



- New Industrial/Distribution Park
- Units from 73,174 to 310,757 sq ft (6,798 to 28,870 sq m)
- On-site Q4 2020

M1 J29A
www.horizon29.com

A STRATEGICALLY LOCATED, HIGH SPECIFICATION INDUSTRIAL/ DISTRIBUTION PARK

Horizon 29 is a strategically located site which is ready for development. Next to Junction 29a of the M1, it is at the centre of the National Motorway Network, offering excellent access to all major UK ports and airports.

The development will comprise of eight Industrial/Warehouse units ranging in size from 73,174 to 310,757 sq ft, {6,978 to 28,870 sq m}, built to the highest specification.

Construction will commence in Q4 2020 with units available on a leasehold or freehold basis.



ACCOMMODATION

	SQM	SQ FT
UNIT 1		
Warehouse	6,474	69,686
Offices	324	3,488
TOTAL	6,798	73,174
UNIT 2		
Warehouse	11,809	127,112
Offices	591	6,362
TOTAL	12,400	133,474
UNIT 3		
Warehouse	17,801	191,610
Offices	890	9,580
TOTAL	18,691	201,190
UNIT 4		
Warehouse	9,333	100,460
Offices	467	5,027
TOTAL	9,800	105,487
UNIT 5		
Warehouse	27,205	292,835
Offices	1,665	17,922
TOTAL	28,870	310,757
UNIT 6		
Warehouse	9,995	107,586
Offices	584	6,286
TOTAL	10,579	113,872
UNIT 7		
Warehouse	22,119	238,089
Offices	1,106	11,906
TOTAL	23,225	249,995
UNIT 8		
Warehouse	22,108	237,971
Offices	1,105	11,895
TOTAL	23,213	249,866
TOTAL DEVELOPMENT	133,576	1,437,815



AVAILABILITY

The first units will be on site Q4 2020 with units available to rent or purchase.

The site also offers the opportunity for bespoke or build to suit accommodation for occupiers, available freehold and leasehold.

We would welcome the opportunity to discuss and understand occupiers specific requirements so that a detailed proposal can be tabled.

INDUSTRIAL/WAREHOUSE/MANUFACTURING

- The site has planning consent for B1/B2/B8 units of between 73,174 - 310,757 sq ft (6,798 - 28,870 sq m)
- Adjacent to Junction 29a of the M1
- Excellent amenities close to the site
- Close to existing transport links

SPECIFICATION

- High-quality landscaped environment
- Secure 50m service yards
- Fitted offices
- Extensive car and trailer parking provision
- 50KN/m² floor loading
- 10% roof lights
- PIR controlled energy efficient lighting to the offices
- 10m to 15m eaves height (depending on unit size)
- Electric vehicle charging provision
- 1 dock level loading door per 10,000 sq ft



COMMUNICATIONS



Cities

Sheffield	21.1 miles	30 minutes
Nottingham	24.5 miles	31 minutes
Leeds	48.8 miles	55 minutes
Manchester	50 miles	97 minutes
Birmingham	70 miles	78 minutes
London	149.6 miles	180 minutes



Airports

Doncaster / Sheffield	30.7 miles	43 minutes
East Midlands	33.8 miles	39 minutes
Birmingham	68.4 miles	75 minutes
Manchester	60.2 miles	95 minutes



