

**225,450 SQ FT TO LET****AVAILABLE NOW**

## UNIT 3

AVAILABLE NOW

|                                                                                     |                    |                      |
|-------------------------------------------------------------------------------------|--------------------|----------------------|
|  | 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 between 4 - 20 degrees.
- 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.

**NEW** RING ROAD OPENINGSAXBY ROAD, MELTON MOWBRAY  
LEICESTERSHIRE, LE13 1BY**WHAT3WORDS /// BACKED.ALLY.ITSELF**



## 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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CONTACT THE AGENTS



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