



# 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 HCV  
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 1  
AVAILABLE NOW

PHASE 2  
AVAILABLE NOW

UNIT 3 LET  
**WOLSELEY**

UNIT 2 LET  
**Cary group**

UNIT 1 LET  
**SOLIDCOR**

UNIT 8 LET  
**ROMAC**  
LOGISTICS

UNIT 7 AVAILABLE NOW

UNIT 4 LET

UNIT 5 AVAILABLE NOW



# UNIT 7

AVAILABLE NOW

	SQ FT
WAREHOUSE AREA	237,313
OFFICE (INCL. GF CORE)	11,930
TRANSPORT OFFICE	2,606
GATEHOUSE	206
<b>TOTAL AREA GIA</b>	<b>252,055</b>
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

### 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**  
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

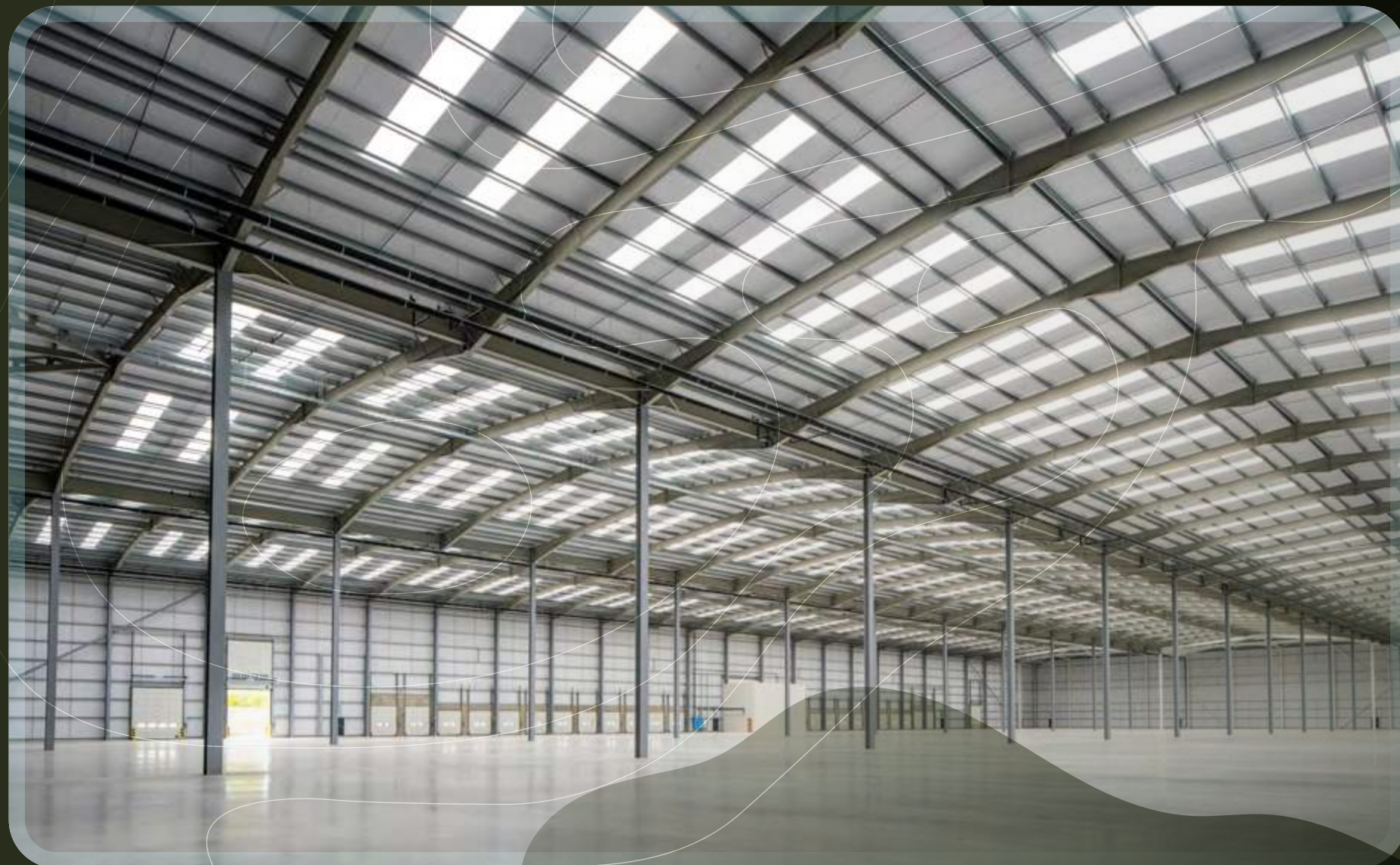
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PHASE 1

