

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**

**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.



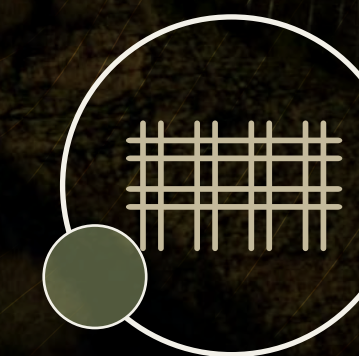
## FUTURE PROOF

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  
COMING SOON

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 | LEVEL ACCESS LOADING DOORS   |
| OFFICE (INCL. GF CORE) | 3,488  | LOADING DOCKS                |
| TOTAL AREA GIA         | 73,239 | HGV PARKING                  |
|                        |        | CAR PARKING SPACES           |
|                        |        | ELECTRIC CAR CHARGING POINTS |
|                        |        | YARD DEPTH (M)               |
|                        |        | FLOOR LOADING (KN/m2)        |
|                        |        | POWER SUPPLY (kVa)           |

| UNIT 2                 | SQ FT   | HAUNCH HEIGHT (M)            |
|------------------------|---------|------------------------------|
| WAREHOUSE AREA         | 127,228 | LEVEL ACCESS LOADING DOORS   |
| OFFICE (INCL. GF CORE) | 6,386   | LOADING DOCKS                |
| TOTAL AREA GIA         | 133,614 | HGV PARKING                  |
|                        |         | CAR PARKING SPACES           |
|                        |         | ELECTRIC CAR CHARGING POINTS |
|                        |         | YARD DEPTH (M)               |
|                        |         | FLOOR LOADING (KN/m2)        |
|                        |         | POWER SUPPLY (kVa)           |

| UNIT 3                 | SQ FT   | HAUNCH HEIGHT (M)            |
|------------------------|---------|------------------------------|
| WAREHOUSE AREA         | 137,703 | LEVEL ACCESS LOADING DOORS   |
| OFFICE (INCL. GF CORE) | 14,358  | LOADING DOCKS                |
| TOTAL AREA GIA         | 152,062 | EURO DOCKS                   |
|                        |         | HGV PARKING                  |
|                        |         | CAR PARKING SPACES           |
|                        |         | ELECTRIC CAR CHARGING POINTS |
|                        |         | YARD DEPTH (M)               |
|                        |         | FLOOR LOADING (KN/m2)        |
|                        |         | POWER SUPPLY (kVa)           |

| 10  | 2   | 12  |
|-----|-----|-----|
| 2   | 6   | 3   |
| 22  | 71  | 16  |
| 14  | 50  | 2   |
| 50  | 50  | 38  |
| 50  | 50  | 213 |
| 450 | 750 | 43  |
|     |     | 50  |
|     |     | 50  |
|     |     | 900 |

