



HORIZON 29

J29(A) M1 — S44 6AE

A DEVELOPMENT BY



EQUATION
PROPERTIES

ALMCOR

A NEW INDUSTRIAL /
DISTRIBUTION DEVELOPMENT

137,206 SQ FT

AVAILABLE FOR
IMMEDIATE OCCUPATION



BREEAM
'Excellent'



EPC A
Rating



50 kN/m²
Floor Loading



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.



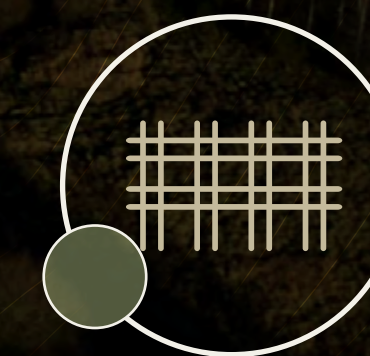
FUTURE PROOF

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

UNIT 1 UNDER OFFER

UNIT 5 LAST AVAILABLE UNIT

ACCOMMODATION OVERVIEW

PHASE 1

UNIT 1	UNIT 4
73,239 <small>SQ FT</small>	105,584 <small>SQ FT</small>
UNIT 2	UNIT 5
133,614 <small>SQ FT</small>	137,206 <small>SQ FT</small>
UNIT 3	
152,062 <small>SQ FT</small>	

