

TO LET / FOR SALE

EMDH

EAST MIDLANDS
DISTRIBUTION HUB



MELTON MOWBRAY
LE13 1BY



UNIT 1: **131,282 SQ FT**
UNIT 2: **308,795 SQ FT**
UNIT 3: **225,450 SQ FT**



EXPANSION LAND



665,527 SQ FT TOTAL GIA



LEASES AVAILABLE
FROM **3 YEARS +**

UNIT 1

UNIT 2

A607
THORPE ROAD

B676
SAXBY ROAD

UNIT 3

NEW

RING ROAD OPENING

TO LET

EMDH

MELTON MOWBRAY
LE13 1BY

UNIT 3
225,450 SQ FT

ACCESS
TO NEW
RING ROAD

NEW
ACCESS
ROUTE

UNIT 2
308,795 SQ FT

UNIT 1
131,282 SQ FT

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.



3 UNITS



665,527 SQ FT
TOTAL GIA



EXPANSION
LAND

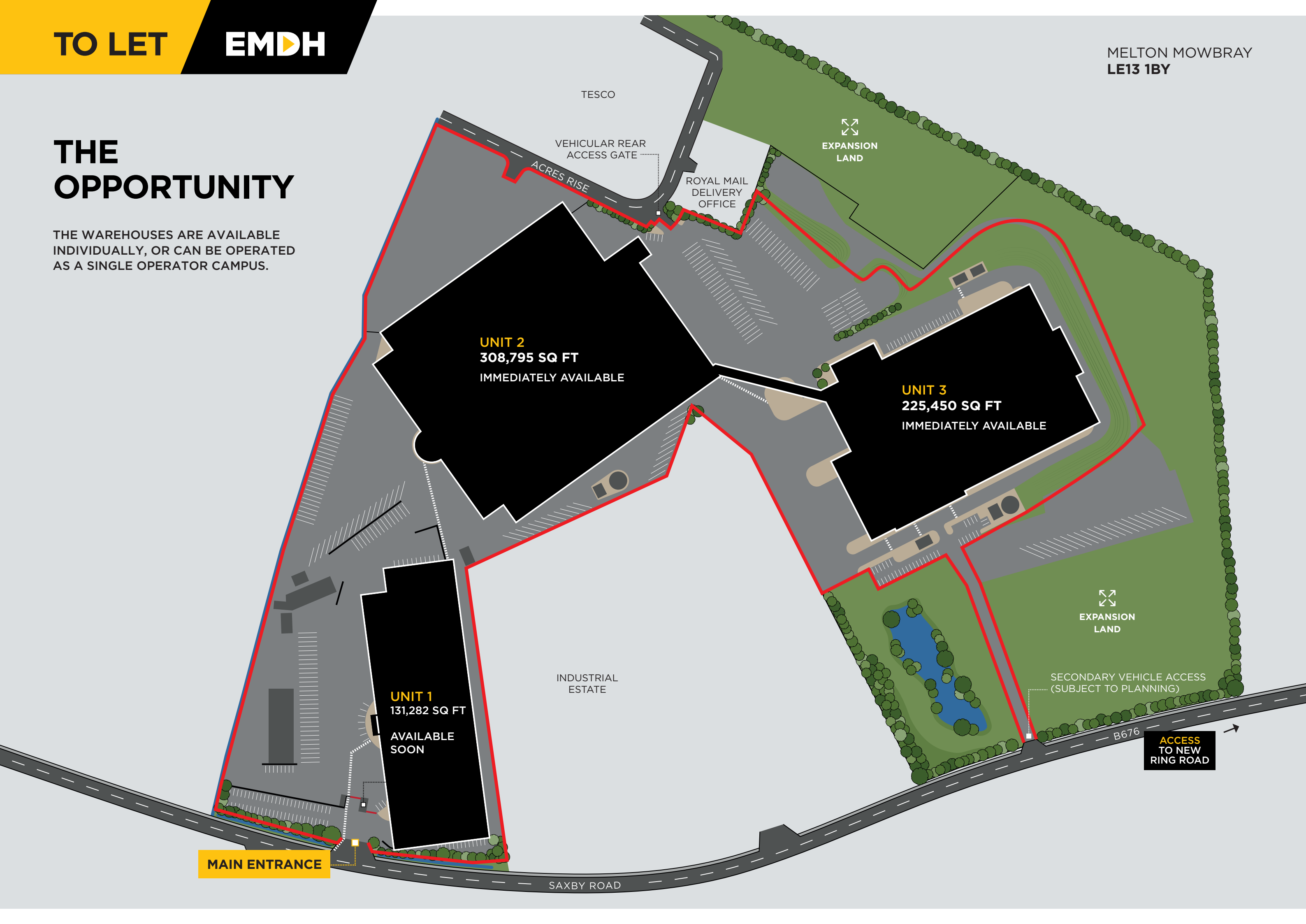
TO LET

EMDH

MELTON MOWBRAY
LE13 1BY

THE OPPORTUNITY

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





MELTON MOWBRAY
LE13 1BY

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/m²
	SPRINKLERS	INSTALLED
	LEVEL ACCESS DOORS	13
	DOCK LEVEL DOORS	2 & 1 RAMP
	POWER	500 KVA

- 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.







TO LET

EMDH

UNIT 2

	SIZE	308,795 sq ft		SPRINKLERS	INSTALLED
	EAVES HEIGHT	8M		LEVEL ACCESS DOORS	19
	PALLET RACKING	20,488 SPACES		DOCK LEVEL DOORS	2 RAMPS
	FLOOR LOADING	50 kN/m²		POWER	500 KVA

- 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





UNIT 3

	SIZE	225,450 sq ft
	EAVES HEIGHT	18M
	PALLET RACKING	30,992 SPACES
	FLOOR LOADING	50 kN/m²
	LEVEL ACCESS DOORS	5
	SPRINKLERS	INSTALLED
	DOCK LEVEL DOORS	5
	POWER	1250 KVA & 1250 KVA
	GAS	YES



- 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.



TO LET

EMDH

MELTON MOWBRAY
LE13 1BY

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).