**PHASE 1A**  
AVAILABLE NOW

TOTAL AREA GIA SQ FT  
**358,915**

**UNIT 1**

**UNIT 2**

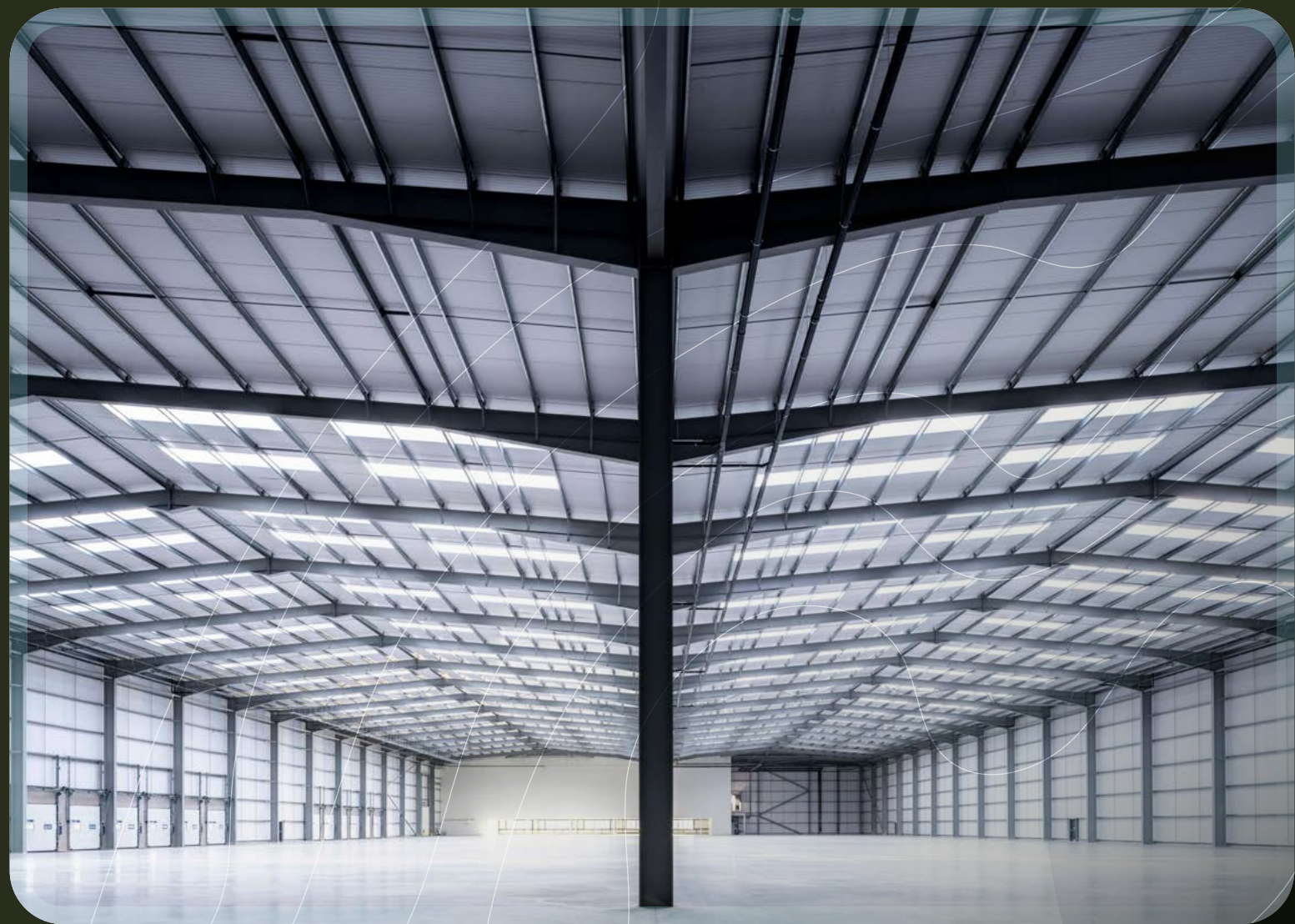
**WOLSELEY**

**UNIT 3 LET**



PHASE 2





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) |
|------------------------|---------|-------------------|
| WAREHOUSE AREA         | 100,508 | 12                |
| OFFICE (INCL. GF CORE) | 5,076   | 2                 |
| TOTAL AREA GIA         | 105,584 | 9                 |
|                        |         | 1                 |
|                        |         | 21                |
|                        |         | 88                |
|                        |         | 18                |
|                        |         | 50                |
|                        |         | 50                |
|                        |         | 550               |

UNIT 5

|                        | SQ FT   | HAUNCH HEIGHT (M) |
|------------------------|---------|-------------------|
| WAREHOUSE AREA         | 130,330 | 12.5              |
| OFFICE (INCL. GF CORE) | 6,876   | 2                 |
| TOTAL AREA GIA         | 137,206 | 13                |
|                        |         | 1                 |
|                        |         | 21                |
|                        |         | 111               |
|                        |         | 22                |
|                        |         | 50                |
|                        |         | 50                |
|                        |         | 700               |