PHASE 1
AVAILABLE NOW

PHASE 2
AVAILABLE NOW

UNIT 3
WOLSELEY
LET

UNIT 2
Cary group
LET

UNIT 1
UNDER OFFER

UNIT 4
LET

UNIT 5
LAST AVAILABLE UNIT

PHASE 1
AVAILABLE NOW

TOTAL AREA GIA SQ FT

137,206

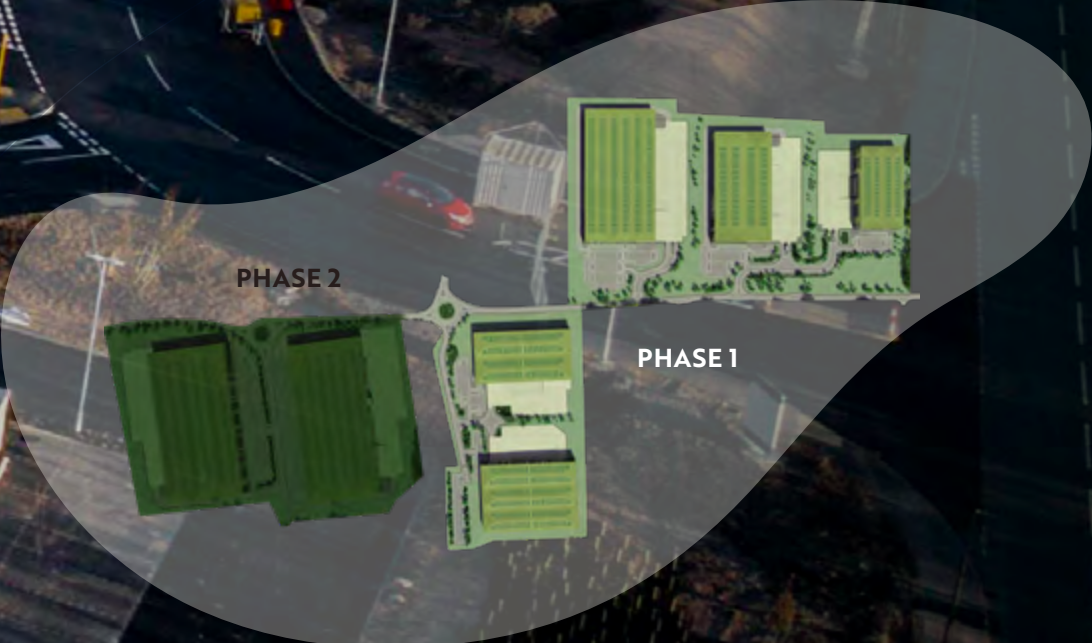
Cary group

UNIT 2 LET

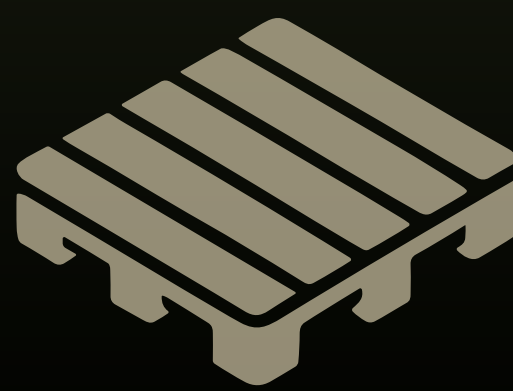
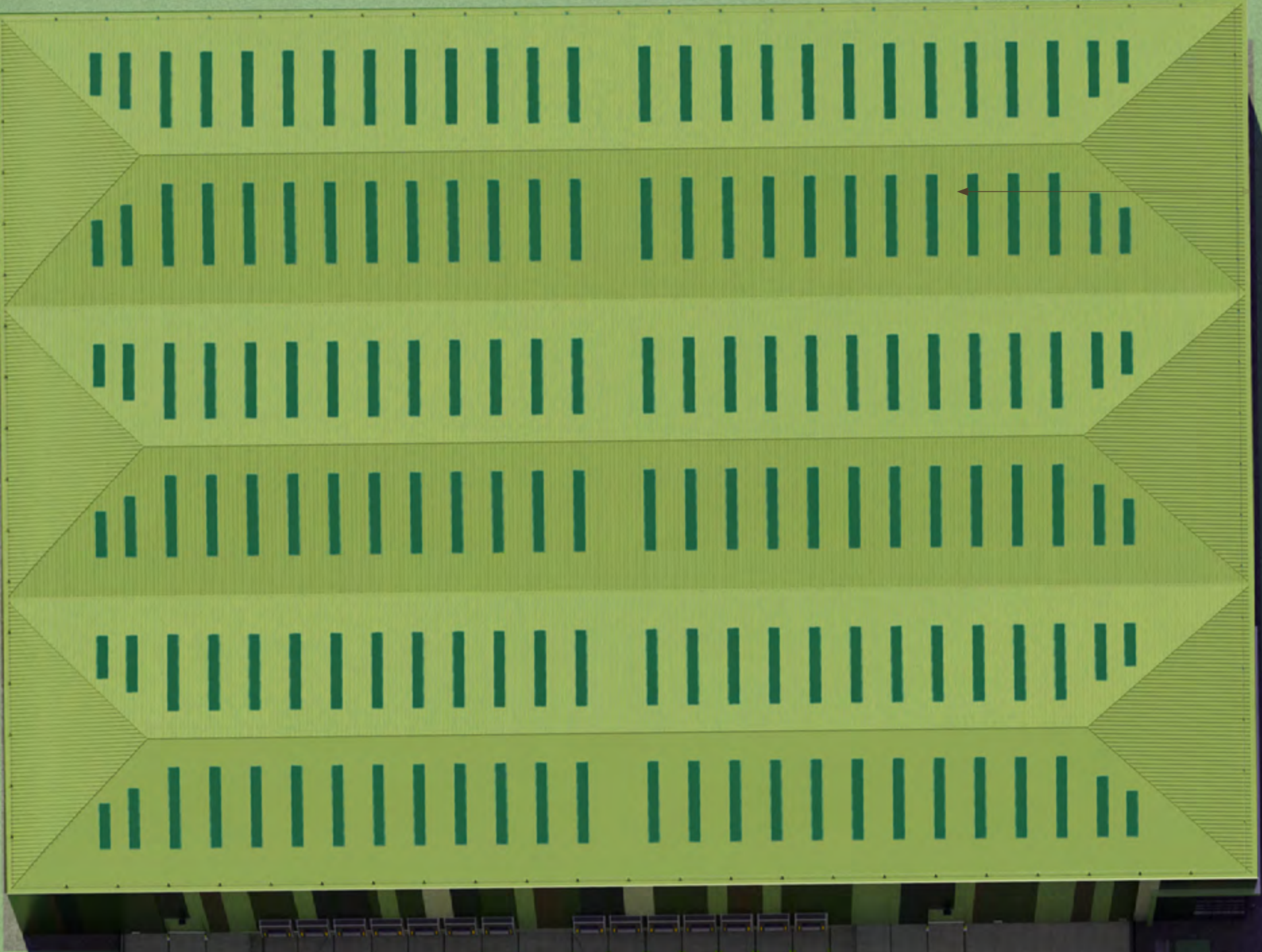
UNIT 1 UNDER OFFER

WOLSELEY

UNIT 3 LET



UNIT 5 LAST AVAILABLE UNIT



PHASE 1
AVAILABLE NOW
TOTAL AREA GIA SQ FT
137,206

UNIT 5	SQ FT
WAREHOUSE AREA	130,330
OFFICE (INCL. GF CORE)	6,876
TOTAL AREA GIA	137,206
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

