

PLUS VMU 8,572 SQ FT

UNIT 1

LET UNTIL Q1 2027

\Diamond	SIZE	131,282 sq ft
	VEHICLE MAINTENANCE UNIT	8,572 sq ft
↑	EAVES HEIGHT	8M
	PALLET RACKING	2,973 SPACES
Ċ	FLOOR LOADING	50 kN/m²
П	LEVEL ACCESS DOORS	13
	DOCK LEVEL DOORS	2 & 1 RAMP
4	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.



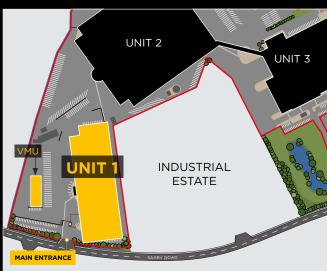
NEW

RING ROAD OPENING

SAXBY ROAD, MELTON MOWBRAY LEICESTERSHIRE, **LE13 1BY**

WHAT3WORDS /// BACKED.ALLY.ITSELF





UNIT 1

131,282 SQ FT PLUS VMU 8,572 SQ FT AVAILABLE Q1 2025

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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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