PHASE 2  
COMING SOON

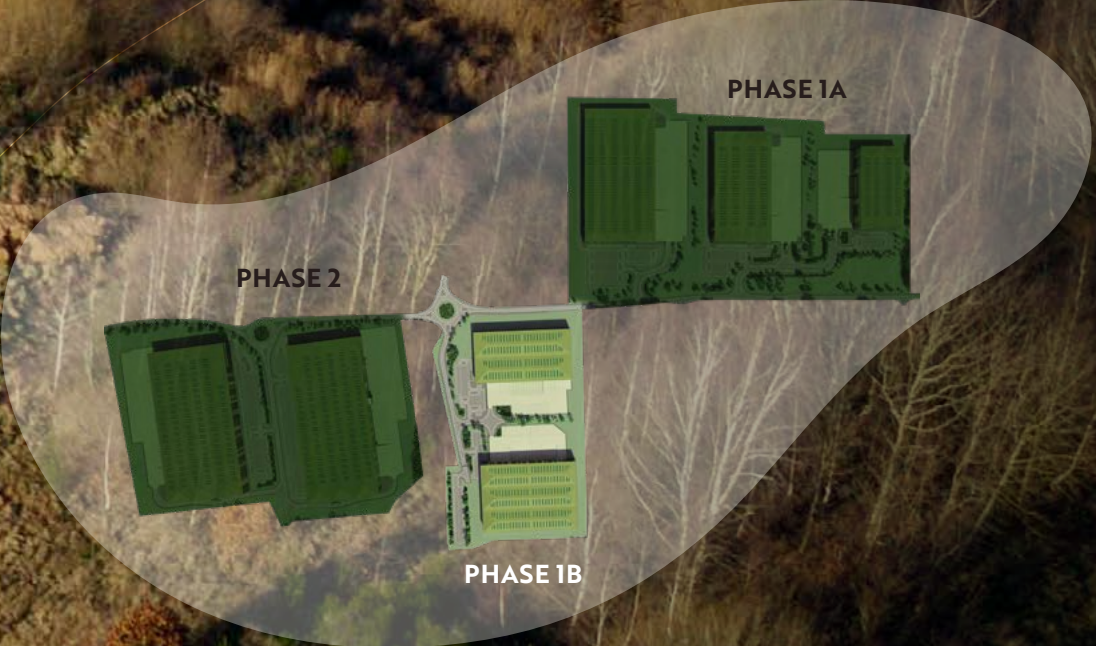
PHASE 1B  
AVAILABLE NOW

