EMDH

UNIT 1

MELTON MOWBRAY
LE13 1BY

131,282 SQ FT TO LET

PLUS VMU 8,572 SQ FT

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
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 configu ation 7,776 pallets subject to survey.

NEW RING ROAD OPENING

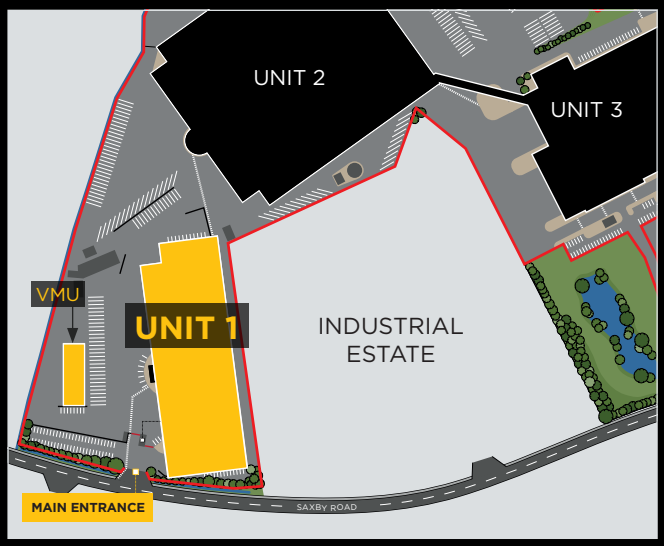
SAXBY ROAD, MELTON MOWBRAY
LEICESTERSHIRE, **LE13 1BY**

WHAT3WORDS /// BACKED.ALLY.ITSELF

EMDH

UNIT 1

MELTON MOWBRAY
LE13 1BY



UNIT 1

131,282 SQ FT
PLUS VMU **8,572 SQ FT**
AVAILABLE FROM Q2 2026

LOCATION

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.

There will be a new £68.2m North and East Distributor Road where construction commenced 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

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