



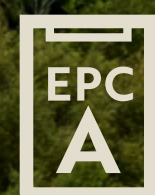
HORIZON 29

J29(A) M1 — S44 6AE

TWO NEW SPECULATIVE LOGISTICS UNITS
251,981 & 252,055 SQ FT
AVAILABLE FOR IMMEDIATE OCCUPATION



BREEAM
'Excellent'



EPC A
Rating



50 kN/m²
Floor Loading



15m Haunch
Height



2.8 MVA Across
the scheme

EQUATION
PROPERTIES



BGO

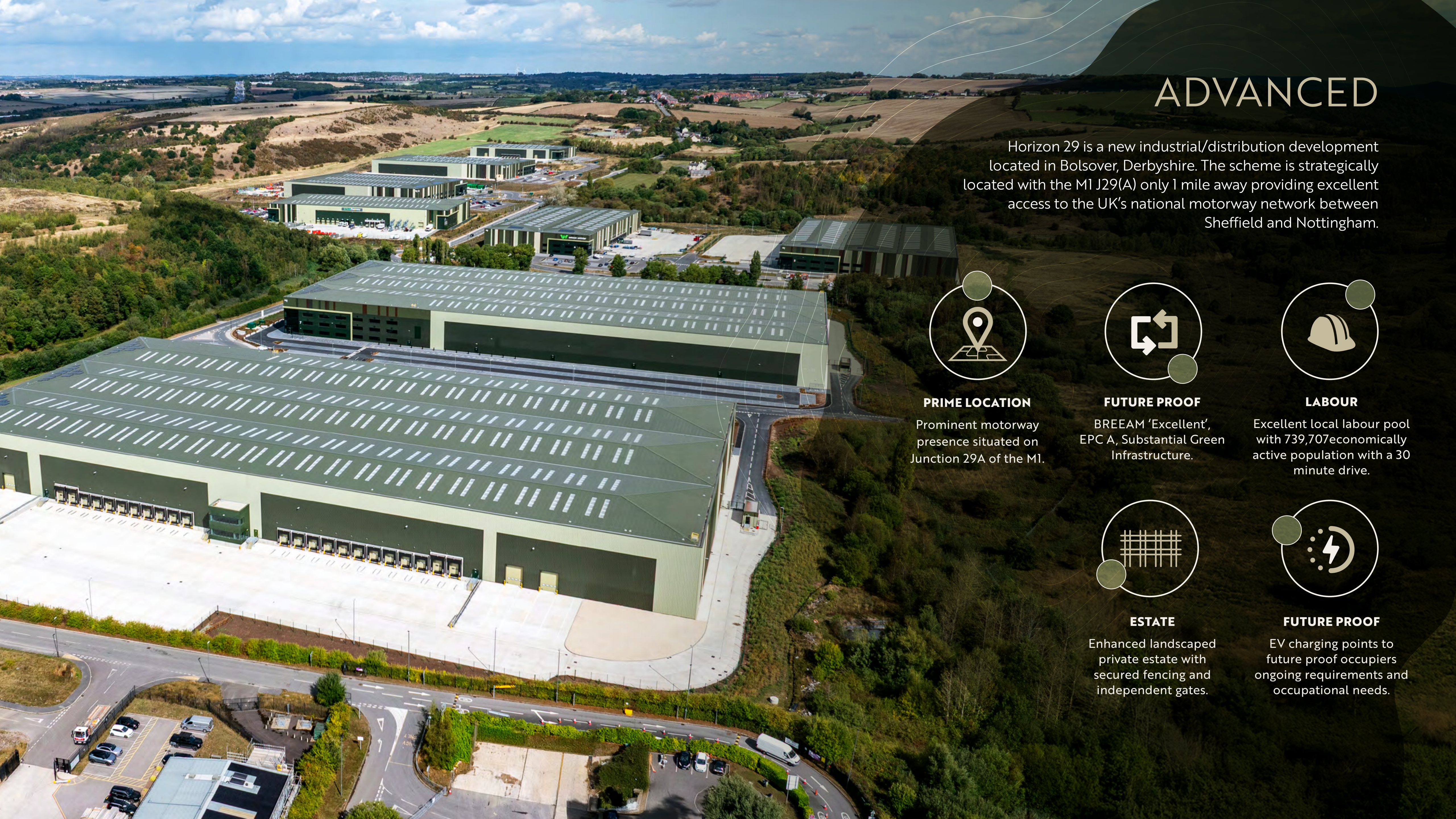


st francis group

ALMCOR

A DEVELOPMENT BY

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

Phase 2 extends to 20 acres and offers 2 units comprising of 251,607 & 251,716 SQ FT, available now.
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 2

