

**TO LET**


# EMD H

**EAST MIDLANDS  
DISTRIBUTION HUB**

 **MELTON MOWBRAY  
LE13 1BY**

 **UNIT 1: 131,282 SQ FT  
PLUS VMU: 8,572 SQ FT  
UNIT 2: 308,795 SQ FT  
UNIT 3: 225,450 SQ FT**

 **EXPANSION LAND**

 **674,099 SQ FT  
TOTAL GIA**



**UNIT 1**

**UNIT 2**

**A607  
THORPE ROAD**

**B676  
SAXBY ROAD**

**UNIT 3**



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**UNIT 3**  
225,450 SQ FT

**UNIT 2**  
308,795 SQ FT

**UNIT 1**  
131,282 SQ FT  
PLUS VMU 8,572 SQ FT

**EAST MIDLANDS DISTRIBUTION HUB COMPRISES THREE INDUSTRIAL DISTRIBUTION/WAREHOUSES.**

Units 2 and 3 are immediately available. Unit 1, which has its own VMU, will be available Q1 2024. The high-quality warehouses have substantial yard space and there is expansion land adjacent to each building. Positioned close to the Logistics Golden Triangle, EMDH enjoys access to over 67% of the UK population within 4 hours' drive making it optimal for nationwide supply chain distribution.



**3 UNITS**



**674,099 SQ FT**  
TOTAL GIA



**EXPANSION  
LAND**

**MAIN  
ENTRANCE**



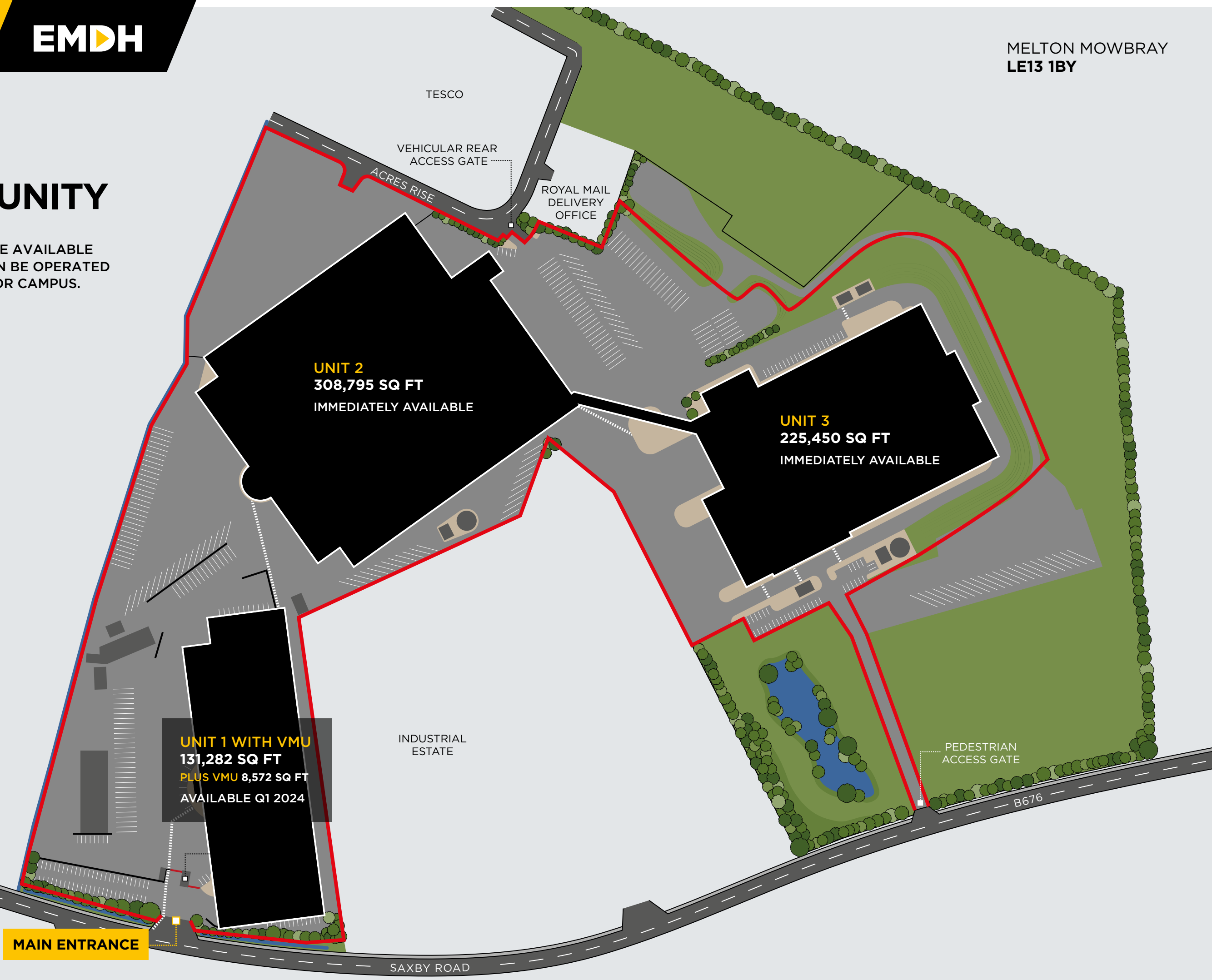
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# THE OPPORTUNITY

