









**131,282 SQ FT TO LET****PLUS VMU 8,572 SQ FT**

UNIT 1

AVAILABLE FROM
Q2 2026

	SIZE	131,282 sq ft
	VEHICLE MAINTENANCE UNIT	8,572 sq ft
	EAVES HEIGHT	8M
	PALLET RACKING	2,973 SPACES
	FLOOR LOADING	50 kN/m ²
	LEVEL ACCESS DOORS	13
	DOCK LEVEL DOORS	2 & 1 RAMP
	POWER	500 KVA

- Fully sprinklered with shared tank and pump house with Unit 2.
- Quarantine unit.
- Situated opposite VMU (Vehicle Maintenance Unit) of 8,572 sq ft with substantial engineering workshop with an inspection pit and vehicle lift. Dedicated bays for washing, painting and tyres.
- Storage Capacity:
 - LPG Gas 25 tonnes
 - White Diesel 180,000 litres
 - Red Diesel 54,000 litres
- Potential additional pallet spaces in excess of current configuration 7,776 pallets subject to survey.

**NEW** RING ROAD OPENINGSAXBY ROAD, MELTON MOWBRAY
LEICESTERSHIRE, LE13 1BY**WHAT3WORDS /// BACKED.ALLY.ITSELF**

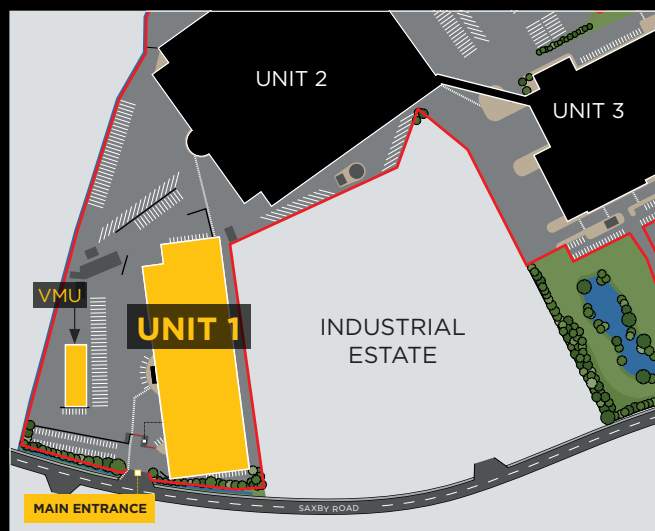


LOCATION

EMDH IS CENTRALLY LOCATED WITHIN THE UK INDUSTRIAL MARKET AND CLOSE TO THE LOGISTICS GOLDEN TRIANGLE, OFFERING IMMEDIATE ACCESS TO THE MIDLANDS AS WELL AS NATIONALLY.

There will be a new £68.2m North and East Distributor Road where construction commenced around the town in 2023 will further serve to enhance the local transport links with the planned route set to border the EMDH.

SOURCE: LEICESTERSHIRE COUNTY COUNCIL



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