UNIT 7
251,981 SQ FT

UNIT 8
252,055 SQ FT

PHASE 2
AVAILABLE NOW



ACCOMMODATION OVERVIEW

PHASE 2

UNIT 7
251,981 SQ FT

UNIT 8
252,055 SQ FT

PHASE 2
AVAILABLE NOW

UNIT 8

UNIT 7

PHASE 1
AVAILABLE NOW

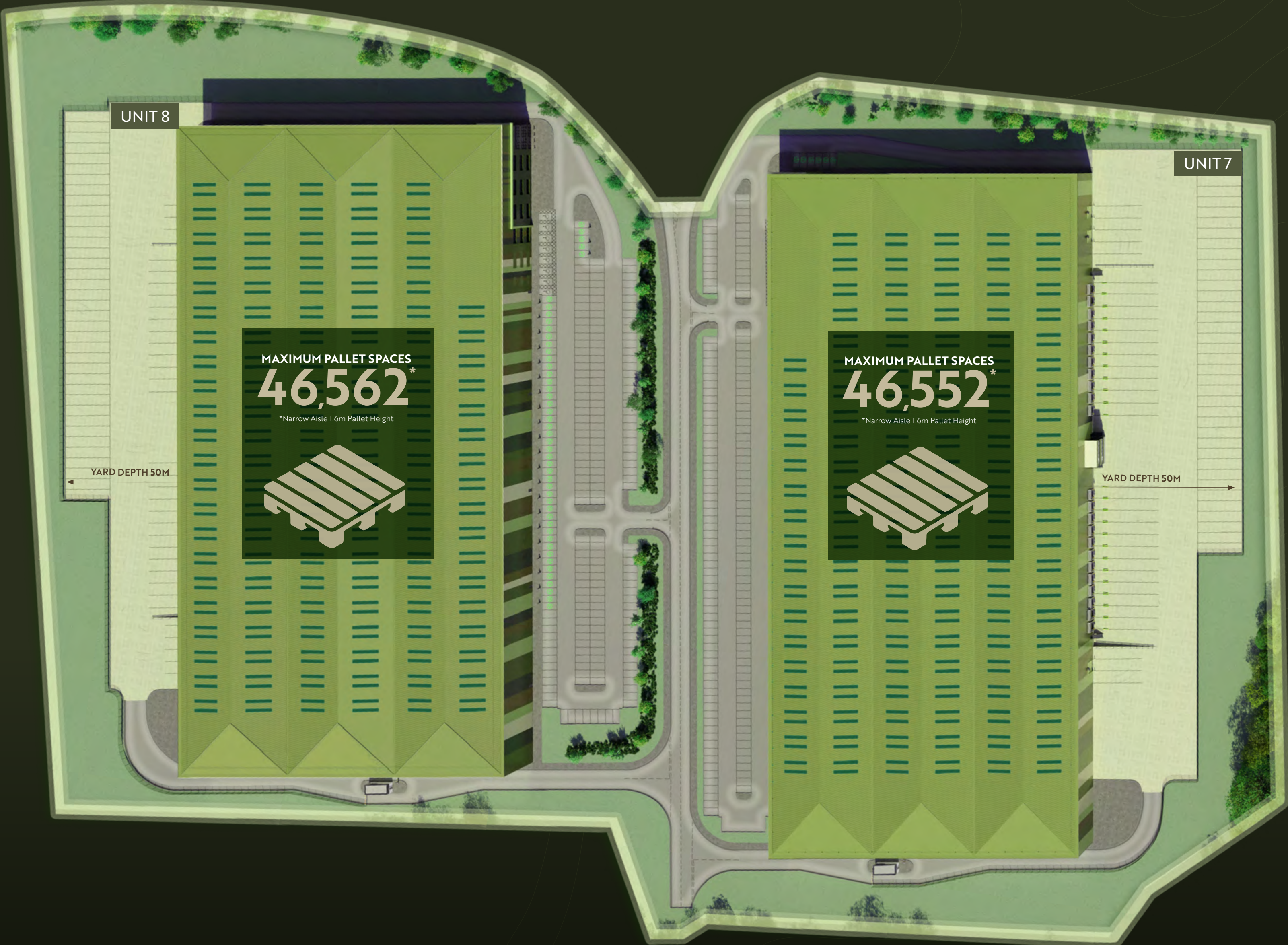
UNIT 4 LET

UNIT 5 LAST AVAILABLE UNIT

UNIT 3 LET
WOLSELEY

UNIT 2 LET

UNIT 1
UNDER OFFER



PHASE 2
AVAILABLE NOW

TOTAL AREA GIA SQ FT
504,036

UNIT 7	SQ FT
WAREHOUSE AREA	237,313
OFFICE (INCL. GF CORE)	11,930
TRANSPORT OFFICE	2,606
GATEHOUSE	206
TOTAL AREA GIA	252,055
HAUNCH HEIGHT (M)	15
LEVEL ACCESS LOADING DOORS	3
LOADING DOCKS	19
EURO DOCKS	4
HGV PARKING	38
CAR PARKING SPACES	248
EV CHARGING POINTS	26
POWER SUPPLY	1.4 mVa

UNIT 8	SQ FT
WAREHOUSE AREA	237,232
OFFICE (INCL. GF CORE)	11,929
TRANSPORT OFFICE	2,614
GATEHOUSE	206
TOTAL AREA GIA	251,981
HAUNCH HEIGHT (M)	15
LEVEL ACCESS LOADING DOORS	3
LOADING DOCKS	19
EURO DOCKS	4
HGV PARKING	35
CAR PARKING SPACES	227
EV CHARGING POINTS	24
POWER SUPPLY	1.4 mVa