WAREHOUSE



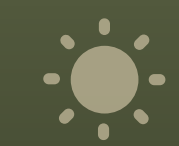
50 kN/m2
Floor Loading



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

MAXIMUM PALLET SPACES
21,354*

*Narrow Aisle 1.6m Pallet Height

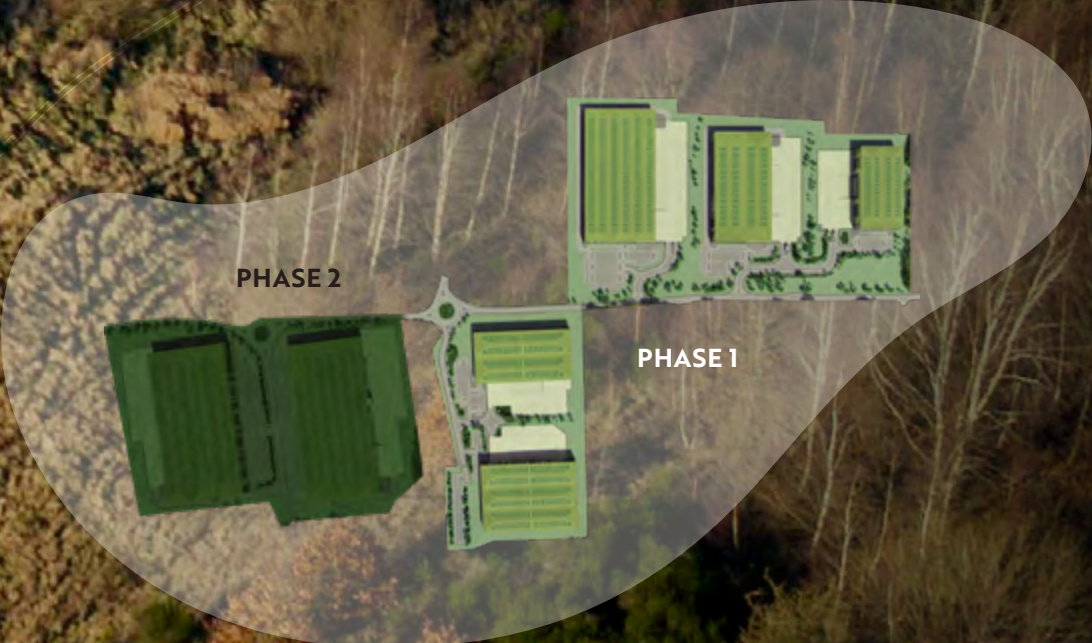
PHASE 1
AVAILABLE NOW

TOTAL AREA GIA SQ FT