PLOT A
20,000 SQ FT

UNIT 1
131,282 SQ FT

UNIT 2
308,795 SQ FT

PLOT C
55,000 SQ FT

A607
THORPE ROAD

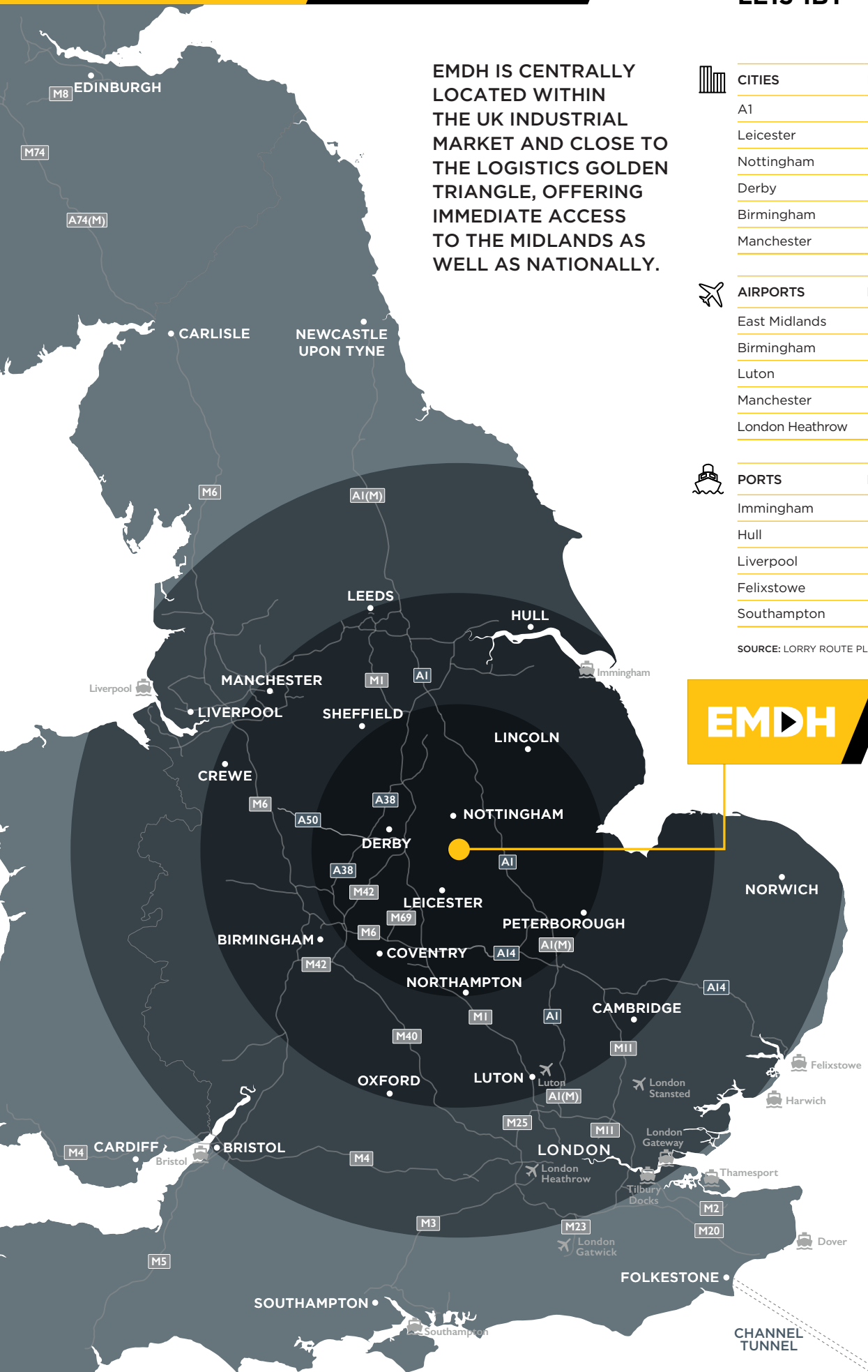
B676
SAXBY ROAD

PLOT B
100,000 SQ FT

UNIT 3
225,450 SQ FT

TO LET

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.

 CITIES	Miles	Time
A1	14	25 mins
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

