EMDH

# UNIT 2

MELTON MOWBRAY
**LE13 1BY**

# 308,795 SQ FT TO LET

## AVAILABLE NOW

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

- Fully sprinklered with shared tank and pump house with Unit 1.
- 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 configu ation 4,000 pallets subject to survey.

**NEW** RING ROAD OPENING

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

**WHAT3WORDS /// BACKED.ALLY.ITSELF**

# EMDH

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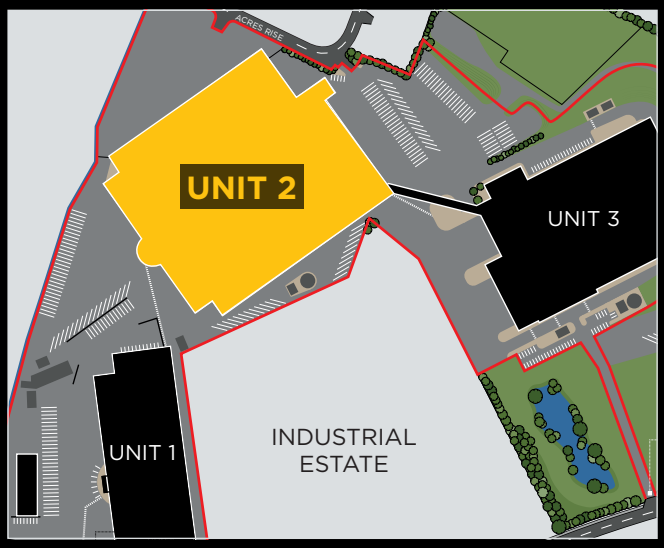


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## LOCATION

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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