

TO LET

EMD H

EAST MIDLANDS DISTRIBUTION HUB

THE SMART LOCATION FOR NATIONAL DISTRIBUTION
COMPETITIVE RENTS ON THE EDGE OF THE GOLDEN TRIANGLE

 MELTON MOWBRAY **LE13 1BY**

	UNIT 1	131,282 SQ FT	(12,196 SQ M)
	UNIT 2A	154,000 SQ FT	(14,307 SQ M)
	UNIT 2B	155,000 SQ FT	(14,400 SQ M)
	UNIT 3	225,450 SQ FT	(20,945 SQ M)

 **DEVELOPMENT PLOTS**

 **665,527 SQ FT** TOTAL GIA

 LEASES AVAILABLE
FROM **3 YEARS +**

PLOT A
20,000 SQ FT

UNIT 1
LET

UNIT 2A
154,000 SQ FT

UNIT 2B
155,000 SQ FT
UNDER OFFER

PLOT C
55,000 SQ FT

A607
THORPE ROAD

PLOT B
100,000 SQ FT

B676
SAXBY ROAD

UNIT 3
225,450 SQ FT

NEW RING ROAD OPEN

TO LET EMDH

A STRATEGICALLY POSITIONED LOGISTICS HUB

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, providing occupiers with a smarter, more efficient base for distribution, manufacturing, and storage operations.

COMPETITIVE COSTS AND FLEXIBLE SPACE IN A LOCATION OF GROWING IMPORTANCE

With competitive from £5.50 psf, existing industrial accommodation, and available development plots, EMDH combines immediate operational value with long-term potential.

 **3 UNITS**

 **665,527 SQ FT**
TOTAL GIA

 **DEVELOPMENT PLOTS**



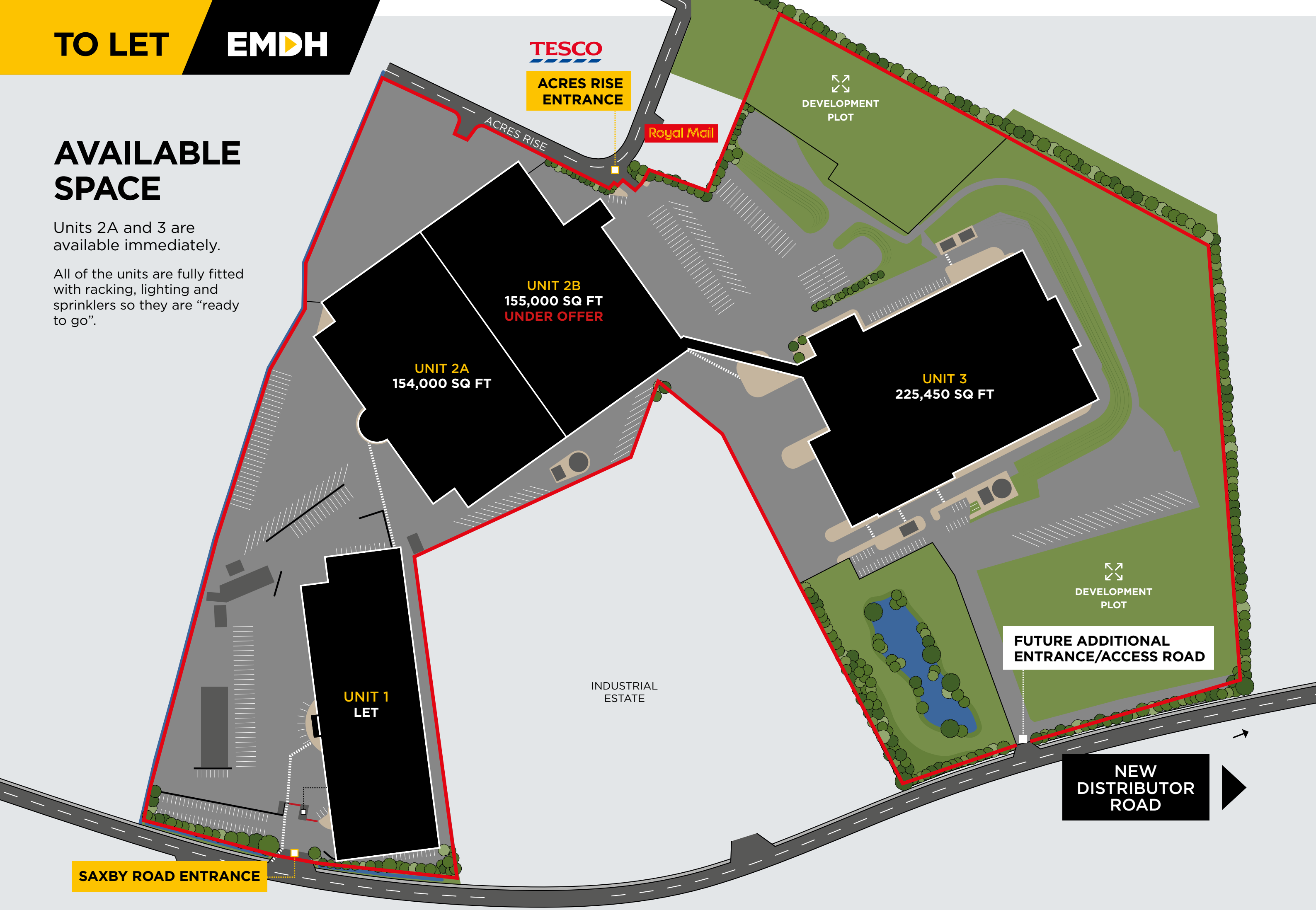
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EMDH

