

**TO LET**


# EMD▶H

**EAST MIDLANDS  
DISTRIBUTION HUB**

 **MELTON MOWBRAY  
LE13 1BY**

 **UNIT 2: 308,795 SQ FT  
UNIT 3: 225,450 SQ FT**

 **EXPANSION LAND**

 **534,245 SQ FT  
TOTAL GIA**

**UNIT 1**  
LET UNTIL  
Q1 2027

**UNIT 2**

**A607  
THORPE ROAD**

**B676  
SAXBY ROAD**

**UNIT 3**

**NEW**

**RING ROAD OPENING**



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**UNIT 3**  
225,450 SQ FT

**ACCESS  
TO NEW  
RING ROAD**

**UNIT 2**  
308,795 SQ FT

**UNIT 1**  
LET UNTIL  
Q1 2027

**MAIN  
ENTRANCE**

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

Units 2 and 3 are immediately available. 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.



**2 UNITS**



**534,245 SQ FT  
TOTAL GIA**



**EXPANSION  
LAND**



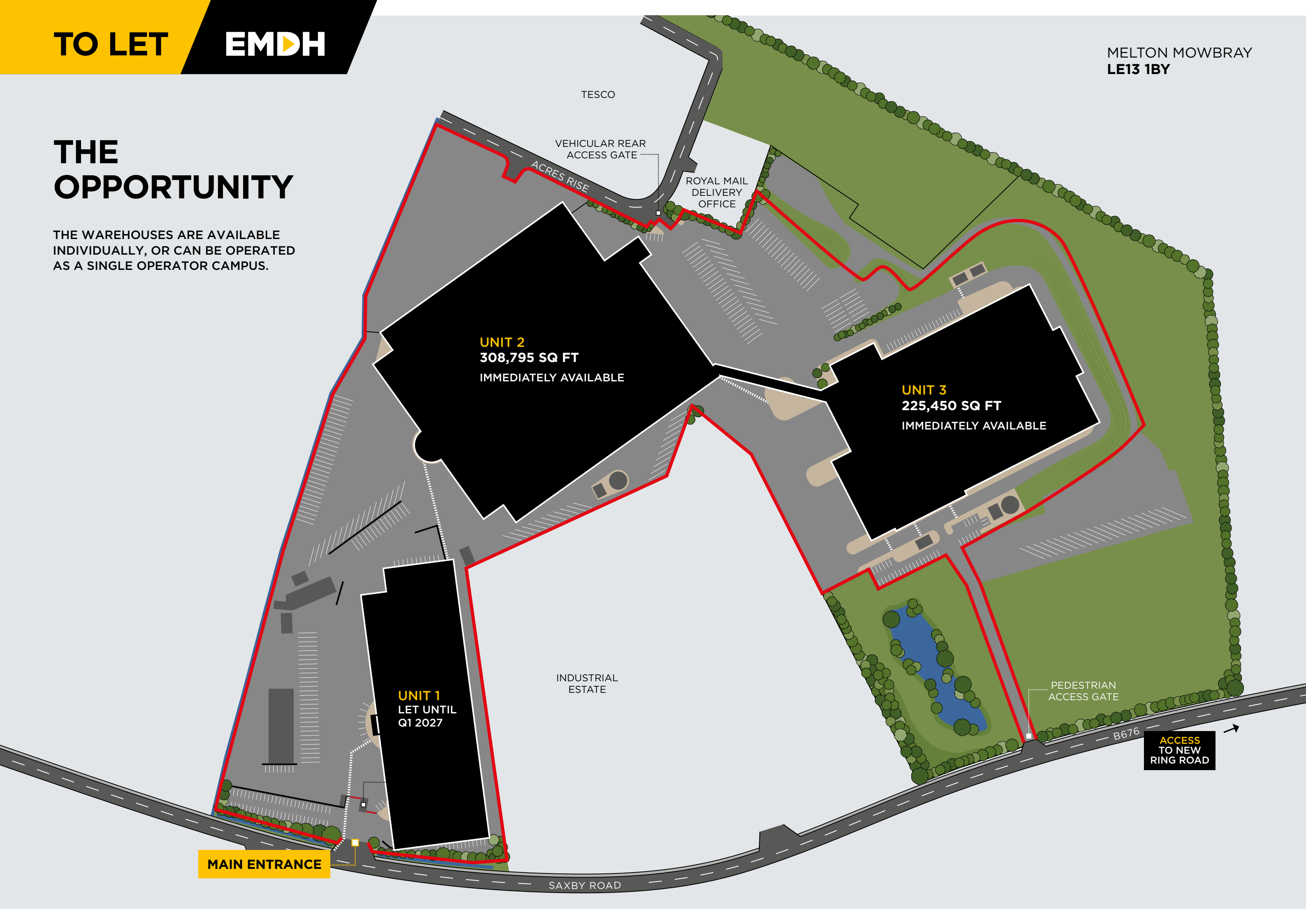
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# THE OPPORTUNITY

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**  
LET UNTIL  
Q1 2027

**MAIN ENTRANCE**

**ACCESS  
TO NEW  
RING ROAD**



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## 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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## 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).