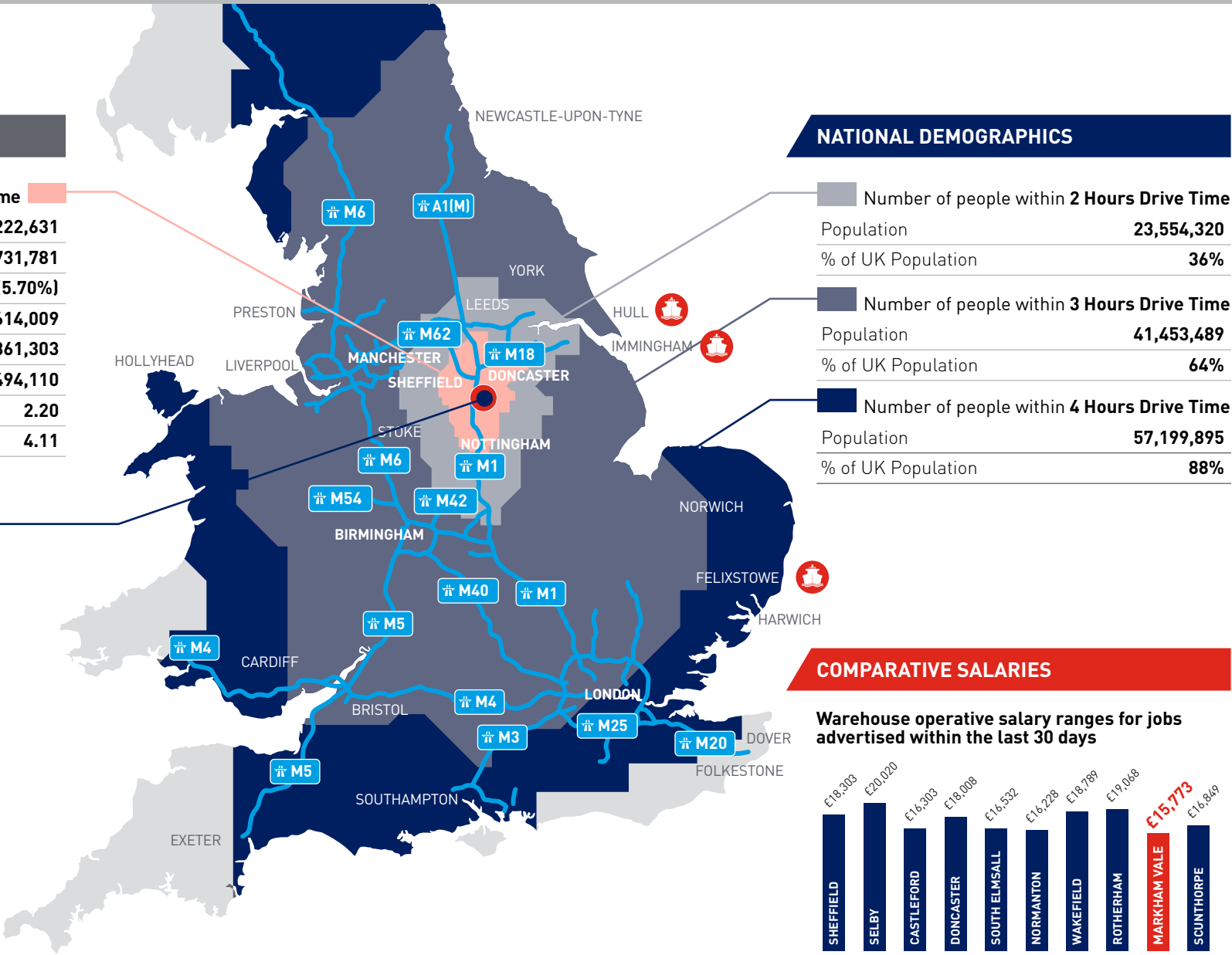
Ports

Hull	68.3 miles	75 minutes
Immingham	69.9 miles	77 minutes



LOCAL DEMOGRAPHICS c.60 MINUTES

Number of people within 60 Minutes Drive Time	
Total Population 2019	6,222,631
Economically Active	2,731,781
Unemployed	116,183 (5.70%)
Total Households	2,614,009
Total Population 2024 forecast	6,361,303
Total Population 2029 Forecast	6,494,110
Growth 5 years (%)	2.20
Growth 10 years (%)	4.11





Images show examples of other St Francis Group Developments



www.stfrancisgroup.com



www.isecgroup.uk

THE DEVELOPER

Bolsover Land Ltd is the second Joint Venture between St Francis Group and iSec.

St Francis Group has established itself as a dynamic and evolving land and property development business with a proven track record of delivery. With a highly regarded management team and expertise of brownfield land regeneration, it has evolved to become a leading provider of Grade-A speculative commercial space built to meet and, wherever possible, exceed occupier expectations.

iSec is part of the Marcol Group, a privately owned and funded pan-European investment and development business, with more than €2.5bn assets under management, and over 30 years of trading history. Sectors of activity include industrial, residential, offices, retail, hotels and healthcare. iSec employs an experienced team with a significant track record in bringing forward large strategic landholdings with a UK current pipeline GDV in excess of £1.1bn.

iSec and St Francis Group has successfully worked together over several years and the partnership has developed a building specification specifically designed with the needs of the end-user in mind; carefully planned to create efficient and desirable spaces that work for business. This approach considers both an occupier's technical requirements together with a full understanding of their operational considerations including fit-out.

The group has developed a building specification specifically designed with the needs of the end-user occupier in mind

AkzoNobel

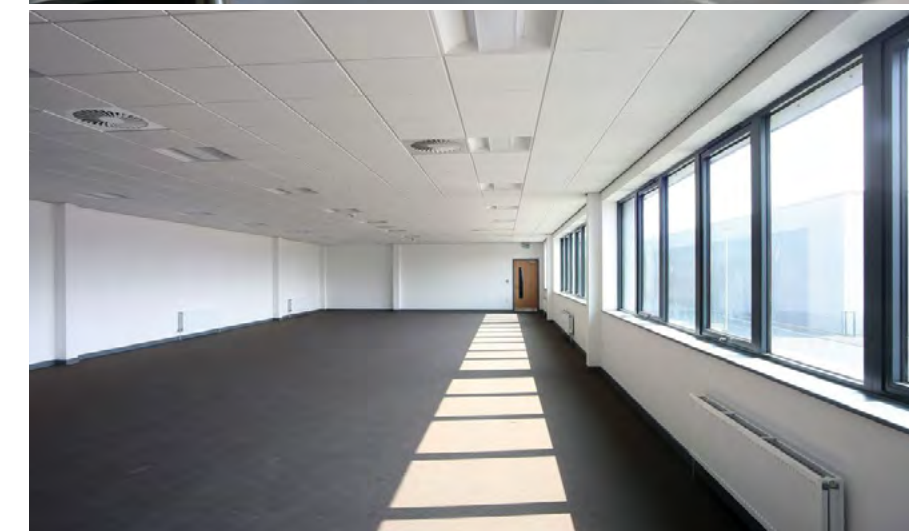
**Associated
British Foods
plc**



BAE SYSTEMS



GREENE KING
BREWERY





LOCATION

Horizon29 adjacent to Markham Vale is situated at the centre of the UK national motorway network, between Sheffield and Nottingham.

The development has the advantage of direct access to the M1 motorway via junction J29A, making it one of the UK's most prominent logistics locations.



www.horizon29.com



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08/20 Design: Alphabet Design 0151 707 1199