AVAILABLE SPACE

Units 2A and 3 are available immediately.

All of the units are fully fitted with racking, lighting and sprinklers so they are “ready to go”.



TESCO

**ACRES RISE
ENTRANCE**

Royal Mail

DEVELOPMENT
PLOT

**UNIT 2A
154,000 SQ FT**

**UNIT 2B
155,000 SQ FT
UNDER OFFER**

**UNIT 3
225,450 SQ FT**

DEVELOPMENT
PLOT

**FUTURE ADDITIONAL
ENTRANCE/ACCESS ROAD**

INDUSTRIAL
ESTATE

**UNIT 1
LET**

**NEW
DISTRIBUTOR
ROAD**

SAXBY ROAD ENTRANCE



TO LET

EMDH

UNIT 2A IMMEDIATELY AVAILABLE

	SIZE	154,000 SQ FT (14,307 SQ M)		SPRINKLERS	INSTALLED
	EAVES HEIGHT	8M		LEVEL ACCESS DOORS	12
	PALLET RACKING	9,756 SPACES		DOCK LEVEL DOORS	2 RAMPS
	FLOOR LOADING	50 kN/m²		POWER	250 KVA



UNIT 2A

UNIT 3

IMMEDIATELY AVAILABLE

	SIZE	225,450 SQ FT (20,945 SQ M)
	EAVES HEIGHT	18M
	PALLET RACKING	30,992 SPACES
	FLOOR LOADING	50 kN/m ²²
	LEVEL ACCESS DOORS	5
	SPRINKLERS	INSTALLED
	DOCK LEVEL DOORS	5
	POWER	2.5 MVA
	TEMPERATURE CONTROLLED	4°C TO 20°C
	FULLY AUTOMATED CHEP OR EURO PALLET	

- Fully automated pallet storage and retrieval system (APRS) handling both CHEP and EURO pallets.
- 7 no. fully automated curve going cranes with rotating load units to store pallets on left- and right-hand side racking.
- APRS volume performance – around 110 input and 125 output per hour, rated load capacity of 1,300 Kg.
- 30,992 pallet spaces arranged in 21 aisles.
- Two independent substations each providing 1.25 MVA plus two UPS backup generators. Temperature controlled warehouse 4°C to 20°C.
- Fully sprinklered with dedicated tank and pump house.
- First floor structural mezzanine of 28,000 sq ft with goods lifts and staff amenities. Suitable for value add operations.
- Substantial external areas for HGV parking





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MELTON MOWBRAY
LE13 1BY

DEVELOPMENT PLOTS

DEVELOPMENT OPPORTUNITIES UP TO 175,000 SQ FT

There are three available development plots at EMDH, capable of supporting the development of brand-new industrial units from approximately 55,000 sq ft up to 100,000 sq ft. This adds significant future capacity to the existing high-quality accommodation already on site, while still offering occupiers a more competitive cost base than core Golden Triangle locations.



