



HORIZON 29

J29(A) M1 — S44 6AE

A new industrial/distribution development
Phase 2 consisting of 2 Units of 251,607 – 251,716 sq ft
Available from Q3 2025



A DEVELOPMENT BY

 **st francis**group

 **BGO**

ALMCOR **EQUATION**
PROPERTIES

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 from Q3 2025.

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
251,607 SQ FT

UNIT 8
251,716 SQ FT

PHASE 2
AVAILABLE Q3 2025



ACCOMMODATION OVERVIEW

PHASE 2

UNIT 7
251,607 SQ FT

UNIT 8
251,716 SQ FT

PHASE 2
AVAILABLE Q3 2025

UNIT 8

UNIT 7

PHASE 1A
AVAILABLE NOW

UNIT 4 **LET**

PHASE 1B
AVAILABLE NOW

UNIT 5

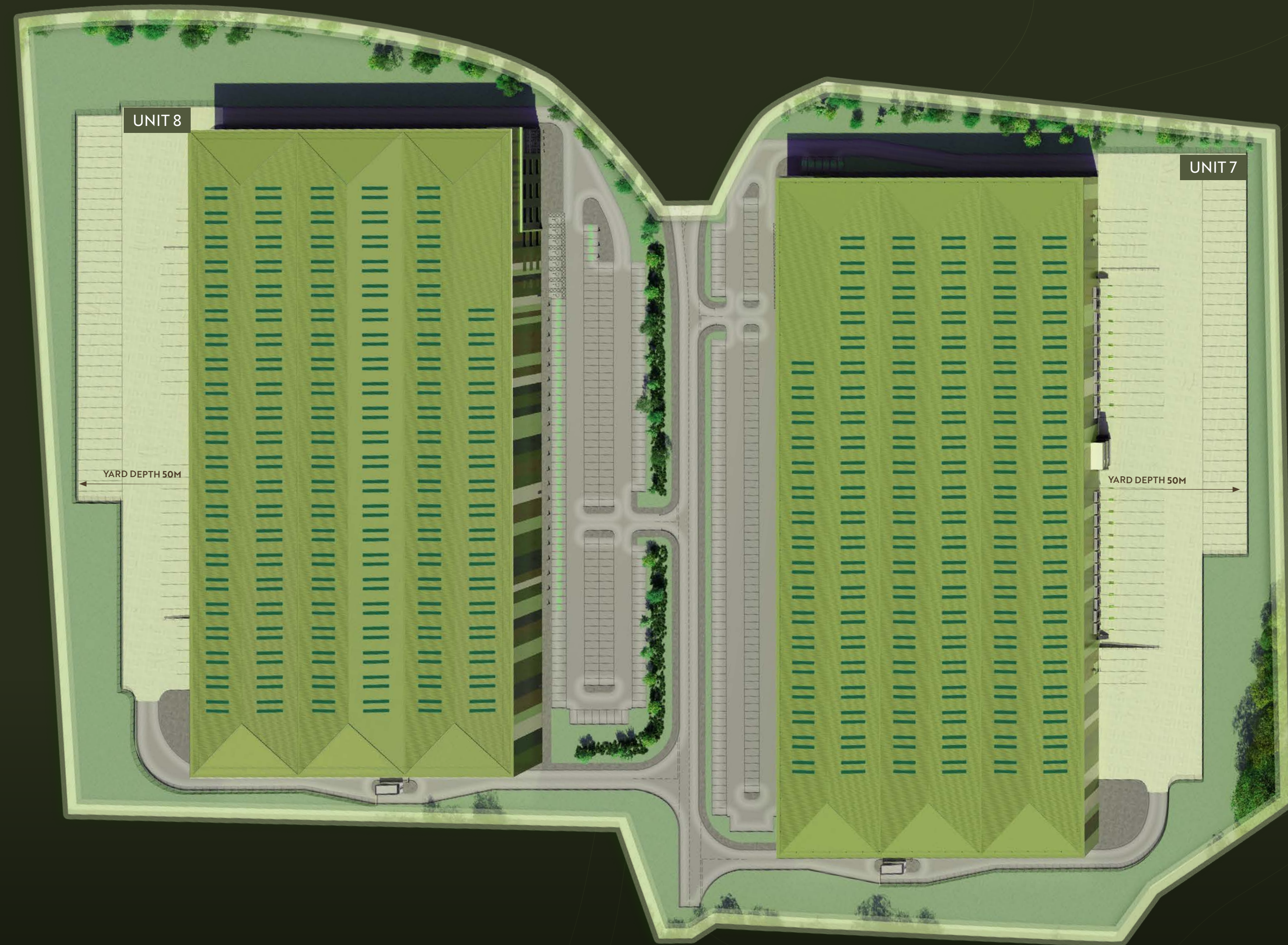
UNIT 3

LET

WOLSELEY

UNIT 2

UNIT 1



PHASE 2

AVAILABLE Q3 2025

TOTAL AREA GIA SQ FT
503,323

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 7		SQ FT	HAUNCH HEIGHT (M)	15
WAREHOUSE AREA	237,206		LEVEL ACCESS LOADING DOORS	3
OFFICE (INCL. GF CORE)	11,906		LOADING DOCKS	23
TRANSPORT OFFICE	2,604		EURO DOCKS	4
TOTAL AREA GIA		251,716	HGV PARKING	38
			CAR PARKING SPACES	236+8 (incl. 25 EV)
			EV CHARGING POINTS	25
			YARD DEPTH (M)	50
			FLOOR LOADING (KN/m2)	50
			POWER SUPPLY (kVa)	1440

UNIT 8		SQ FT	HAUNCH HEIGHT (M)	15
WAREHOUSE AREA	237,077		LEVEL ACCESS LOADING DOORS	3
OFFICE (INCL. GF CORE)	11,926		LOADING DOCKS	23
TRANSPORT OFFICE	2,604		EURO DOCKS	4
TOTAL AREA GIA		251,607	HGV PARKING	35
			CAR PARKING SPACES	219+8 (incl. 24 EV)
			EV CHARGING POINTS	24
			YARD DEPTH (M)	50
			FLOOR LOADING (KN/m2)	50
			POWER SUPPLY (kVa)	1400