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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 |

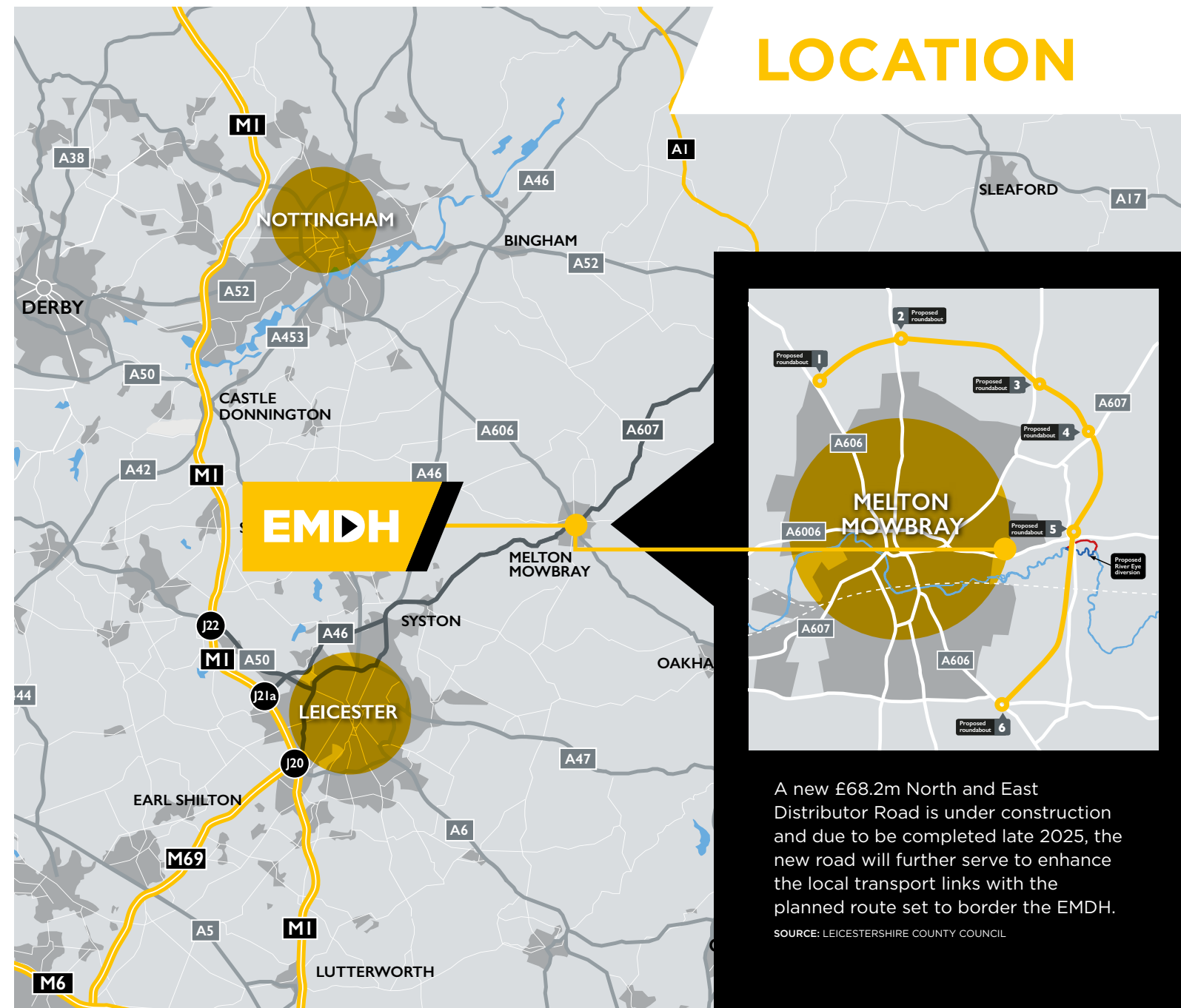
| AIRPORTS        | Miles | Time          |
|-----------------|-------|---------------|
| East Midlands   | 24    | 36 mins       |
| Birmingham      | 56    | 1 hr 23 mins  |
| Luton           | 91    | 2 hrs 16 mins |
| Manchester      | 103   | 2 hrs 34 mins |
| London Heathrow | 122   | 3 hrs 2 mins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

| 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 under construction and due to be completed late 2025, the new road 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