WAREHOUSE



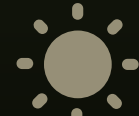
50 kN/m2
Floor Loading



EPC A Rating



BREEAM
'Excellent'
Rating



15% Roof Lights
to Warehouse



LED Lighting
with Smart
Control



Grade A Open
Plan Office



VRF Heating
and Comfort
Cooling



Double Height
Glazed HQ
Reception

EXTERNAL



Yard Depth



Secured Entrances
Independent
Gates



EV Parking Bays



Perimeter Paladin
Estate Fencing

PHASE 2
AVAILABLE NOW

TOTAL AREA GIA SQ FT
504,036

PHASE 1

PHASE 2

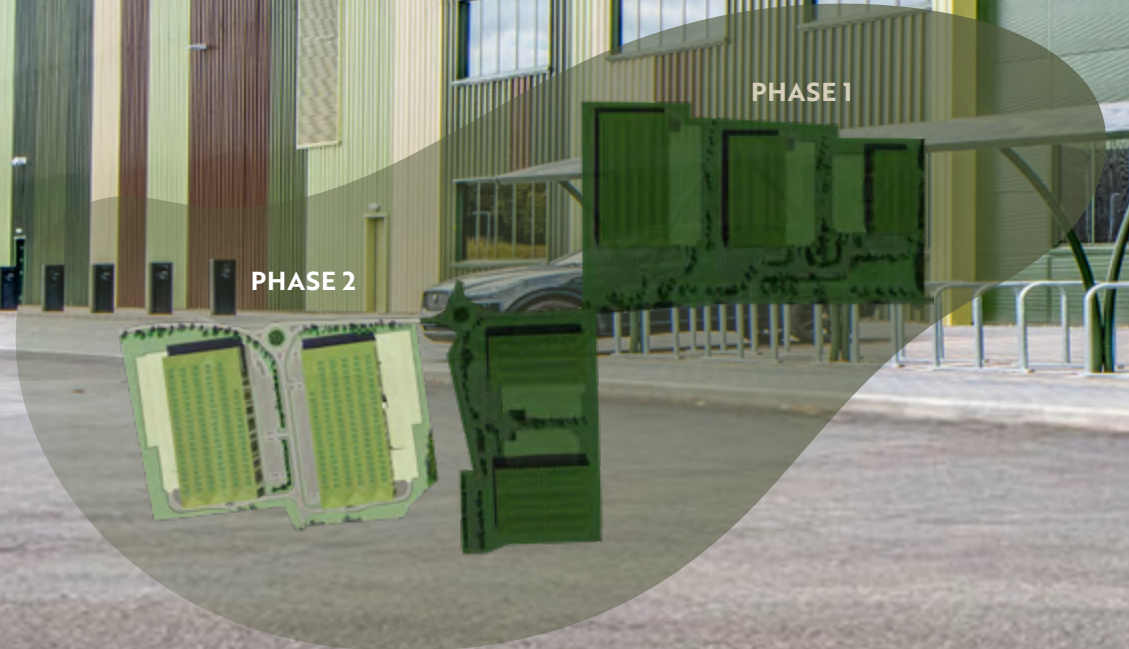




EQ

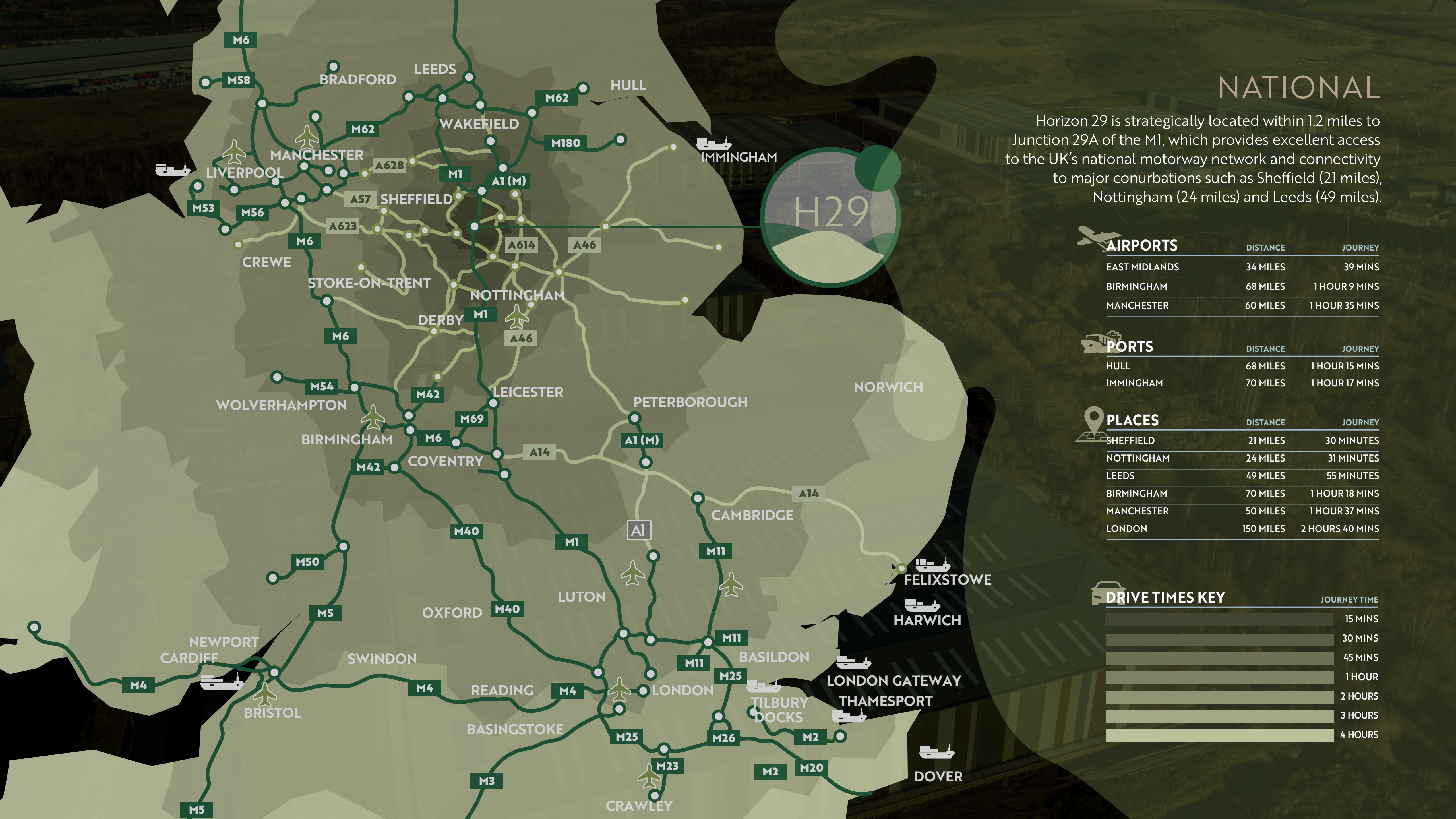
PHASE 2
AVAILABLE NOW
TOTAL AREA GIA SQ FT
504,036