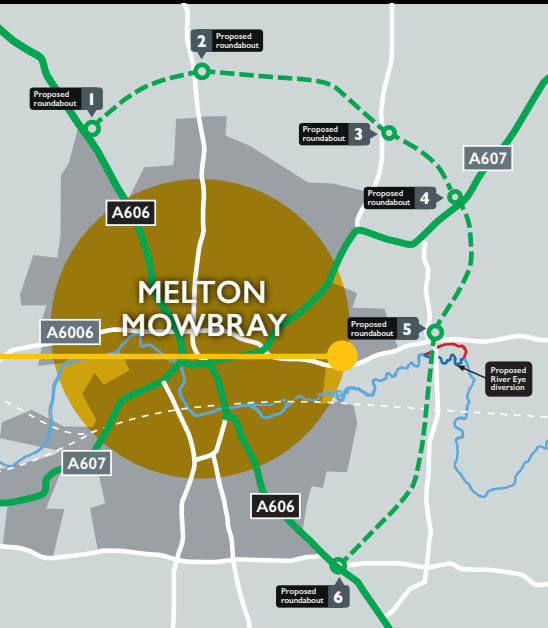
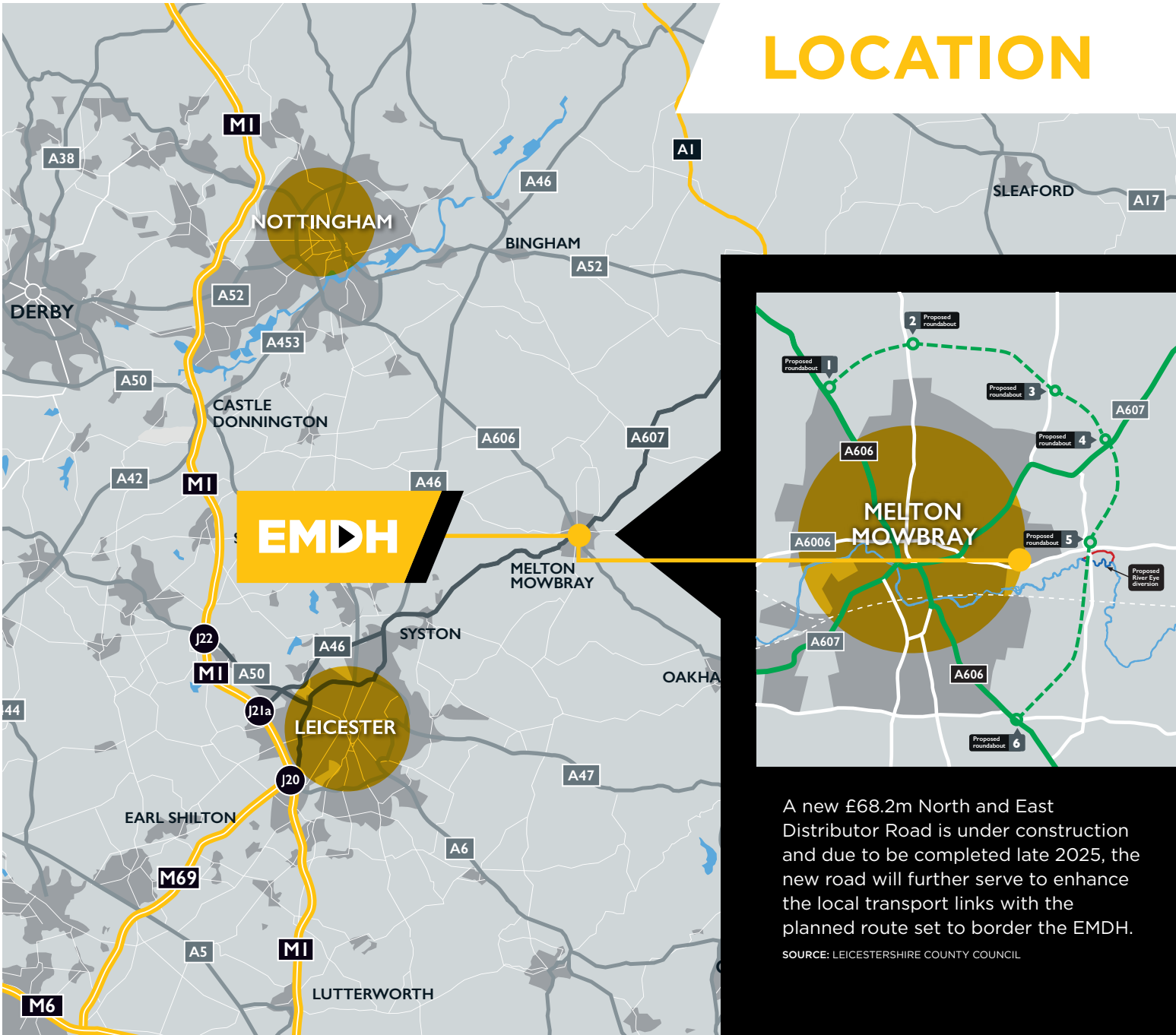
 PORTS	Miles	Time
Immingham	87	2 hrs 10 mins
Hull	94	2 hrs 21 mins
Liverpool	127	3 hrs 10 mins
Felixstowe	134	3 hrs 21 mins
Southampton	161	4 hrs 1 mins

SOURCE: LORRY ROUTE PLANNER



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

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

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



NOTTINGHAM
334,000 PEOPLE
20 MILES
40 MINUTE DRIVE



PETERBOROUGH
205,000 PEOPLE
35 MILES
45 MINUTE DRIVE

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 a new FRI lease or
alternatively on a freehold basis

EPC

Available on request

VAT

Property is VAT elected

TO LET

EMDH



EAST MIDLANDS DISTRIBUTION HUB

SAXBY ROAD
MELTON MOWBRAY
LEICESTERSHIRE
LE13 1BY

WHAT3WORDS /// BACKED.ALLY.ITSELF

CONTACT THE AGENTS



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

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



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



John Proctor
johnp@fhp.co.uk
07887 787 880

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

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 39299 07.25