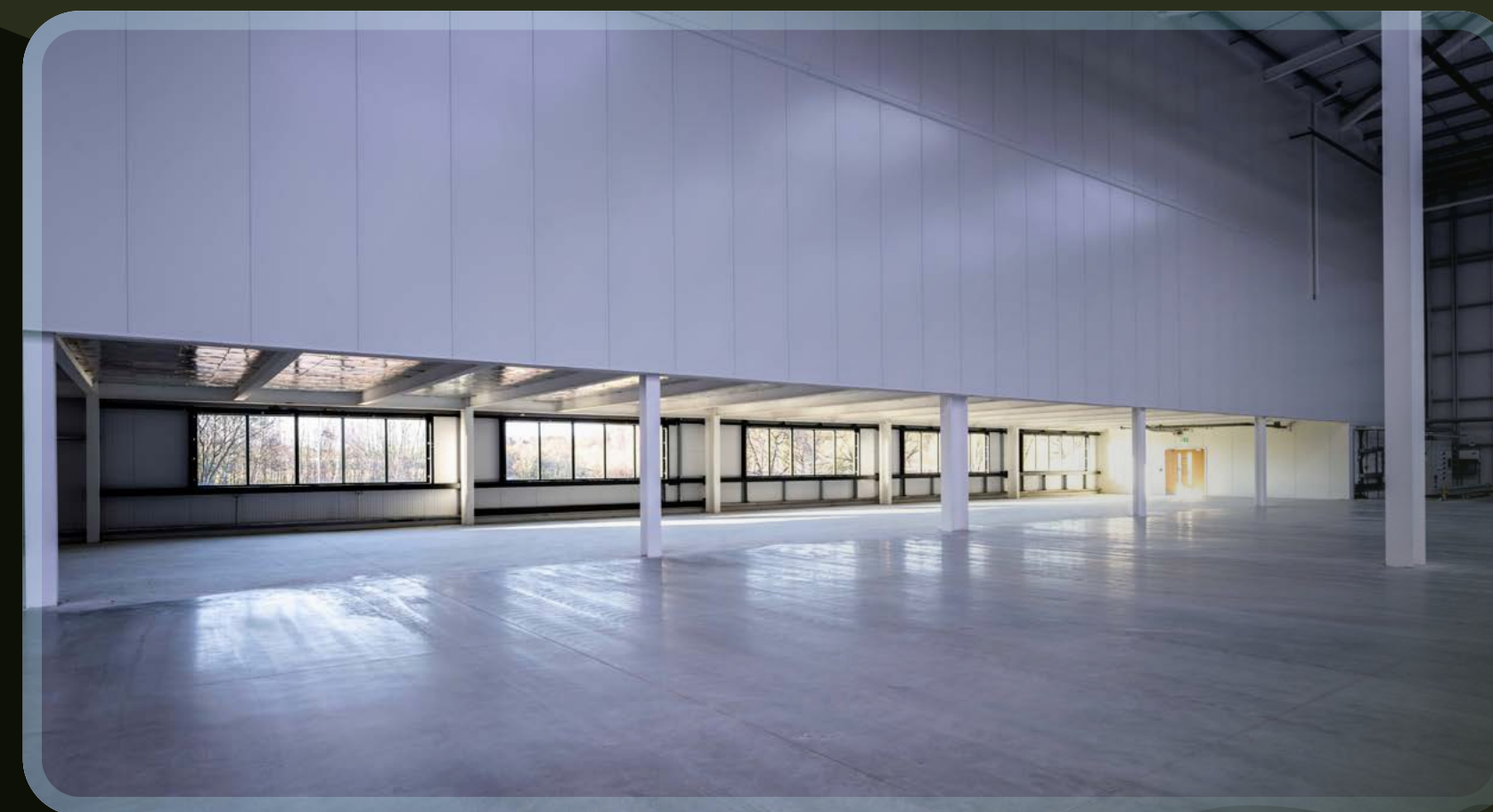
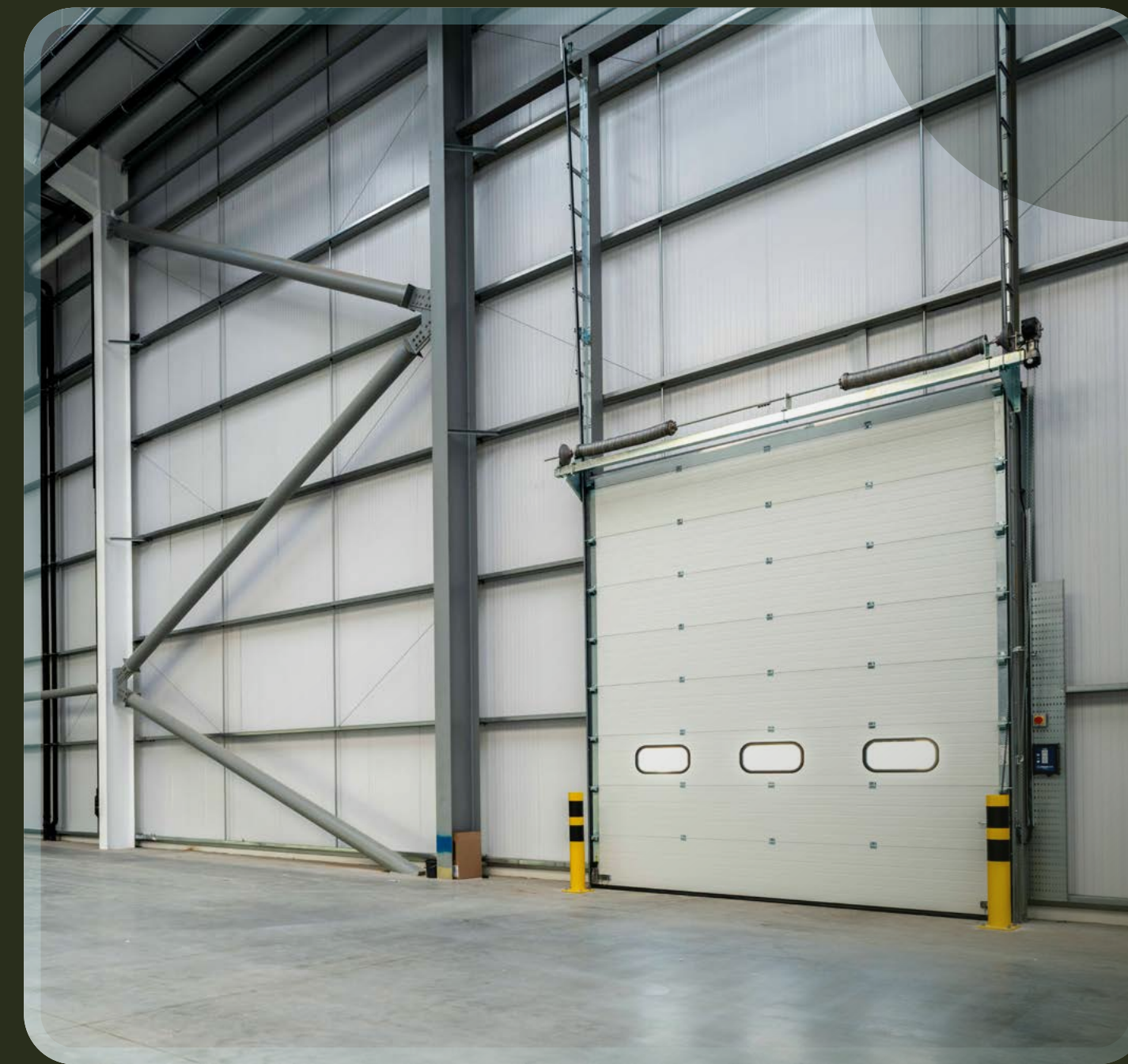
TOTAL AREA GIA SQ FT

