

**308,795 SQ FT TO LET****AVAILABLE NOW**

UNIT 2

AVAILABLE NOW

	SIZE	308,795 sq ft
	EAVES HEIGHT	8M
	PALLET RACKING	20,488 SPACES
	FLOOR LOADING	50 kN/m ²
	LEVEL ACCESS DOORS	19
	DOCK LEVEL DOORS	2 RAMPS
	POWER	500 KVA

- Fully sprinklered with shared tank and pump house with Unit 1.
- Interconnected to Unit 3 via 80m long bi-directional automated link bridge and palletised goods conveyor system.
- Warehouse footprint not currently fully racked and has space for approximately 10,000 additional pallet racking positions.
- Potential additional pallet spaces in excess of current configuration 4,000 pallets subject to survey.

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

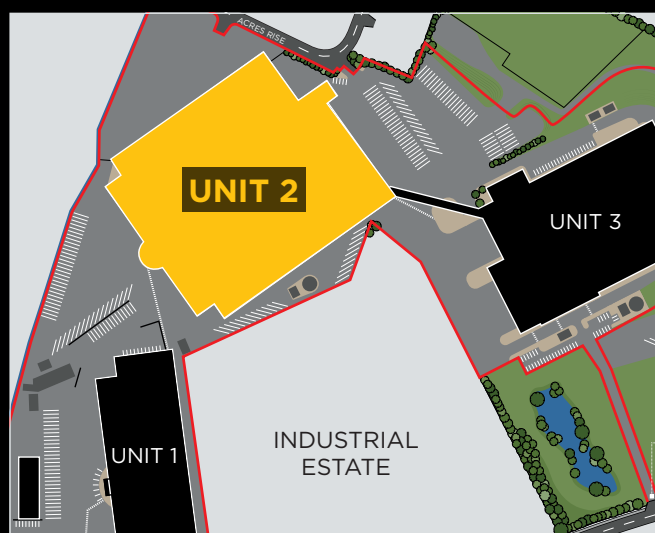


LOCATION

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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CONTACT THE AGENTS



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