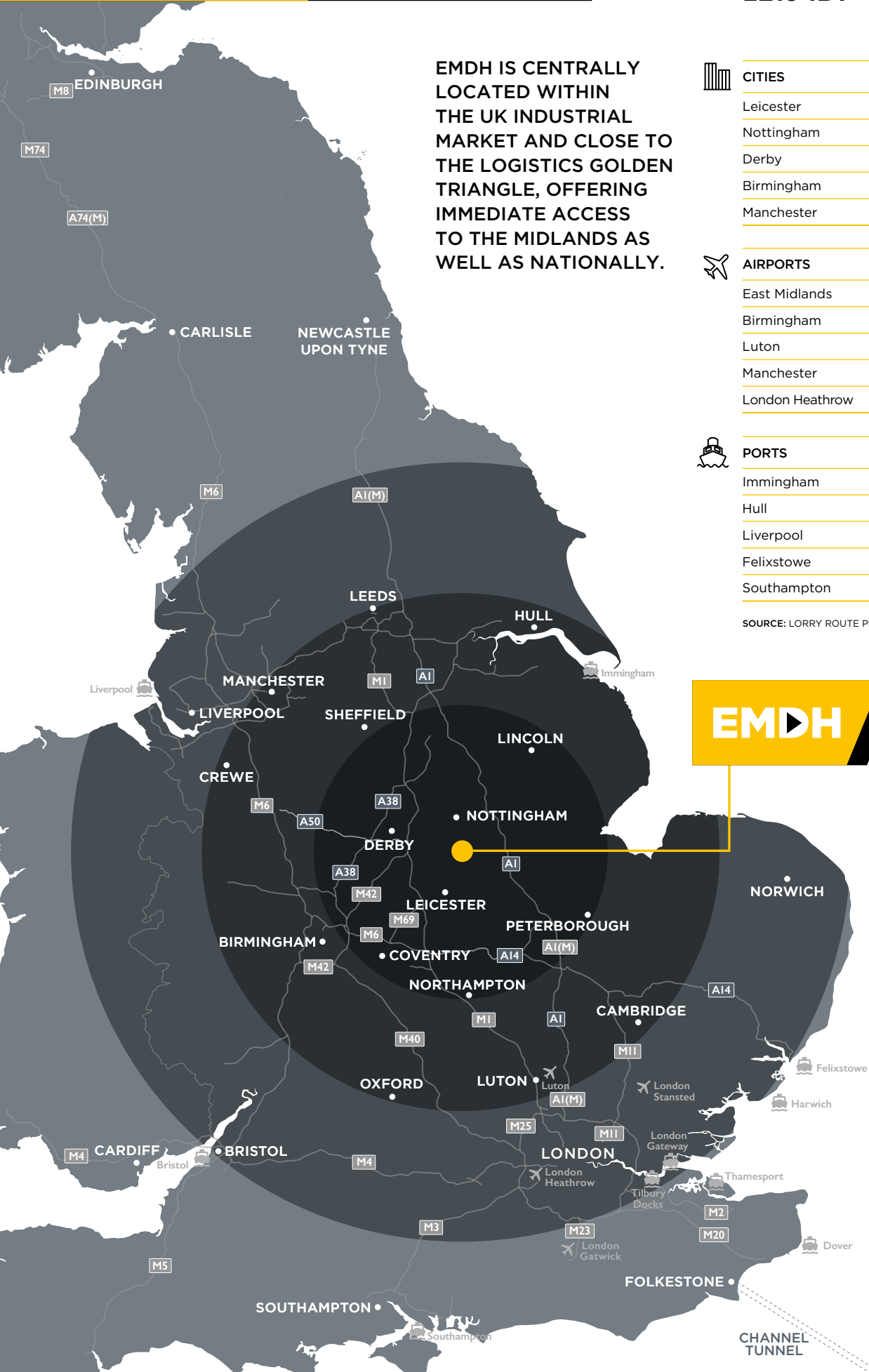
## PETERBOROUGH

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

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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