PHASE 2

AVAILABLE Q3 2025

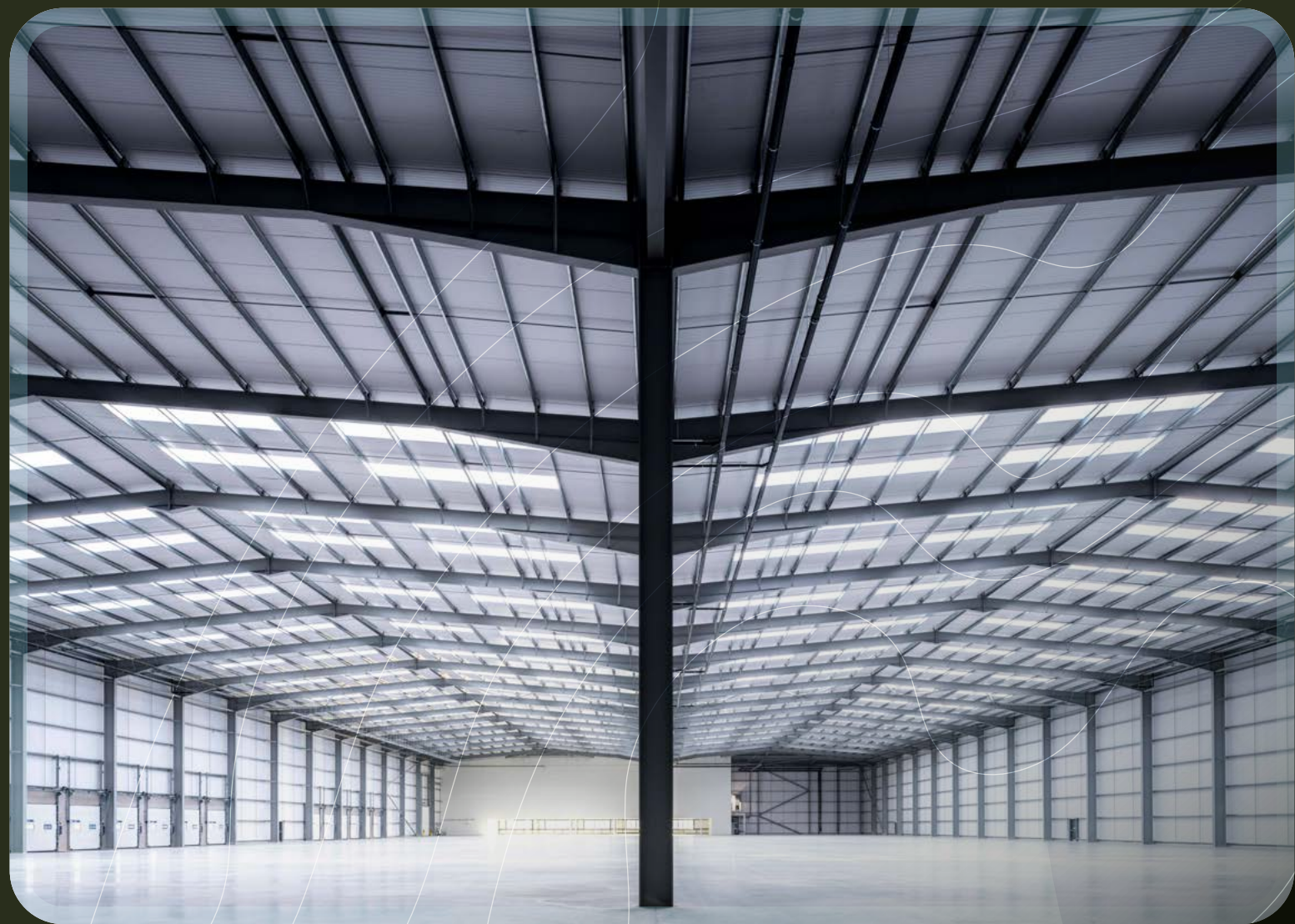
TOTAL AREA GIA SQ FT
503,323

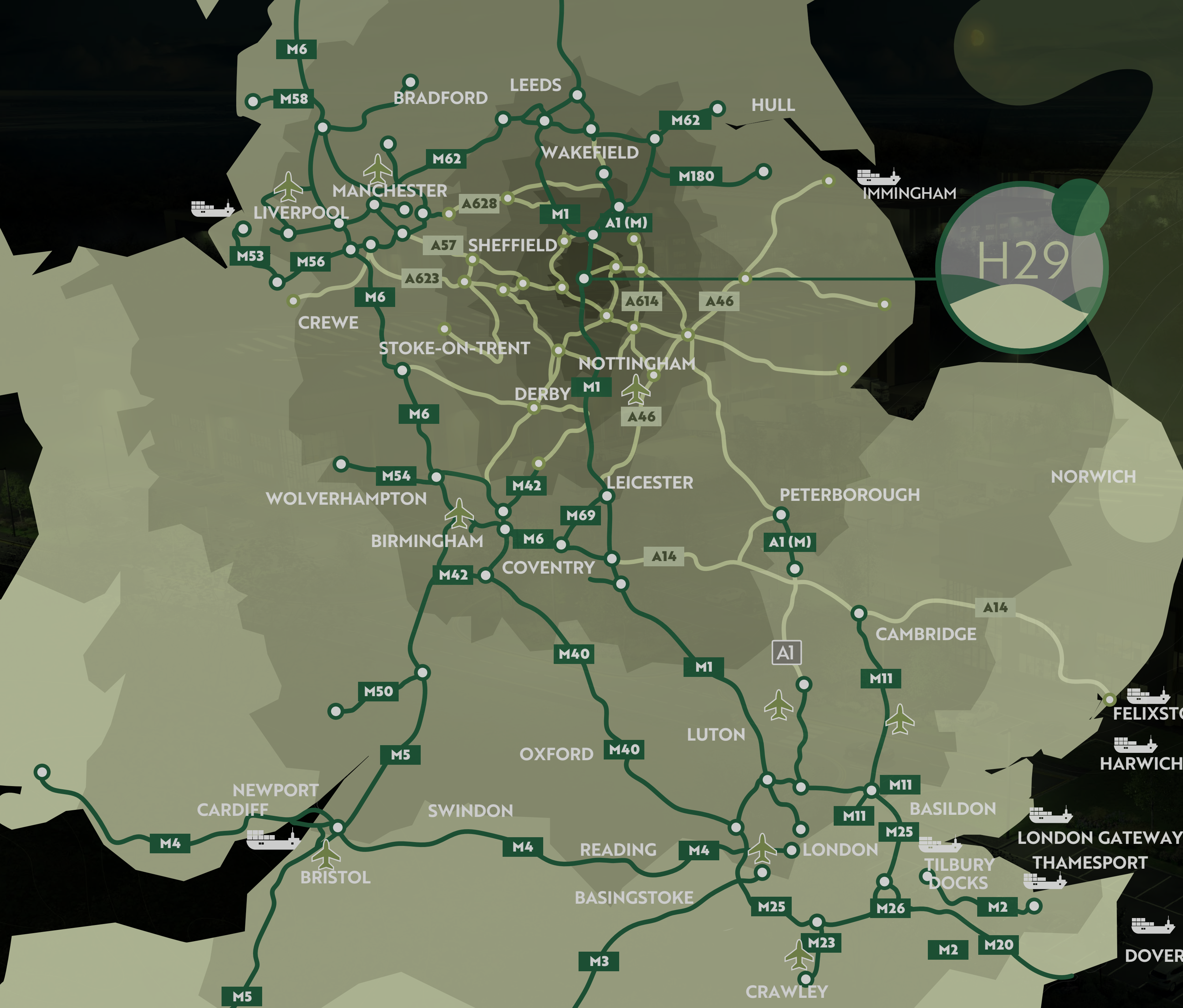


PHASE 1A

PHASE 2

PHASE 1B





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
[Dark Green Bar]	15 MINS
[Medium Green Bar]	30 MINS
[Light Green Bar]	45 MINS
[Yellow Bar]	1 HOUR
[Orange Bar]	2 HOURS
[Red Bar]	3 HOURS
[Dark Red Bar]	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
- 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