8









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
	15 MINS
	30 MINS
	45 MINS
	1 HOUR
	2 HOURS
	3 HOURS
	4 HOURS



HORIZON 29

J29(A) M1 — S44 6AE

M1 SOUTH

M1 NORTH

J29a

A6192 MARKHAM LANE

B6418 BUTTERMILK LANE

LET
WOLSELEY

LET
Cary group

UNDER
OFFER

LET

UNIT 5
LAST AVAILABLE UNIT

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

H29

29A

29

28

26

M1

M1

M1

M18

M18

M18

M60

M62

M56

M6

A628

A663

A556

A537

A34

A523

A53

A515

A623

A625

A61

A6

BAKEWELL

MATLOCK

A38

A610

A60

A614

A46

A17

A15

A46

A156

A15

A110

MANCHESTER

STOCKPORT

GLOSSOP

A57

PEAK DISTRICT NATIONAL PARK

BUXTON

MACCLESFIELD

CREWE

LEEK

STOKE-ON-TRENT

A51

STONE

ALTON

A50

UTTOXETER

ASHBOURNE

A515

A52

DERBY

CHESTERFIELD

BOLSOVER

MANSFIELD

NOTTINGHAM

BEESTON

WORKSOP

RETFORD

DINNINGTON

ROTHERHAM

WATH UPON DEARNE

BARNSELY

DONCASTER

BRIGG

SCUNTHORPE

GAINSBOROUGH

LINCOLN

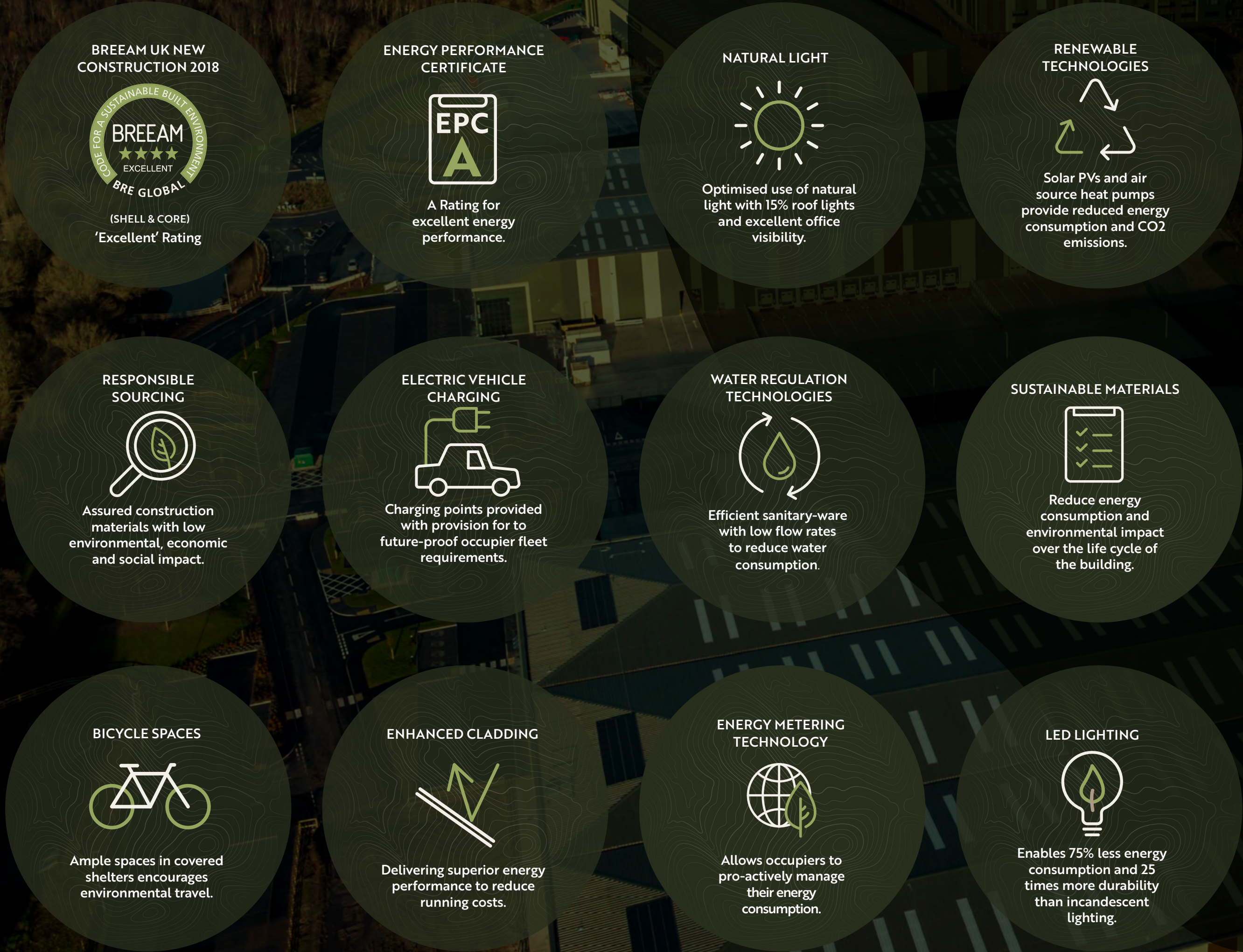
NORTH HYKEHAM

NEWARK-ON-TRENT

SLEAFORD

GRANTHAM

SUSTAINABILITY FEATURES



DEMOGRAPHICS

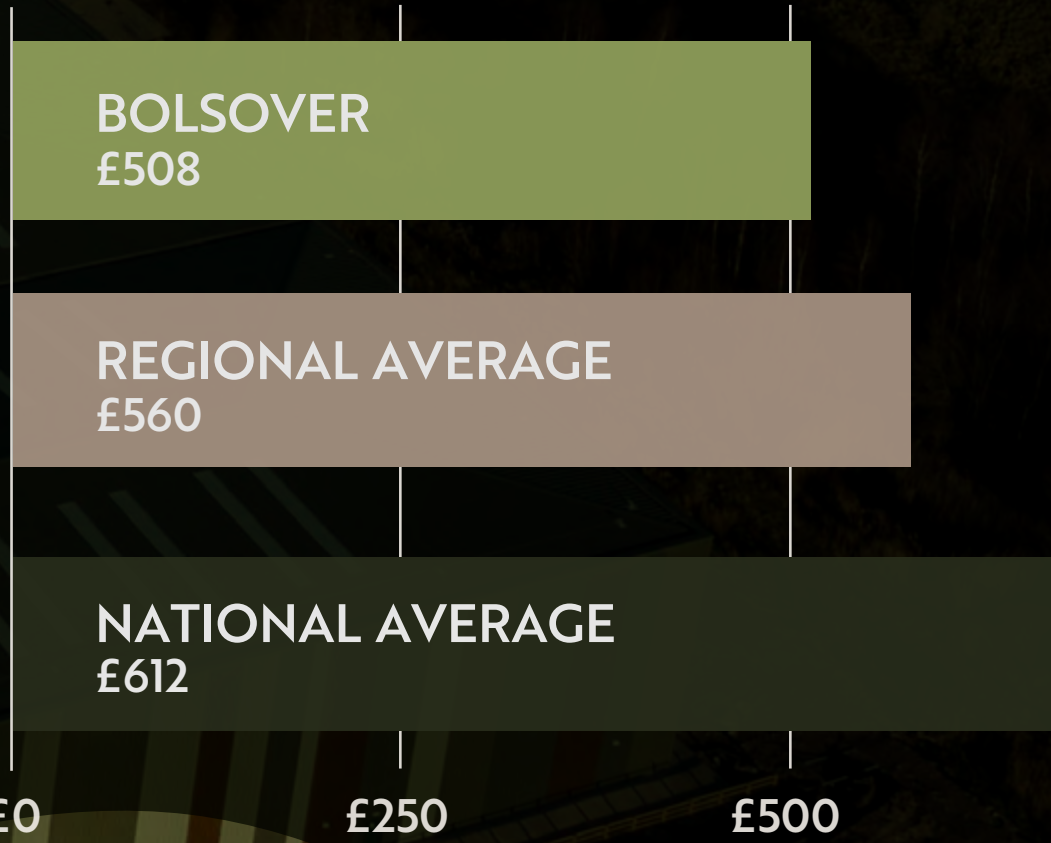
62,532 economically active within a **15-min drive**

591,153 economically active within a **45-min drive**

87% of the GB population is reachable by HGV in a **4.5-hour drive**

25,883 people are unemployed within a **30-min drive**

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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J29(A) M1 — S44 6AE



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SECRETS.RESERVED.DERAILED



what3words

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HORIZON29.COM

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