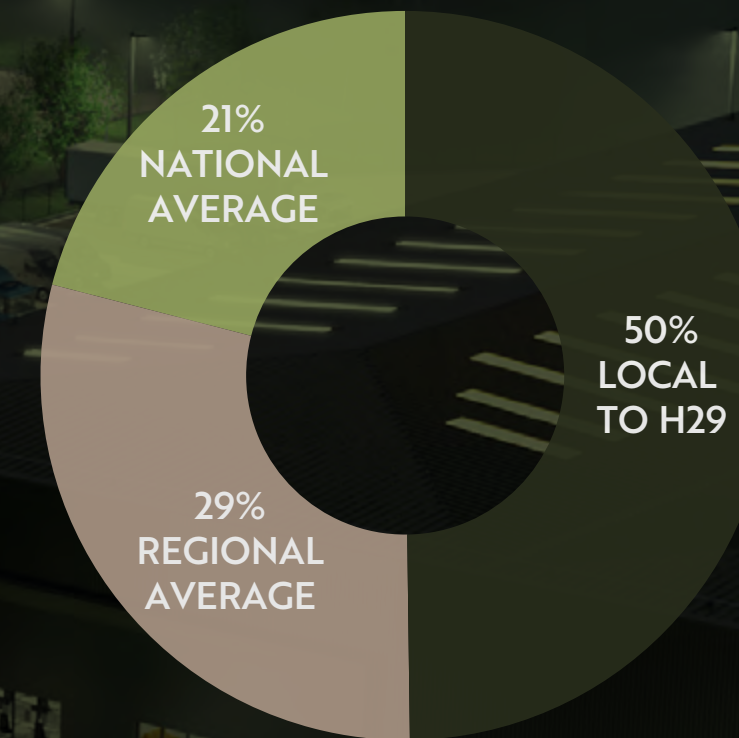
**591,153** **1,664,681**

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

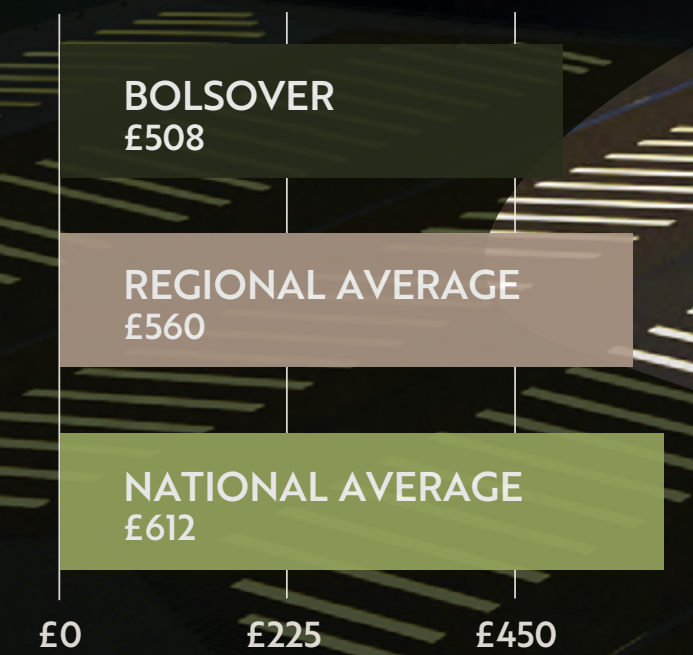
H29 has an economically active workforce within a **45m Drive**

\*SOURCE CACI / ONS

## EMPLOYEES WORKING IN STORAGE & TRANSPORT



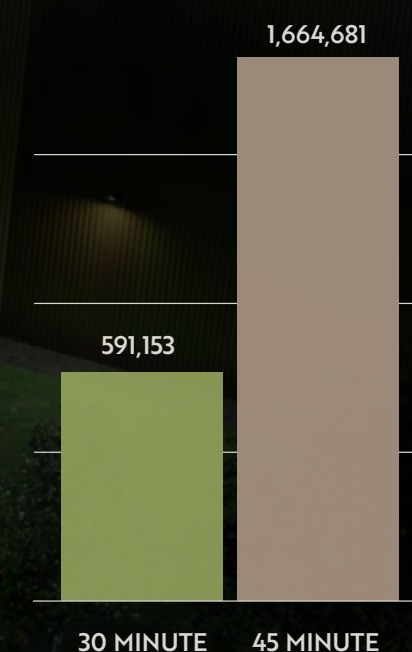
## WEEKLY EMPLOYEE WAGE



## 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.

## RESIDENT POLULATION DRIVE TIME





# 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 CONTACT THE JOINT AGENTS



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what3words

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[HORIZON29.COM](http://HORIZON29.COM)

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