



131,282 SQ FT

UNDER OFFER

PLUS VMU 8,572 SQ FT

UNIT 1

	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
	SPRINKLERS	INSTALLED
	LEVEL ACCESS DOORS	13
	DOCK LEVEL DOORS	2 & 1 RAMP
	POWER	500 KVA

- 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 OPEN

SAXBY ROAD, MELTON MOWBRAY
LEICESTERSHIRE, LE13 1BY

WHAT3WORDS /// CREDIT.BLISS.START

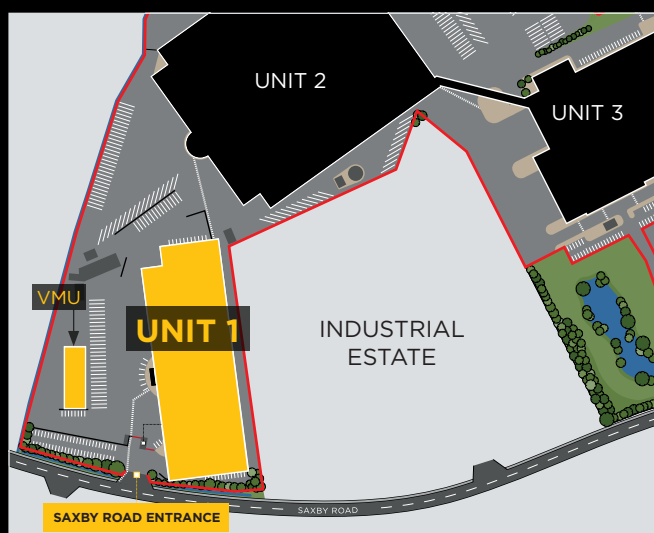


LOCATION

EMDH IS A STRATEGICALLY POSITIONED LOGISTICS HUB IN THE EAST MIDLANDS, CONNECTING ENGLAND'S EAST COAST PORTS WITH MAJOR UK MARKETS.

The scheme offers strong national reach without the premium costs of core Golden Triangle locations, offering a smarter, more efficient base for operations.

The new £68.2m North and East Distributor Road is now open, improving local transport links and national market access.



UNIT 1
131,282 SQ FT
PLUS VMU 8,572 SQ FT
IMMEDIATELY AVAILABLE

CONTACT THE AGENTS



Incore

Ed Cole
ed.cole@incore.co.uk
07872 677 751

Richard James-Moore
rjm@incore.co.uk
07469 403 599

Colliers

0121 265 7500
colliers.com/uk/industrial

Tom Arnold
tom.arnold@colliers.com
07880 091 416

Simon Norton
simon.norton@colliers.com
07552 037 631

FHP
fhp.co.uk

0115 950 7577

Darran Severn
07917 460 031
darran@fhp.co.uk

Tim Gilbertson
tim@fhp.co.uk
07887 787 893

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