



HORIZON 29
 J29(A) M1 — S44 6AE

HIGH QUALITY
 INDUSTRIAL / LOGISTICS
 WAREHOUSE TOTTALLING
 252,055 SQ FT

UNIT 7
 AVAILABLE FOR IMMEDIATE OCCUPATION



15 M
 haunch height



1.4
 MVA



50 kN/m2
 Floor Loading



19 Loading Docks
 4 Euro Docks



3 Level Access
 Doors



248 Car
 Parking Spaces



38 HGV
 Parking Spaces

A DEVELOPMENT BY

EQUATION
 PROPERTIES

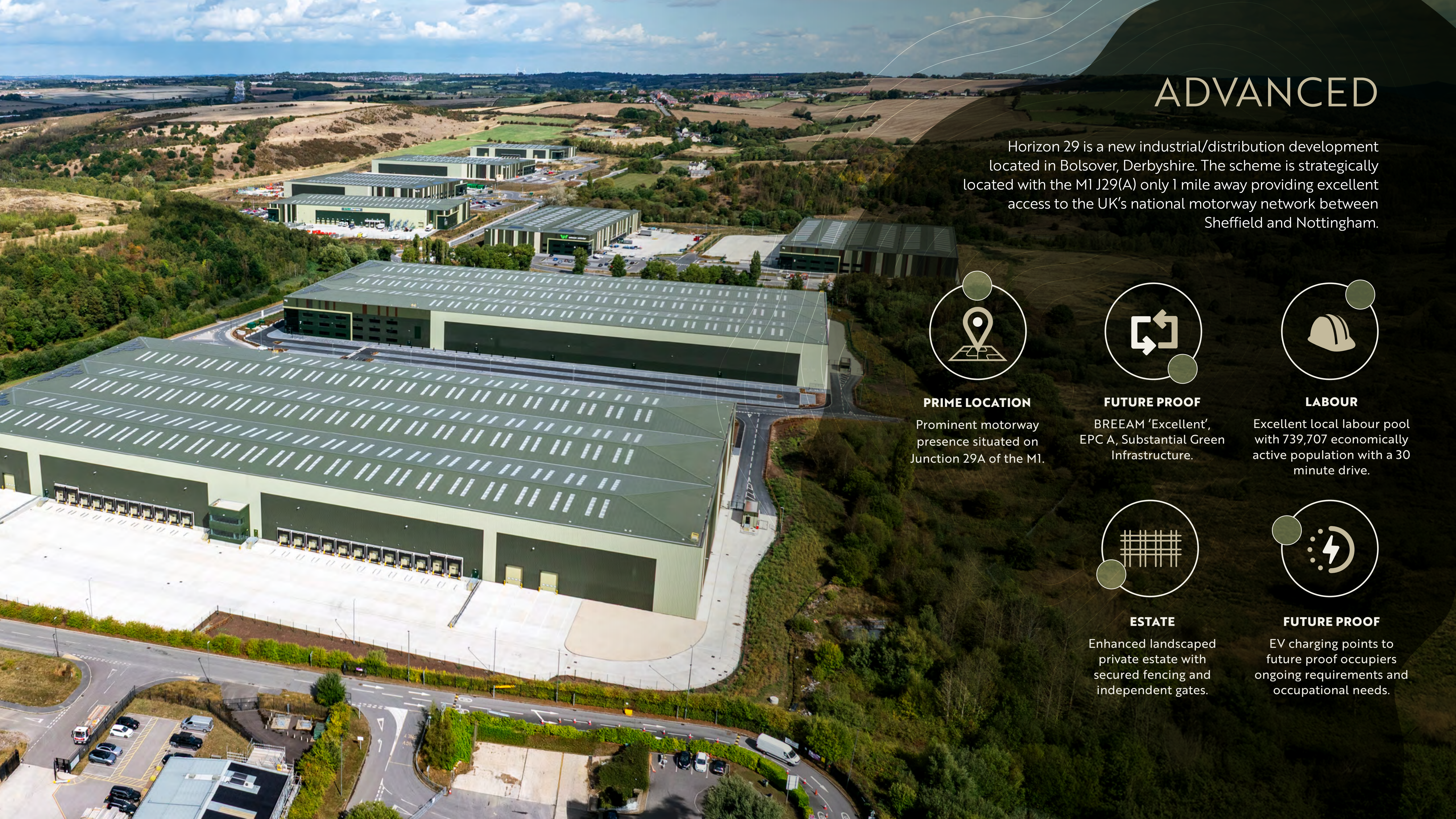
BGO



st francis group

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

Phase 2 extends to 20 acres and offers 2 units comprising of 252,055 & 251,981sq 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
252,055 SQ FT

UNIT 8
251,981 SQ FT

UNIT 7 **AVAILABLE NOW**

UNIT 8 **LET**

ROMAC[®]
LOGISTICS

UNIT 8

UNIT 7



ACCOMMODATION OVERVIEW

PHASE 2

UNIT 7 252,055 SQ.FT. UNIT 8 251,981 SQ.FT.