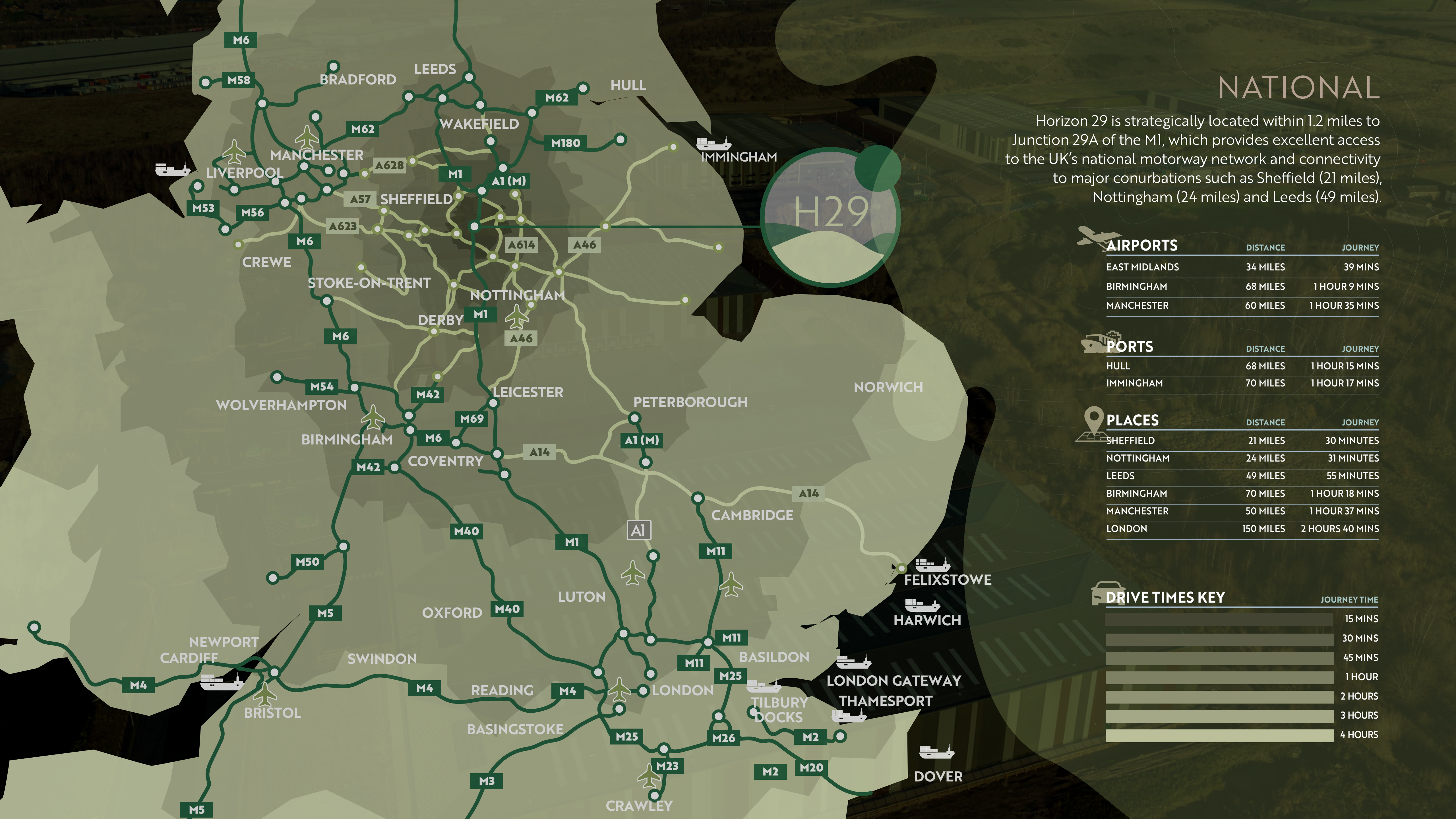
137,206

UNIT 4 LET

UNIT 5 LAST AVAILABLE UNIT







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

LET
Cary group

UNDER
OFFER

LET

UNIT 5
LAST AVAILABLE UNIT

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