PHASE 2







# 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

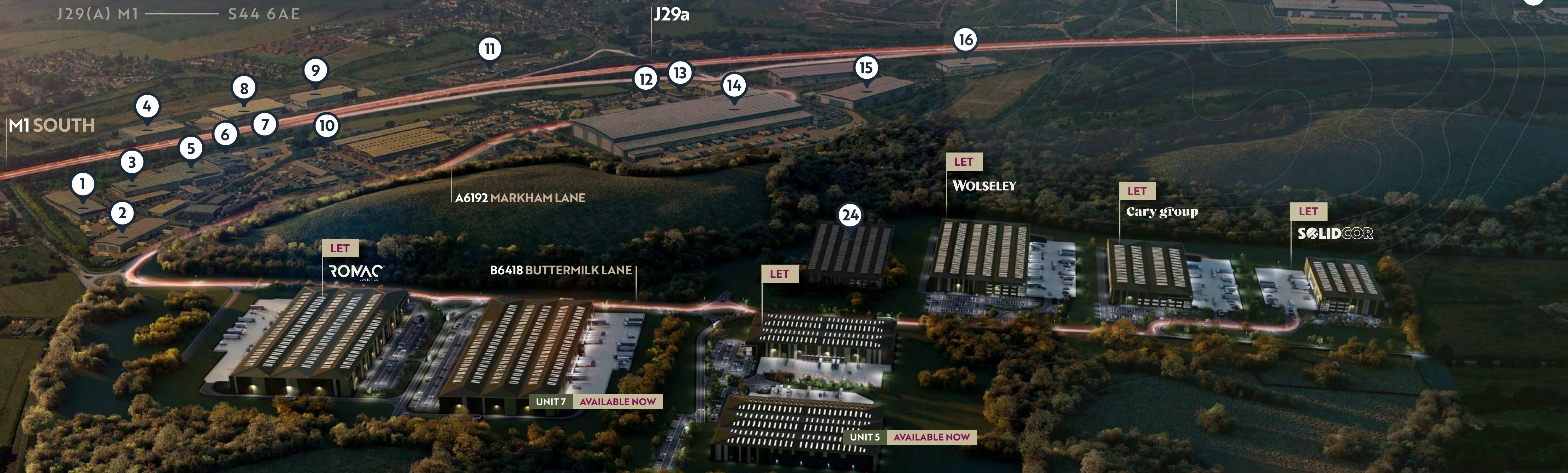
**DRIVE TIMES KEY**

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



# HORIZON 29

J29(A) M1 — S44 6AE



## 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

UNIT 7 AVAILABLE NOW

UNIT 5 AVAILABLE NOW

# 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**

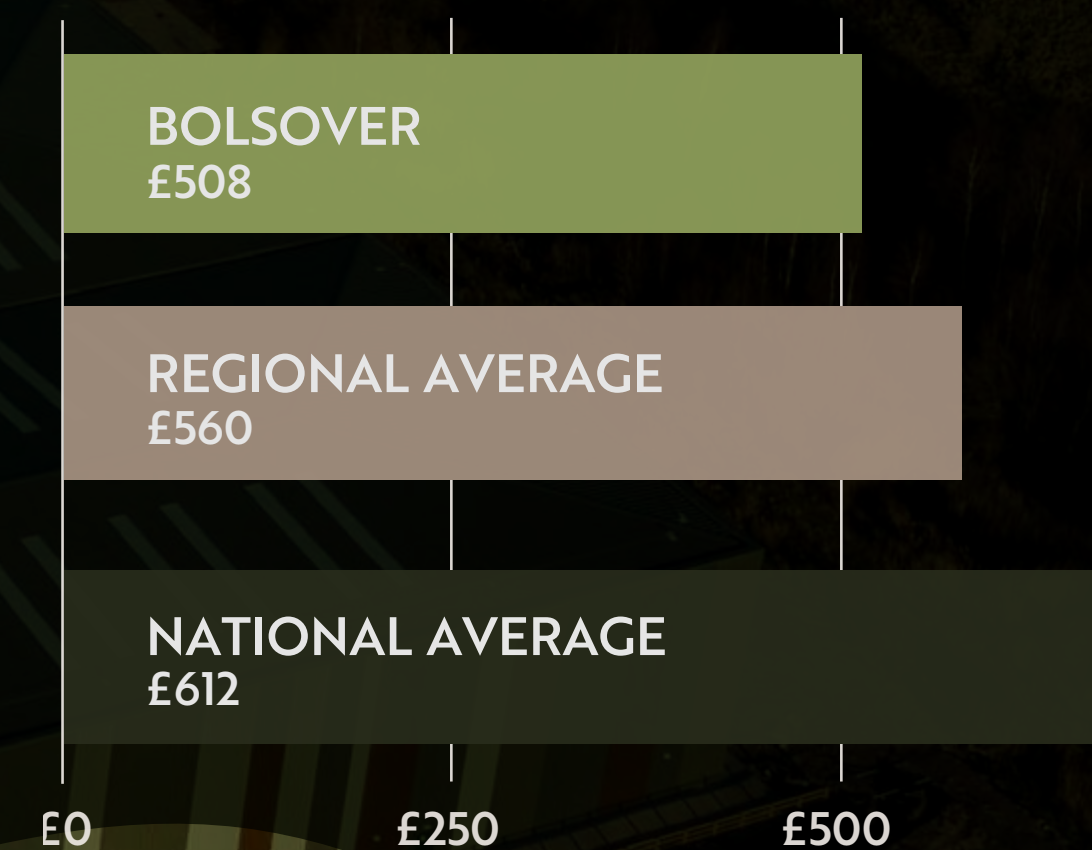
**87%**

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

[View Portfolio](#)

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 v.



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**



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