PLOT A
20,000 SQ FT

UNIT 1
LET

UNIT 2A
154,000 SQ FT

UNIT 2B
155,000 SQ FT
UNDER OFFER

PLOT C
55,000 SQ FT

A607
THORPE ROAD

B676
SAXBY ROAD

PLOT B
100,000 SQ FT

UNIT 3
225,450 SQ FT

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EMDH IS CENTRALLY LOCATED WITHIN THE UK INDUSTRIAL MARKET AND CLOSE TO THE LOGISTICS GOLDEN TRIANGLE, PROVIDING A STRATEGIC LINK BETWEEN THE EAST COAST PORTS AND NATIONAL MARKETS.

MELTON MOWBRAY
LE13 1BY

CITIES	Miles	Time
A1	14	25 mins
Leicester	18	26 mins
Nottingham	20	30 mins
Derby	32	45 mins
Sheffield	74	1 hr 49 mins
Birmingham	63	1 hr 34 mins
Leeds	99	2 hrs

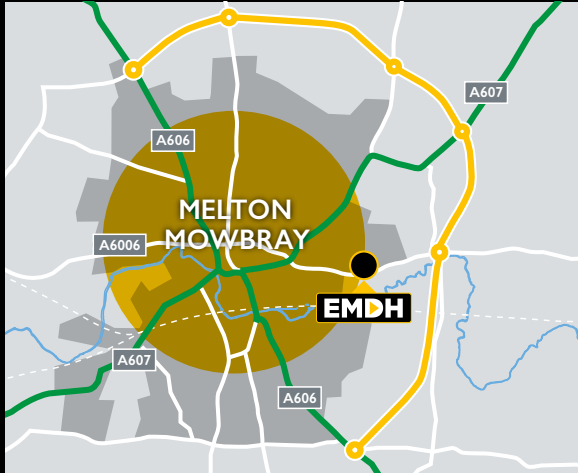
PORTS	Miles	Time
Hull	95	2 hrs
Immingham	105	2 hrs 10 mins
Grimsby	105	2 hrs 10 mins
London Gateway	131	2 hrs 50 mins
Teesport	165	3 hrs 15 mins

AIRPORTS	Miles	Time
East Midlands	24	36 mins
Birmingham	56	1 hr 23 mins
Luton	91	2 hrs 16 mins

Source: Road Lords Dispatcher plus indicative HGV drive times calculated via the UK strategic motorway network using Google Maps and AA Route Planner.

EMDH

LOCATION



NORTH AND EAST
MELTON MOWBRAY
DISTRIBUTOR
ROAD SCHEME

EMDH sits within an area benefiting from major infrastructure investment and a wider growth-focused strategy, helping strengthen connectivity and support future commercial development. With the £68.2 million North and East Distributor Road now open, the scheme is positioned within a logistics location that is actively evolving and growing in strategic importance.



TO LET

EMDH

PEOPLE

NUMBERS EMPLOYED IN RELEVANT SECTORS

MANUFACTURING



LEICESTERSHIRE
42,000 – 12.2%

EAST MIDLANDS
259,000 – 11.6%

7.3%

UK average

TRANSPORTATION AND STORAGE



LEICESTERSHIRE
36,000 – 10.5%

EAST MIDLANDS
170,000 – 6.6%

5%

UK average

SOURCE: NOMIS MAY 2026

POPULATION WITHIN 3 HOURS BY HGV



0-90 MINS



10,530,467

0-180 MINS



38,254,823

SOURCE: ESRI MAPS MAY 2026

ECONOMICALLY ACTIVE WITHIN COMMUTE



0-15 MINS



44,633

0-30 MINS



396,117

0-45 MINS



1,611,943

SOURCE: ESRI MAPS MAY 2026

138 MILLION



TONNES OF FREIGHT PASS THROUGH THE
EAST COAST PORTS EVERY YEAR

GRIMSBY & IMMINGHAM IS THE UK'S SECOND-LARGEST
PORT AREA BY TONNAGE, SHIPPING 10% OF UK TOTAL.

SOURCE: AB PORTS, PD PORTS, INVEST GRIMSBY, GOV.UK



EAST MIDLANDS AIRPORT



OVER 365,000 TONNES OF GOODS PASS
THROUGH THE LARGEST DEDICATED
CARGO AIRPORT EACH YEAR

EMDH is a hub for



SOURCE: EAST MIDLANDS AIRPORT

SUMMARY

TENURE

Available by way of a new
FRI lease

EPC

Available on
request

VAT

Property is
VAT elected

TO LET

EMDH



EAST MIDLANDS DISTRIBUTION HUB

SAXBY ROAD
MELTON MOWBRAY
LEICESTERSHIRE
LE13 1BY

WHAT3WORDS /// CREDIT.BLISS.START

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