

TO LET

# EMDH

EAST MIDLANDS  
DISTRIBUTION HUB



MELTON MOWBRAY  
**LE13 1BY**



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



**EXPANSION LAND**



**665,527 SQ FT**  
TOTAL GIA

**UNIT 1**  
AVAILABLE FROM  
Q2 2026

**UNIT 2**

**A607**  
THORPE ROAD

**B676**  
SAXBY ROAD

**UNIT 3**

**NEW**

RING ROAD OPENING

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UNIT 3  
225,450 SQ FT

ACCESS  
TO NEW  
RING ROAD

UNIT 2  
308,795 SQ FT

UNIT 1  
AVAILABLE  
FROM Q2 2026

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.



2 UNITS



665,527 SQ FT  
TOTAL GIA



EXPANSION  
LAND

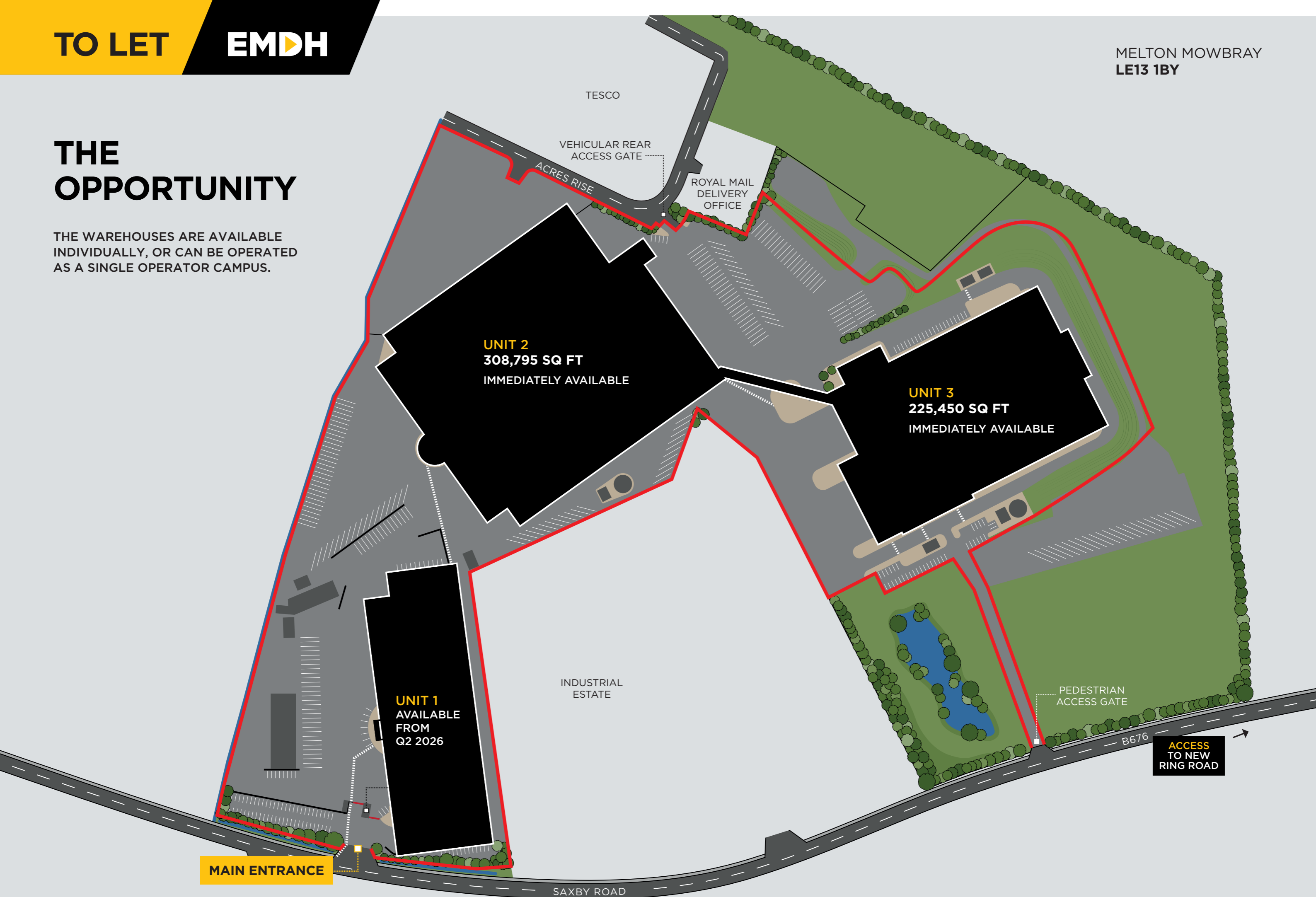
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# THE OPPORTUNITY

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





# UNIT 2

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









- 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 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
	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.
- 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.