THE WAREHOUSES ARE AVAILABLE INDIVIDUALLY, OR CAN BE OPERATED AS A SINGLE OPERATOR CAMPUS.



**UNIT 2**  
308,795 SQ FT  
IMMEDIATELY AVAILABLE

**UNIT 3**  
225,450 SQ FT  
IMMEDIATELY AVAILABLE

**UNIT 1 WITH VMU**  
131,282 SQ FT  
PLUS VMU 8,572 SQ FT  
AVAILABLE Q1 2024

**MAIN ENTRANCE**

SAXBY ROAD

TESCO

VEHICULAR REAR  
ACCESS GATE

ROYAL MAIL  
DELIVERY  
OFFICE

ACRES RISE

INDUSTRIAL  
ESTATE

PEDESTRIAN  
ACCESS GATE

B676



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## 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 <sup>2</sup>
	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.

## UNIT 2

	SIZE	308,795 sq ft
	EAVES HEIGHT	8M
	PALLET RACKING	20,488 SPACES
	FLOOR LOADING	50 kN/m <sup>2</sup>
	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.





**UNIT 2**











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LE13 1BY



## UNIT 3

	SIZE	225,450 sq ft
	EAVES HEIGHT	18M
	PALLET RACKING	30,992 SPACES
	FLOOR LOADING	50 kN/m <sup>2</sup>
	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.
- 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.









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# EXPANSION LAND

EACH BUILDING BENEFITS FROM AN ADJACENT PLOT OF EXPANSION LAND AND UNIT 3 CAN TAKE ADVANTAGE OF EXPANSION PLOTS B AND C.

The site is advantageously positioned directly adjacent to the Primary Substation for the town as controlled by Western Power Distribution (Asset No: 22G0129 & 22P0129).



There are some indicative sketch schemes examples contained within the Data Room which are available upon request.



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# EMD▶H

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.

## MELTON MOWBRAY LE13 1BY

CITIES	Miles	Time
Leicester	18	26 mins
Nottingham	20	30 mins
Derby	32	45 mins
Birmingham	63	1 hr 34 mins
Manchester	109	2 hrs 43 mins