SUSTAINABILITY FEATURES

DEMOGRAPHICS

591,153 1,664,681

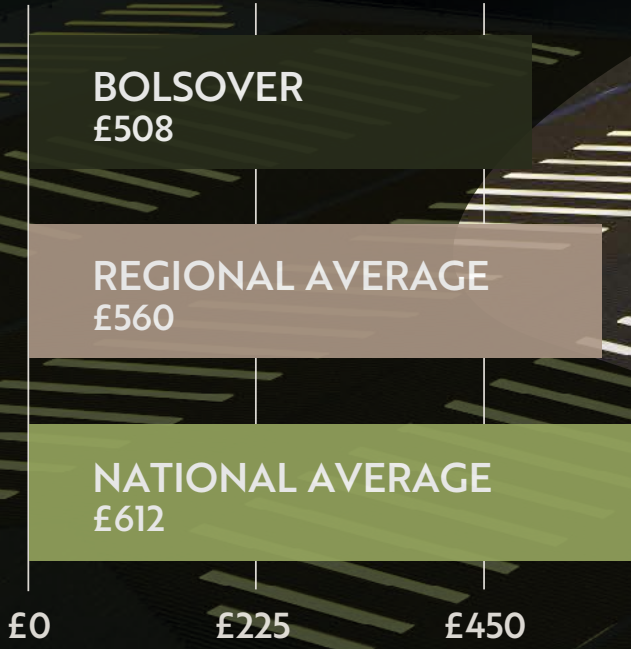
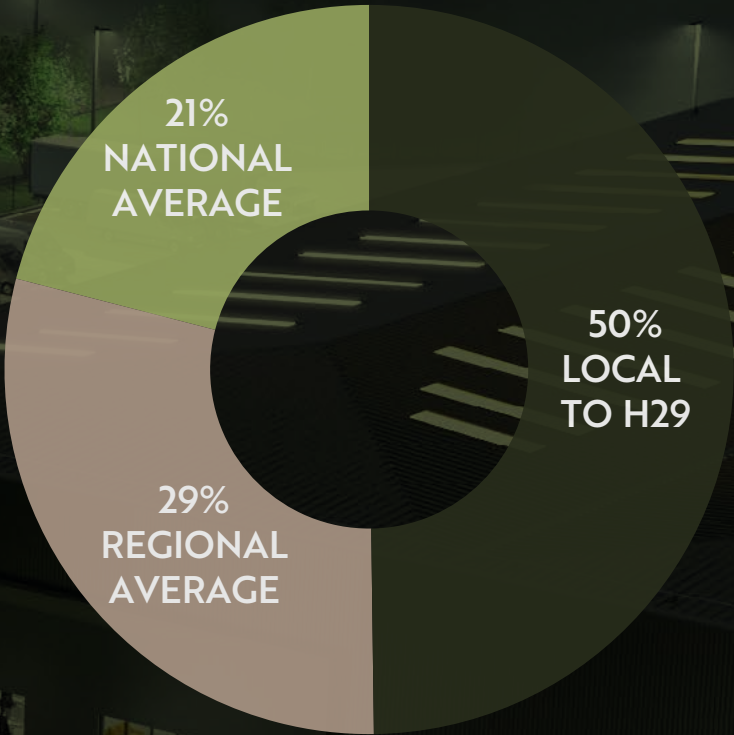
H29 has an economically active workforce within a **30m Drive**

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

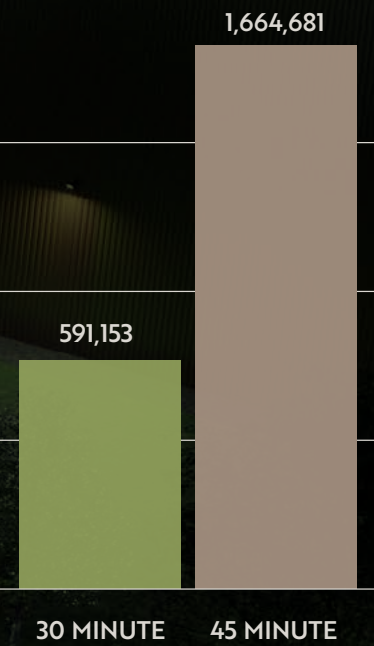
*SOURCE CACI / ONS

EMPLOYEES WORKING IN STORAGE & TRANSPORT

WEEKLY EMPLOYEE WAGE



RESIDENT POLULATION DRIVE TIME



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.

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



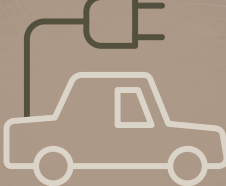
Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

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.

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

GEMMA CONSTANTINOU

Gemma.Constantinou@eu.jll.com

07936 038 873

ED COLE

Ed.Cole@eu.jll.com

07872 677 751



0114 272 9750
020 7629 8171

KnightFrank.co.uk

REBECCA SCHOFIELD

Rebecca.Schofield@knightfrank.com

07776 172 123

CHARLES BINKS

Charles.Binks@knightfrank.com

07793 441 911

SECRETS.RESERVED.DERAILED



what3words

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

HORIZON29.COM

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