











225,450 SQ FT TO LET

AVAILABLE NOW

UNIT 3

AVAILABLE NOW

	SIZE	225,450 sq ft
	EAVES HEIGHT	18M
	PALLET RACKING	30,992 SPACES
	FLOOR LOADING	50 kN/m ²
	LEVEL ACCESS DOORS	5
	DOCK LEVEL DOORS	5
	POWER	1250 KVA & 1250 KVA
	GAS	YES

- Fully sprinklered with dedicated tank and pump house.
- Automated warehouse with APRS (Automatic Putaway and Retrieval System).
- Temperature controlled storage between 4 – 20 degrees.
- First floor of 28,000 sq ft.
- Two offices spaces comprising of 2,356 sq ft and 6,855 sq ft.
- Interconnected to Unit 2 via automated link bridge and palletised goods conveyor system.
- Potential additional pallet spaces in excess of current configuration 1,664 pallets subject to survey.



NEW RING ROAD OPENING

SAXBY 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



UNIT 3
222,450 SQ FT
AVAILABLE NOW



CONTACT THE AGENTS



0115 8960 461
0121 7269 050
M1AGENCY.CO.UK

Georgina Thompson
georgina.thompson@m1agency.co.uk
07793 461 360

James Keeton
james.keeton@m1agency.co.uk
07812 250 857

Toby Wilson
toby.wilson@m1agency.co.uk
07500 926 727



Alex Reid
alex.reid@matherjamie.co.uk
07976 443 720

Fraser Hearfield
fraser.hearfield@matherjamie.co.uk
07377 294 108

The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. This document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content. All liability in negligence or otherwise arising from use of these particulars are hereby excluded.

www.reachmarketing.co.uk 38579 10.24