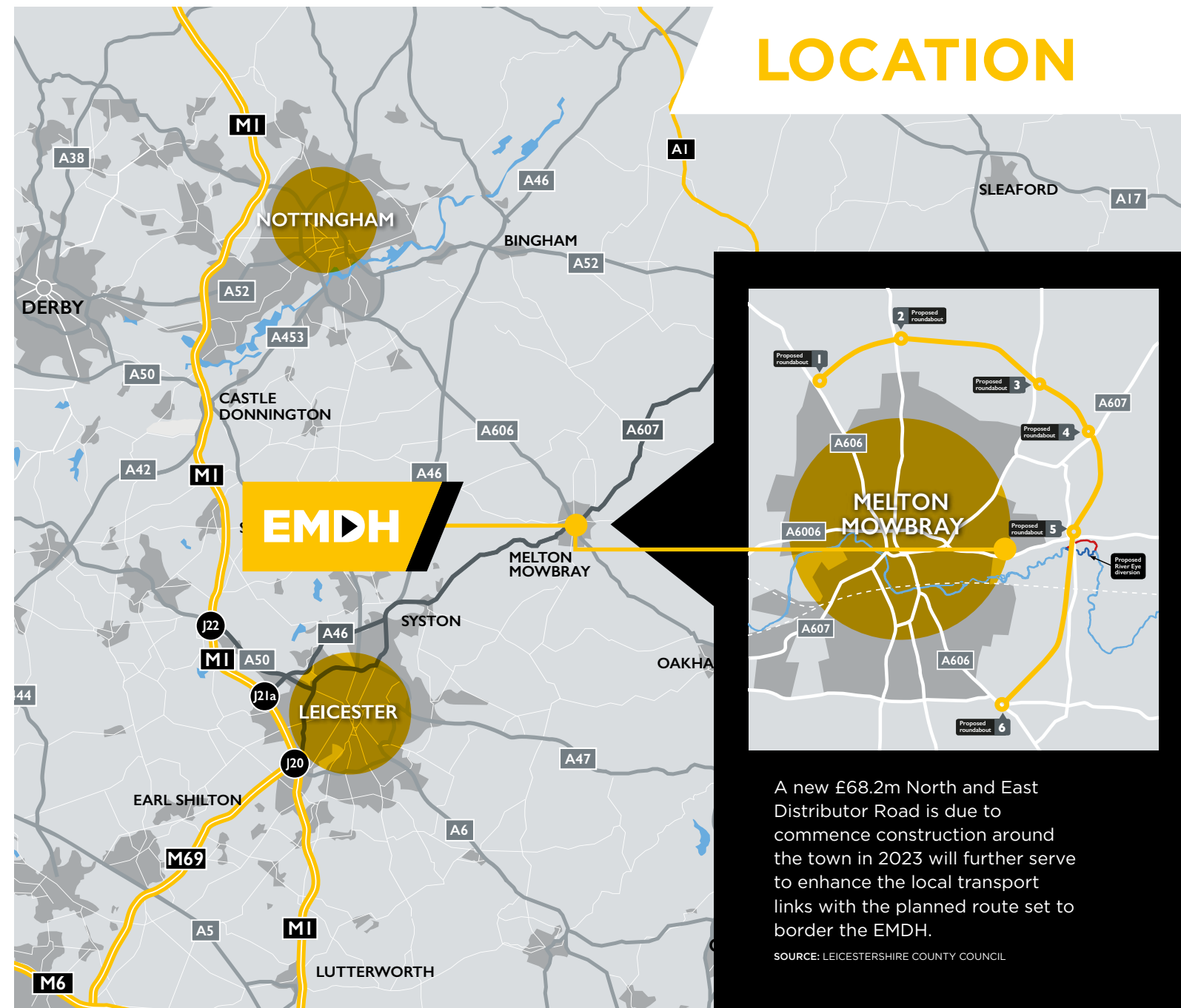
AIRPORTS	Miles	Time
East Midlands	24	36 mins
Birmingham	56	1 hr 23 mins
Luton	91	2 hrs 16 mins
Manchester	103	2 hrs 34 mins
London Heathrow	122	3 hrs 2 mins

PORTS	Miles	Time
Immingham	87	2 hrs 10 mins
Hull	94	2 hrs 21 mins
Liverpool	127	3 hrs 10 mins
Felixstowe	134	3 hrs 21 mins
Southampton	161	4 hrs 1 mins

SOURCE: LORRY ROUTE PLANNER

# EMD▶H

# LOCATION



A new £68.2m North and East Distributor Road is due to commence construction 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



