

# HORIZON 29

J29(A) M1 — S44 6AE

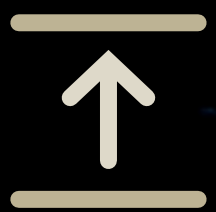
A DEVELOPMENT BY



HIGH QUALITY  
INDUSTRIAL / LOGISTICS  
WAREHOUSE TOTTALLING  
137,206 SQ FT

## UNIT 5

AVAILABLE FOR IMMEDIATE OCCUPATION



12.5 M  
haunch height



700  
KVA



50 kN/m<sup>2</sup>  
Floor Loading



13 Loading Docks  
1 Euro Docks



2 Level Access  
Doors

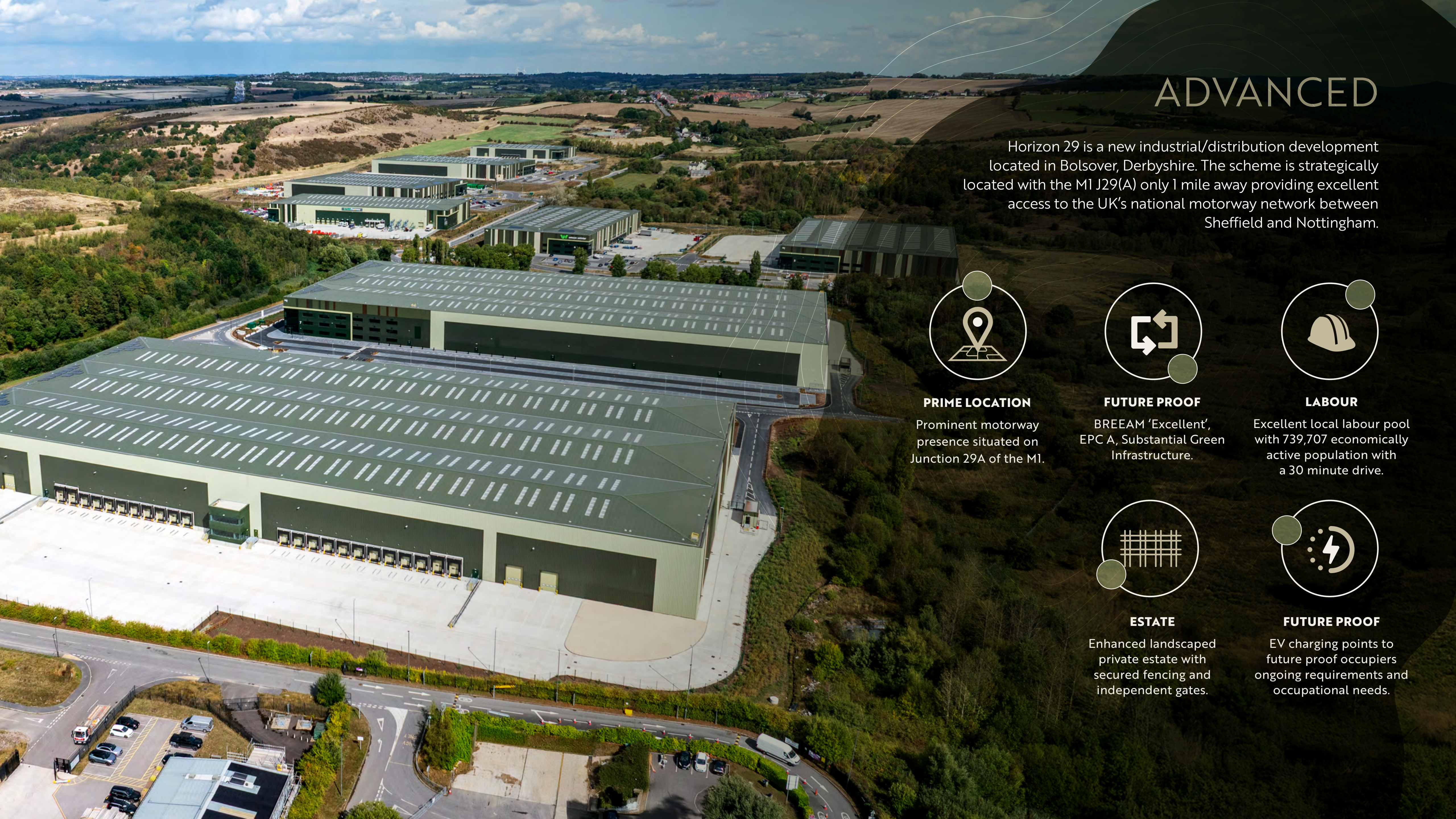