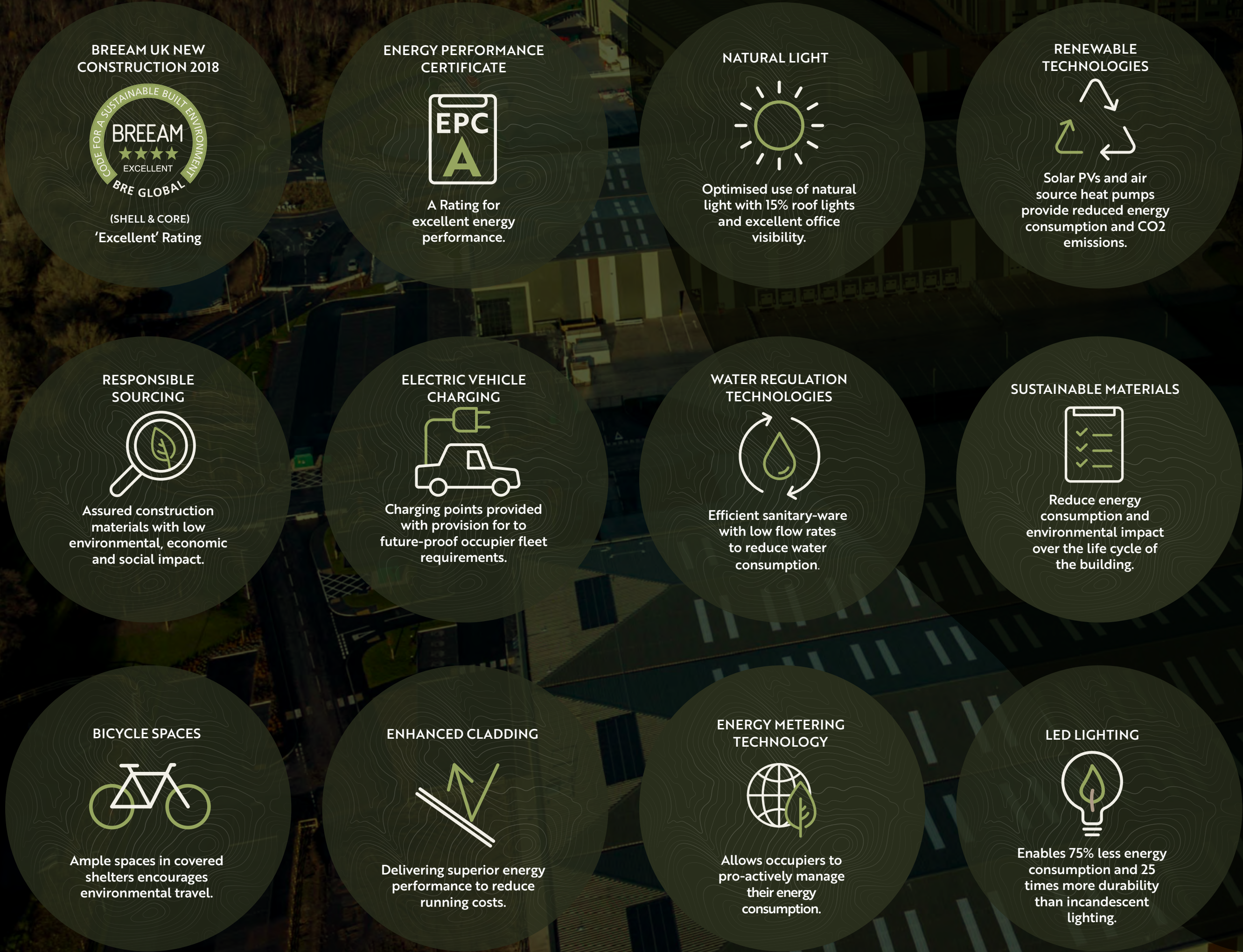


REGIONAL



SUSTAINABILITY FEATURES

DEMOGRAPHICS



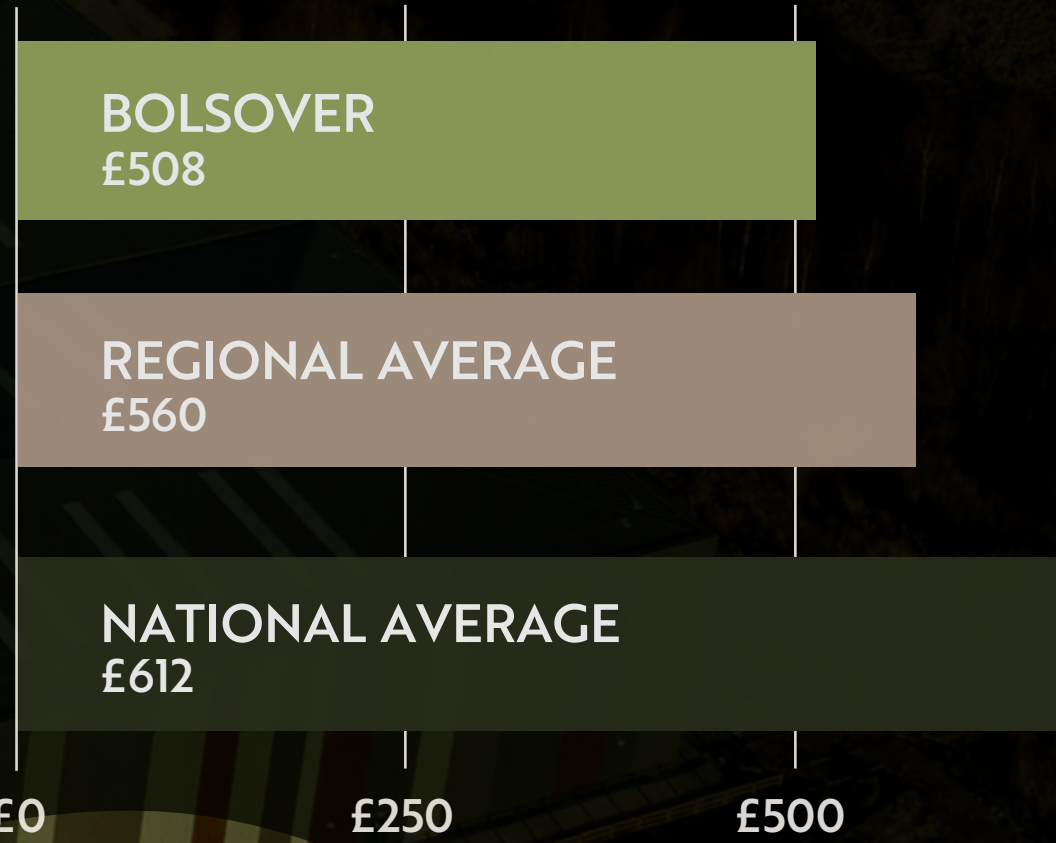
62,532 economically active within a **15-min drive**

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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