## LEICESTER

442,000 PEOPLE  
17 MILES  
35 MINUTE DRIVE



## NOTTINGHAM

334,000 PEOPLE  
20 MILES  
40 MINUTE DRIVE



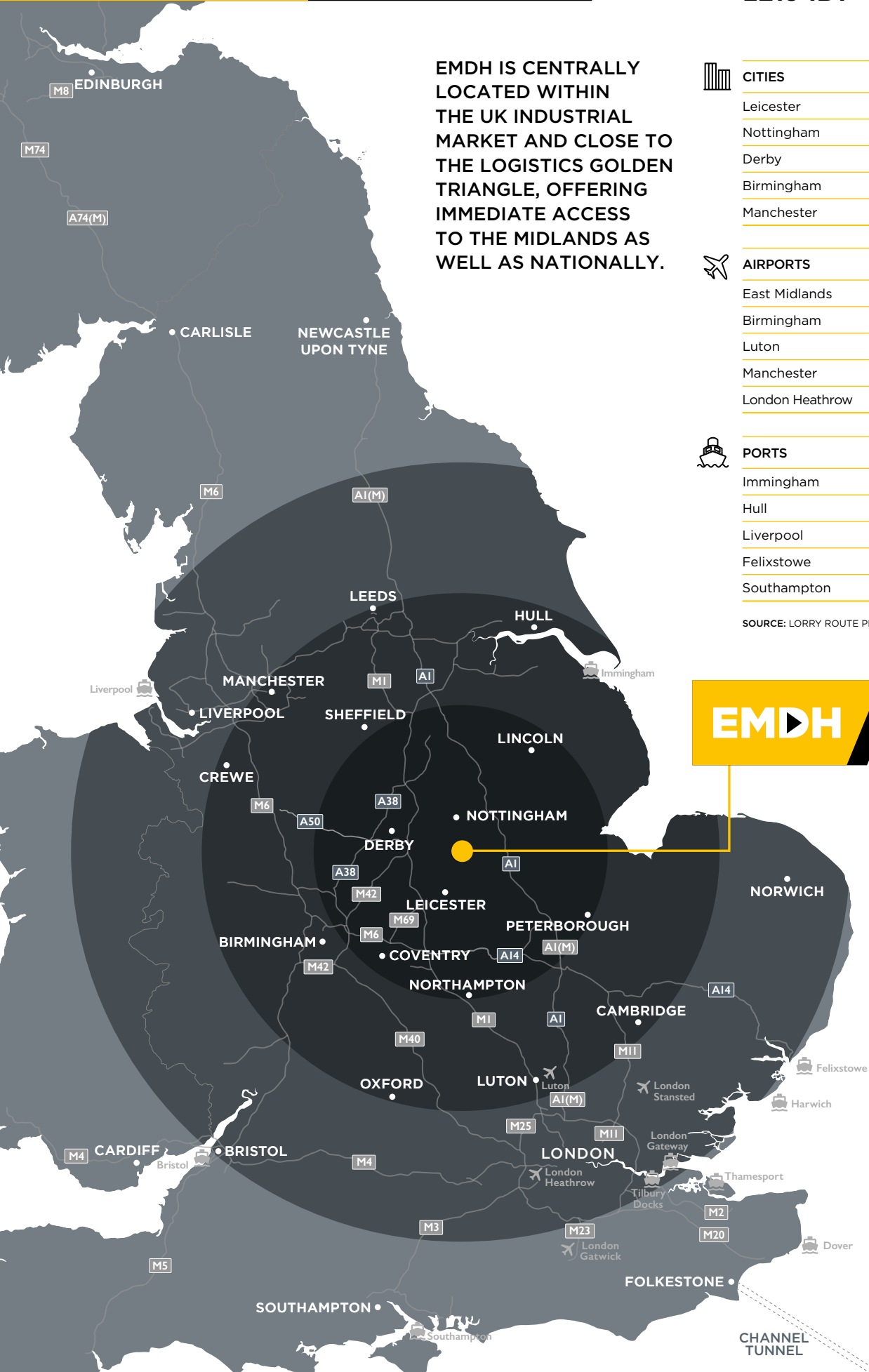
## PETERBOROUGH

205,000 PEOPLE  
35 MILES  
45 MINUTE DRIVE

Melton Mowbray is an established market town in Leicestershire. It has a rapidly growing area with 2845 new homes planned over the next 10 years (2021-2031).

SOURCE: MELTON BOROUGH COUNCIL

- 4 HOUR +
- 3 HOUR
- 2 HOUR
- 1 HOUR





NUMBERS EMPLOYED IN RELEVANT SECTORS

MANUFACTURING



LEICESTERSHIRE  
39,000 - 12.6%

EAST MIDLANDS  
255,000 - 10.8%

**8%**

UK average

TRANSPORTATION AND STORAGE



LEICESTERSHIRE  
24,000 - 7.7%

EAST MIDLANDS  
174,000 - 7.3%

**5.1%**

UK average

SOURCE: NOMIS, JUNE 2020

ECONOMICALLY ACTIVE WITHIN COMMUTE



0-15 MINS



31,693

0-30 MINS



275,180

0-45 MINS



1,316,118

SOURCE: DRIVETIMEMAPS.CO.UK

POPULATION WITHIN 3 HOURS BY HGV



0-90 MINS



4,624,902

0-180 MINS



22,890,202

SOURCE: DRIVETIMEMAPS.CO.UK

EAST MIDLANDS AIRPORT - LARGEST DEDICATED CARGO AIRPORT



OVER 440,000 TONNES OF GOODS PASS THROUGH EACH YEAR

EMDH is a hub for



SOURCE: EAST MIDLANDS AIRPORT

AVERAGE WEEKLY PAY BY OCCUPATION



OCCUPATION	MELTON MOWBRAY	LEICESTER	EAST MIDLANDS	UK
LORRY DRIVER	£615	£709	£682	£674
PACKER	£436	£441	£450	£447
FORKLIFT OPERATOR	£374	£399	£404	£401
WAREHOUSE WORKER	£354	£379	£379	£378
LOADER	£312	£347	£351	£351

SOURCE: INDEED, MAY 2022

SUMMARY

**TENURE**  
Available by way of new FRI leases

**DATA ROOM**  
Access upon request

**EPC**  
Available on request

**VAT**  
Property is VAT elected



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**EM  
DH**

**EAST MIDLANDS  
DISTRIBUTION HUB**

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

**WHAT3WORDS /// BACKED.ALLY.ITSELF**

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