EMDH

UNIT 3

MELTON MOWBRAY
LE13 1BY



225,450 SQ FT TO LET

IMMEDIATELY AVAILABLE

UNIT 3

SIZE	225,450 SQ FT (20,945 SQ M)
EAVES HEIGHT	18M
PALLET RACKING	30,992 SPACES
FLOOR LOADING	50 kN/m²
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 PALLETS	

- Automated warehouse with APRS (Automatic Putaway and Retrieval System).
- First floor structural mezzanine of 28,000 sq ft with goods lifts and staff amenities. Suitable for value add operations.
- Potential additional pallet spaces in excess of current configuration 1,664 pallets subject to survey.



NEW £68M DISTRIBUTOR ROAD NOW OPEN

SAXBY ROAD, MELTON MOWBRAY
LEICESTERSHIRE, LE13 1BY

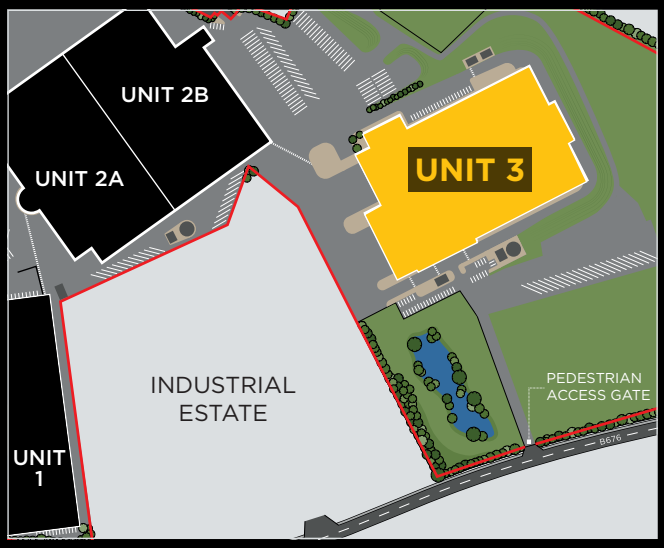
WHAT3WORDS /// LIFT.COUNT.MOVING

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IMMEDIATELY AVAILABLE

LOCATION

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, offering a smarter, more efficient base for operations.

The new £68.2m North and East Distributor Road is now open, improving local transport links and national market access.



CONTACT THE AGENTS

Incore

Ed Cole
ed.cole@incore.co.uk
07872 677 751

Richard James-Moore
rjm@incore.co.uk
07469 403 599

Colliers
0121 265 7500
colliers.com/uk/industrial

Tom Arnold
tom.arnold@colliers.com
07880 091 416

Simon Norton
simon.norton@colliers.com
07552 037 631

FHP
fhp.co.uk
0115 950 7577

Darran Severn
07917 460 031
darran@fhp.co.uk

Tim Gilbertson
tim@fhp.co.uk
07887 787 893

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