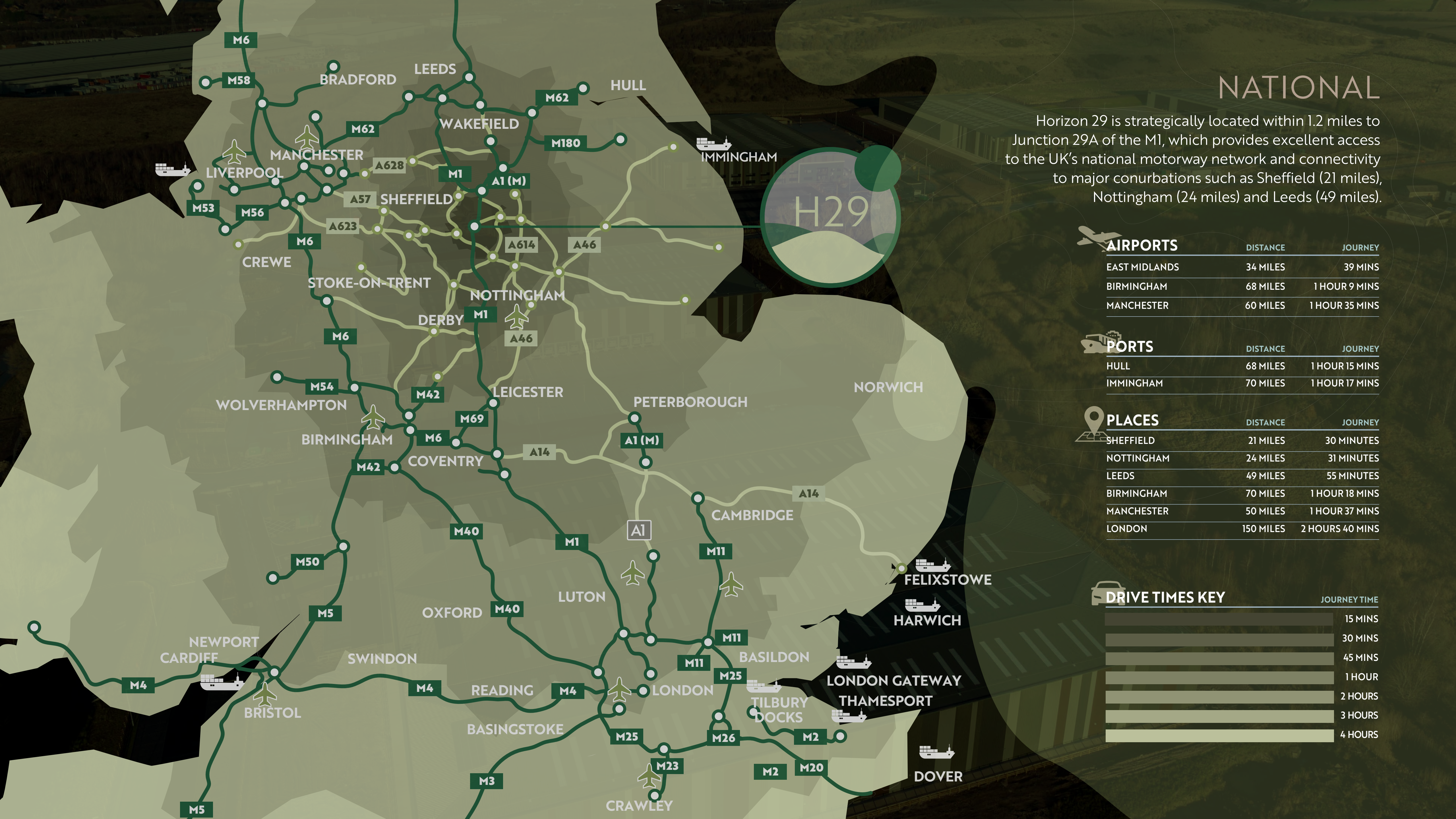
242,790

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 |
|--|--------------|
|  | 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

24

## 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**

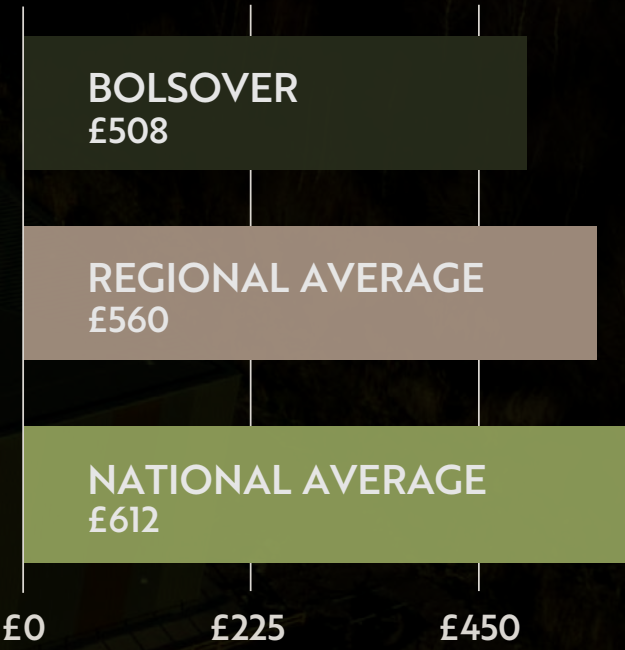
3,378,099

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.





**HORIZON 29**  
J29(A) M1 — S44 6AE

**FOR FURTHER INFORMATION PLEASE  
CONTACT THE JOINT AGENTS**



**0115 908 2120**  
**0113 244 6440**

[jll.co.uk/property](https://jll.co.uk/property)

**GEMMA CONSTANTINOU**

[Gemma.Constantinou@eu.jll.com](mailto:Gemma.Constantinou@eu.jll.com)

**07936 038 873**

**ED COLE**

[Ed.Cole@eu.jll.com](mailto:Ed.Cole@eu.jll.com)

**07872 677 751**



**0114 272 9750**  
**020 7629 8171**

**[KnightFrank.co.uk](https://KnightFrank.co.uk)**

**REBECCA SCHOFIELD**

[Rebecca.Schofield@knightfrank.com](mailto:Rebecca.Schofield@knightfrank.com)

**07776 172 123**

**CHARLES BINKS**

[Charles.Binks@knightfrank.com](mailto:Charles.Binks@knightfrank.com)

**07793 441 911**

**SECRETS.RESERVED.DERAILED**



what3words

**HORIZON 29, BUTTERMILK LANE, BOLSOVER, CHESTERFIELD, S44 6AE**

**HORIZON29.COM**

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT; intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. Sept 2024.