111 Car  
Parking Spaces



21 HGV  
Parking Spaces

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 1

UNIT 1  
73,239 sq ft

UNIT 2  
133,614 sq ft

UNIT 3  
152,062 sq ft

UNIT 4  
105,584 sq ft

UNIT 5  
137,206 sq ft

LET TO  
PEAK PHARMACY

UNIT 4 LET

WOLSELEY

UNIT 3 LET

Cary group

UNIT 2 LET

SOLIDCOR

UNIT 1 LET

UNIT 5 AVAILABLE NOW



# ACCOMMODATION OVERVIEW

## PHASE 1

UNIT 1  
73,239 SQ FT

UNIT 4  
105,584 SQ FT

UNIT 2  
133,614 SQ FT

UNIT 5  
137,206 SQ FT

UNIT 3  
152,062 SQ FT

PHASE 1  
AVAILABLE NOW

PHASE 2  
AVAILABLE NOW

UNIT 3 LET  
**WOLSELEY**

UNIT 2 LET  
**Cary group**

UNIT 1 LET  
**SOLIDCOR**

UNIT 4 LET

UNIT 7 AVAILABLE NOW

UNIT 5 AVAILABLE NOW

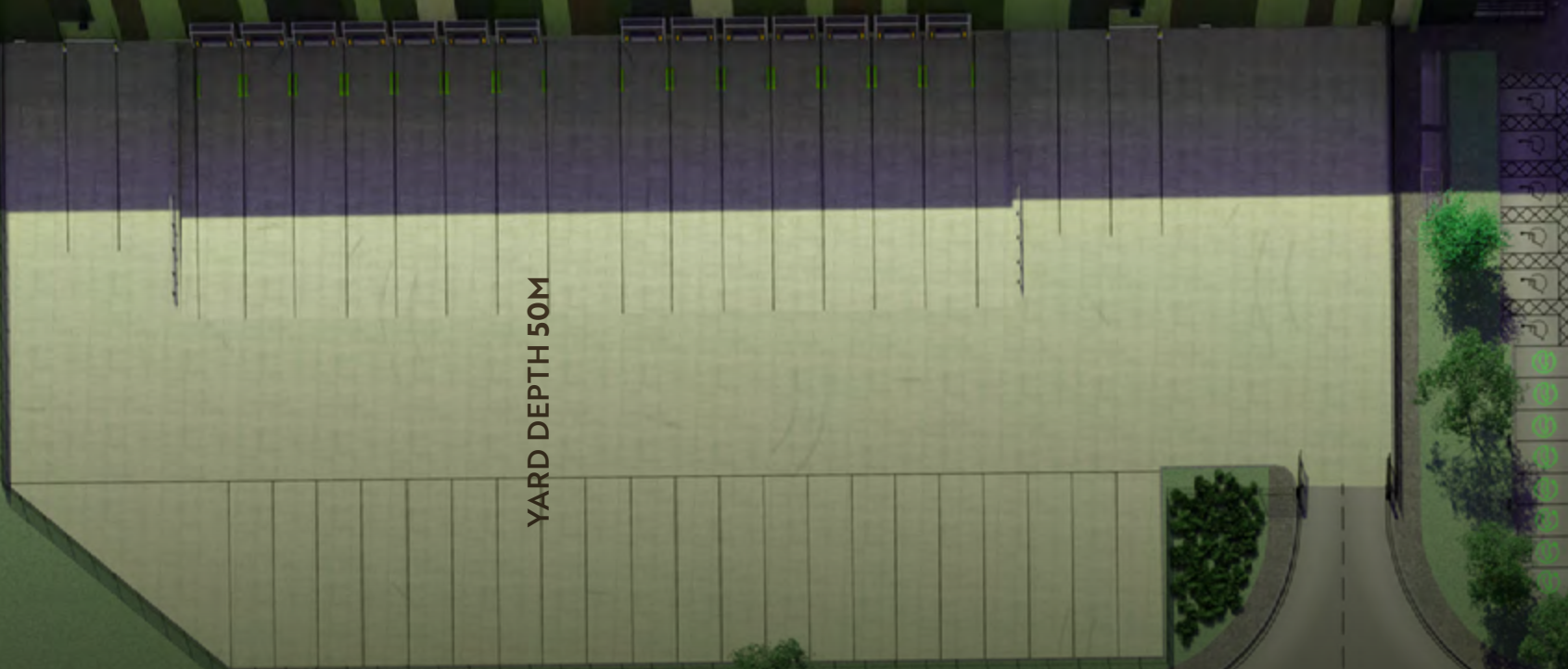
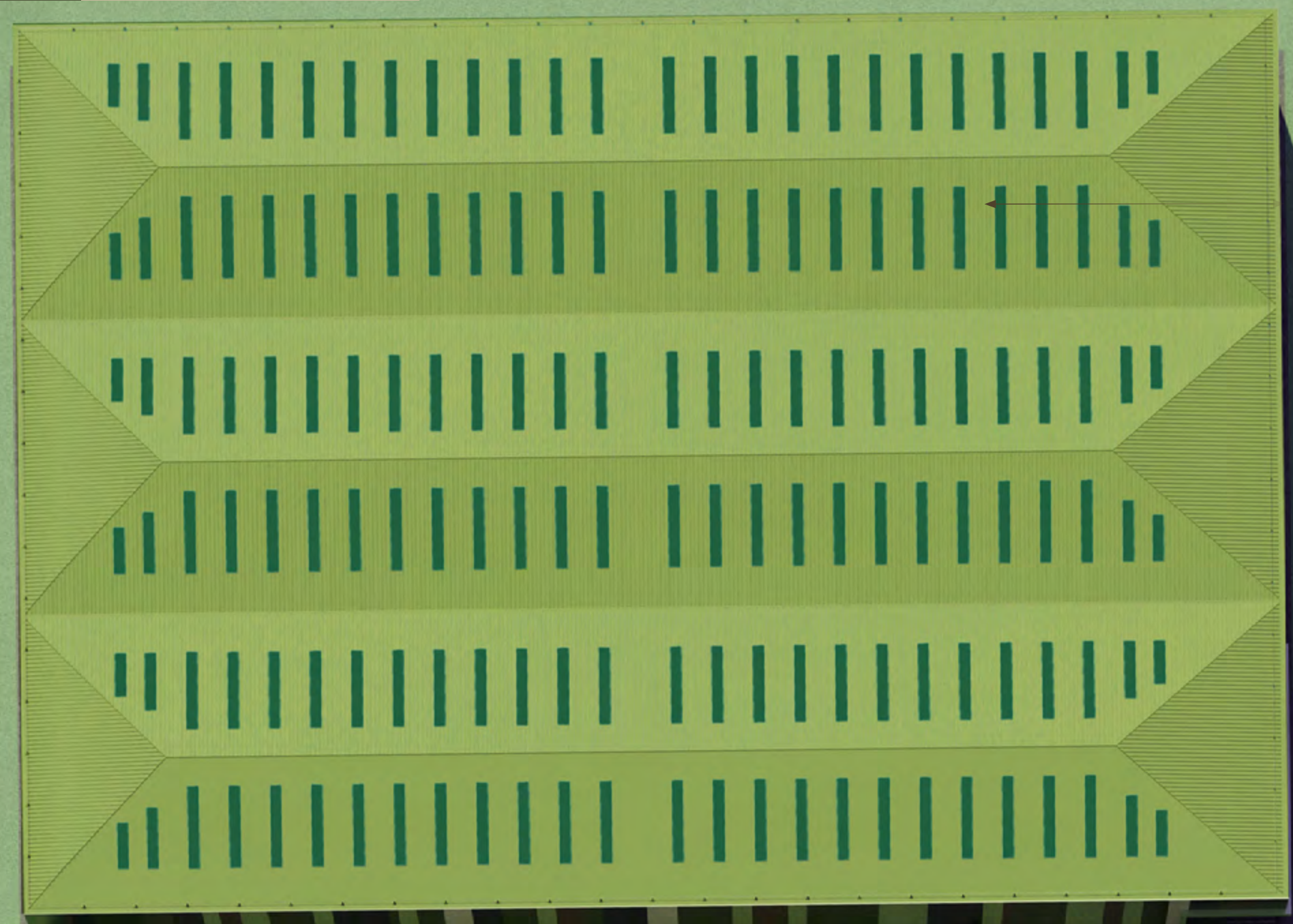
UNIT 8 LET  
**ROMAC**  
LOGISTICS