PHASE 2 AVAILABLE NOW

PHASE 1 AVAILABLE NOW

UNIT 3 LET
WOLSELEY

UNIT 2 LET
Cary group

UNIT 1 LET
SOLIDCOR

UNIT 4 LET

UNIT 5 AVAILABLE NOW

UNIT 8 LET

UNIT 7 AVAILABLE NOW





UNIT 7

AVAILABLE NOW

	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

MAXIMUM PALLET SPACES

46,552*

*Narrow Aisle 1.6m Pallet Height



WAREHOUSE



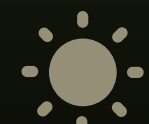
50 kN/m2
Floor Loading



EPC A Rating



BREEAM
'Excellent'
Rating



15% Roof Lights
to Warehouse



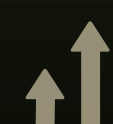
LED Lighting
with Smart
Control



Grade A Open
Plan Office



VRF Heating
and Comfort
Cooling



Double Height
Glazed HQ
Reception



50M
Yard Depth



Secured Entrances
Independent
Gates



EV Parking Bays



Perimeter Paladin
Estate Fencing

OFFICES

EXTERNAL

UNIT 7
AVAILABLE NOW
TOTAL AREA GIA SQ FT
252,055

UNIT 8 LET

ROMAC
LOGISTICS

UNIT 7 AVAILABLE NOW

PHASE 1

PHASE 2



UNIT 7
AVAILABLE NOW
TOTAL AREA GIA SQ FT
252,055

EQ

7

PHASE 1

PHASE 2









HORIZON 29

J29(A) M1 — S44 6AE

M1 SOUTH

M1 NORTH

J29a

A6192 MARKHAM LANE

B6418 BUTTERMILK LANE

LET
ROMAC

UNIT 7 AVAILABLE NOW

LET

UNIT 5 AVAILABLE NOW

LET
WOLSELEY

LET
Cary group

LET
SOLIDCOR

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 GOULD ALLOYS

- 9 GRANGERS
- 10 FROGGATTS HAULAGE
- 11 ROADSIDE AMENITY
- 12 GRE ENERGY TRAINING

- 13 VIRIDOR
- 14 GREAT BEAR DISTRIBUTION LTD
- 15 SMURFIT KAPPA INSPIREPAC
- 16 GOULD ALLOYS LTD

- 17 PROTEC
- 18 STERIGENICS
- 19 NATIONAL LIGHTING
- 20 GREAT BEAR DISTRIBUTION LTD

- 21 SMURFIT KAPPA
- 22 GIST
- 23 FERDINAND BILSTEIN UK LTD
- 24 PEAK PHARMACY

REGIONAL



SUSTAINABILITY FEATURES

BREEAM UK NEW CONSTRUCTION 2018

BREEAM
EXCELLENT
BRE GLOBAL

(SHELL & CORE)
'Excellent' Rating

ENERGY PERFORMANCE CERTIFICATE

EPC
A

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

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

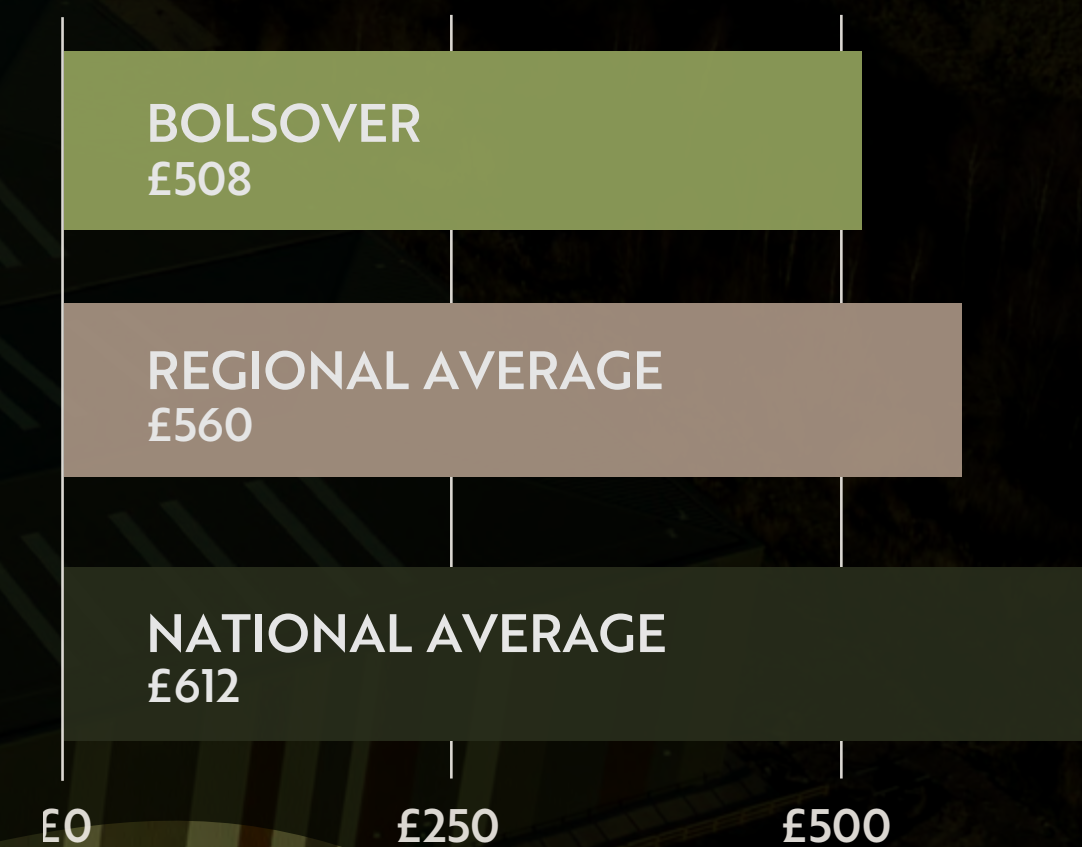
62,532
economically active within a **15-min drive**

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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SECRETS.RESERVED.DERAILED



what3words

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HORIZON29.COM

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