**UNIT 5 AVAILABLE NOW**

**UNIT 5**  
AVAILABLE NOW

|                              | SQ FT          |
|------------------------------|----------------|
| WAREHOUSE AREA               | 130,330        |
| OFFICE (INCL. GF CORE)       | 6,876          |
| <b>TOTAL AREA GIA</b>        | <b>137,206</b> |
| HAUNCH HEIGHT (M)            | 12.5           |
| LEVEL ACCESS LOADING DOORS   | 2              |
| LOADING DOCKS                | 13             |
| EURO DOCKS                   | 1              |
| HGV PARKING                  | 21             |
| CAR PARKING SPACES           | 111            |
| ELECTRIC CAR CHARGING POINTS | 22             |
| YARD DEPTH (M)               | 50             |
| FLOOR LOADING (KN/m2)        | 50             |
| POWER SUPPLY (kVa)           | 700            |



MAXIMUM PALLET SPACES\*

**21,354**\*

\*Narrow Aisle 1.6m Pallet Height



**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**



Yard Depth



Secured Entrances  
Independent  
Gates



EV Parking Bays



Perimeter Paladin  
Estate Fencing

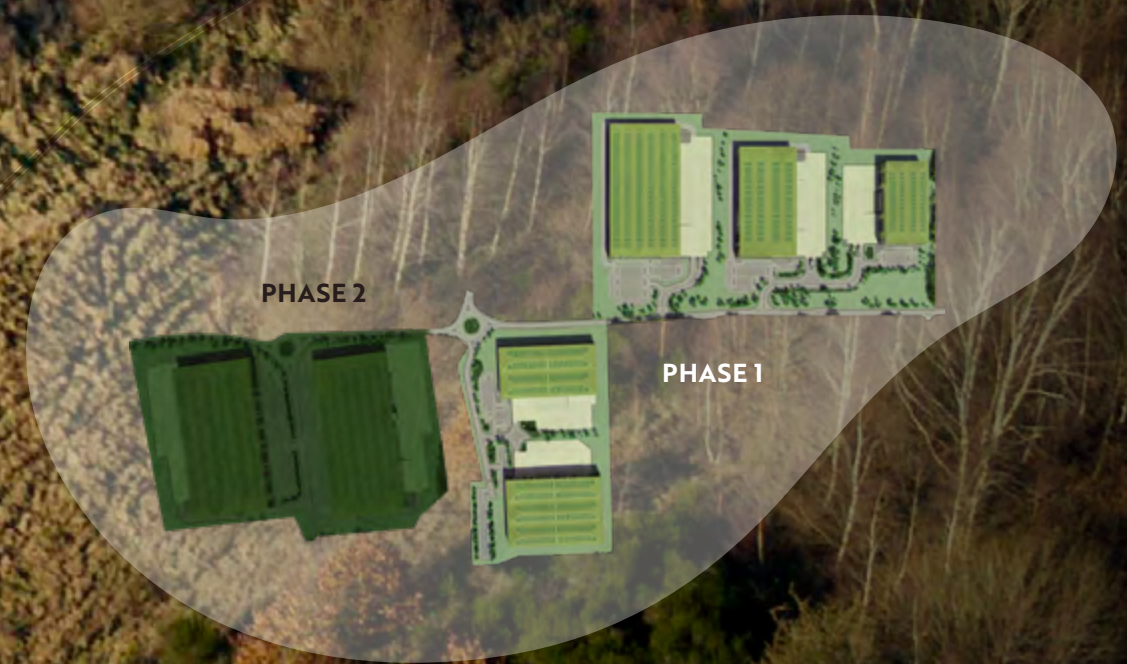
**UNIT 5**  
AVAILABLE NOW

TOTAL AREA GIA SQ FT

**137,206**

**UNIT 4** LET

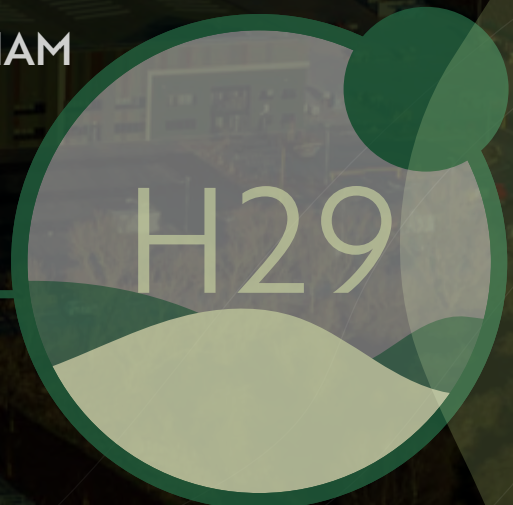
**UNIT 5** AVAILABLE NOW





# 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 |
|-----------------------|--------------|
| [Shortest bar]        | 15 MINS      |
| [Slightly longer bar] | 30 MINS      |
| [Medium bar]          | 45 MINS      |
| [Longer bar]          | 1 HOUR       |
| [Longer bar]          | 2 HOURS      |
| [Longer bar]          | 3 HOURS      |
| [Longest bar]         | 4 HOURS      |



# HORIZON 29

J29(A) M1 — S44 6AE

M1 SOUTH

M1 NORTH

J29a

A6192 MARKHAM LANE

B6418 BUTTERMILK LANE

LET  
ROMAC

LET  
WOLSELEY

LET  
Cary group

LET  
SOLIDCOR

UNIT 7 AVAILABLE NOW

LET

UNIT 5 AVAILABLE NOW

## 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             |



# 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

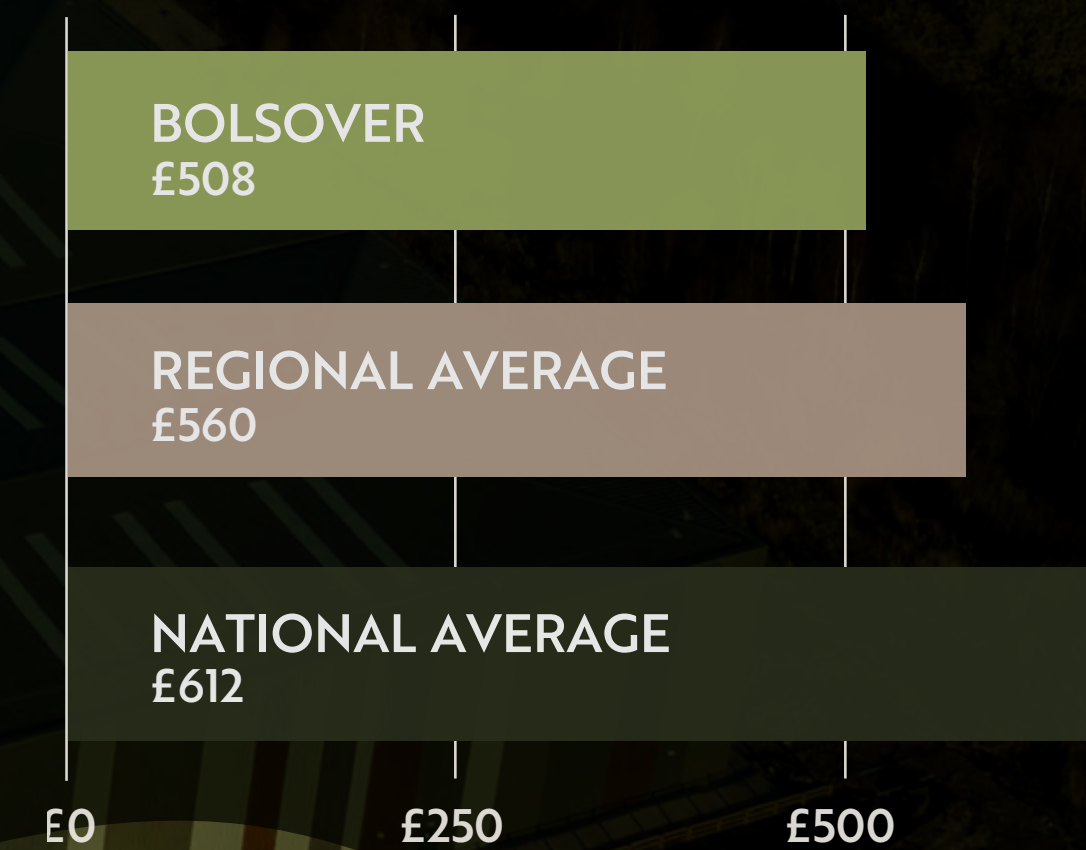
**62,532**  
economically active within a **15-min drive**

**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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J29(A) M1 — S44 6AE



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what3words

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

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