A wide-angle photograph of a large industrial warehouse interior. The space is filled with numerous stacks of cardboard boxes on pallets, organized in rows. On the left, there are blue metal shelving units with yellow safety railings and labels such as "5 06", "5 07", "5 08", and "5 09". A yellow forklift is visible in the background on the right, and another yellow forklift is in the foreground on the left. The ceiling is high with exposed steel beams and industrial lighting. The floor is a smooth, light-colored concrete. A blurred object is visible in the immediate foreground, suggesting movement.

**UNIT 3**

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# 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**  
AVAILABLE  
FROM Q2 2026

**UNIT 2**  
308,795 SQ FT

**PLOT C**  
55,000 SQ FT

**A607**  
THORPE ROAD

**B676**  
SAXBY ROAD

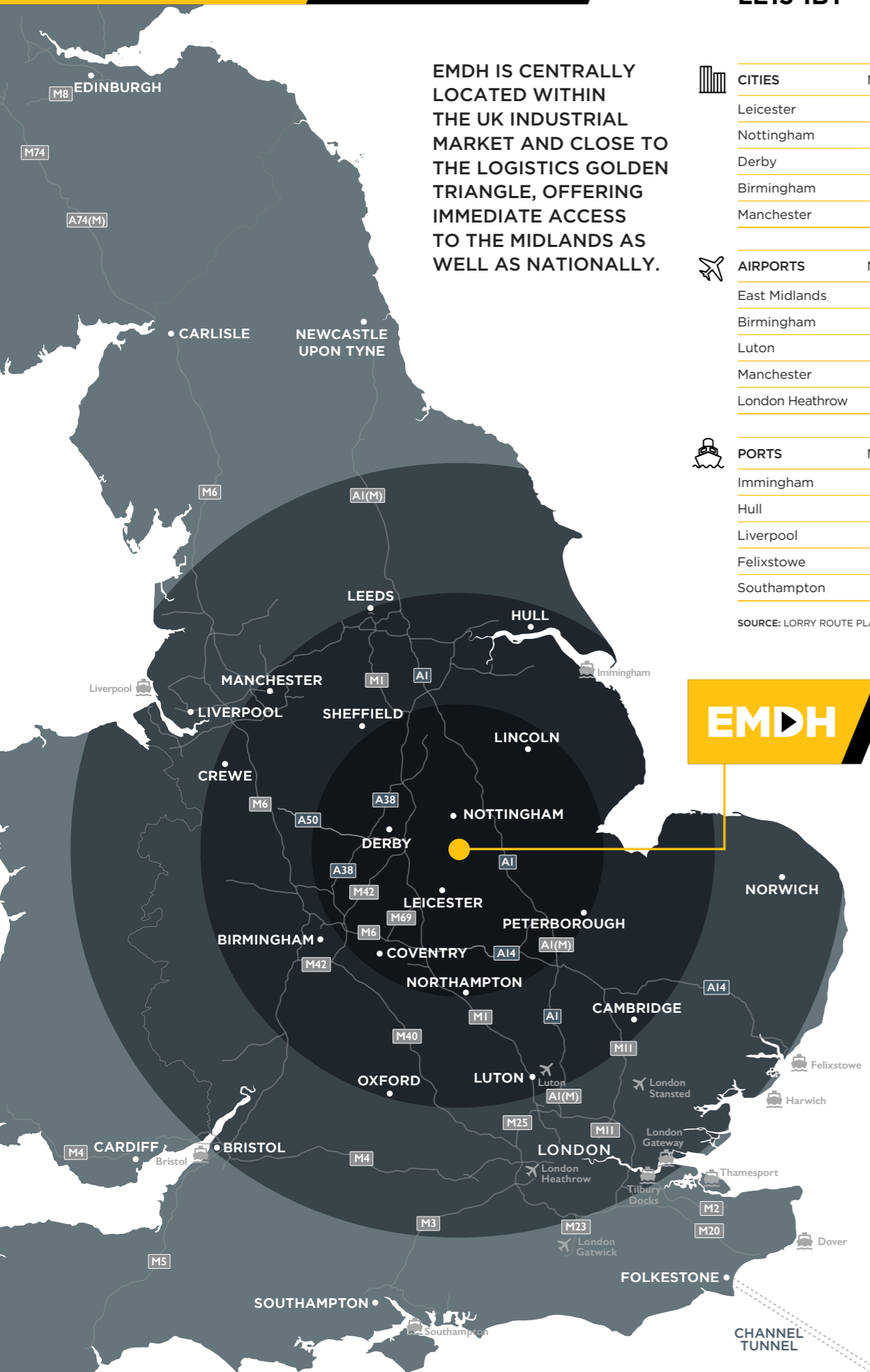
**PLOT B**  
100,000 SQ FT

**UNIT 3**  
225,450 SQ FT




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MELTON MOWBRAY  
LE13 1BY

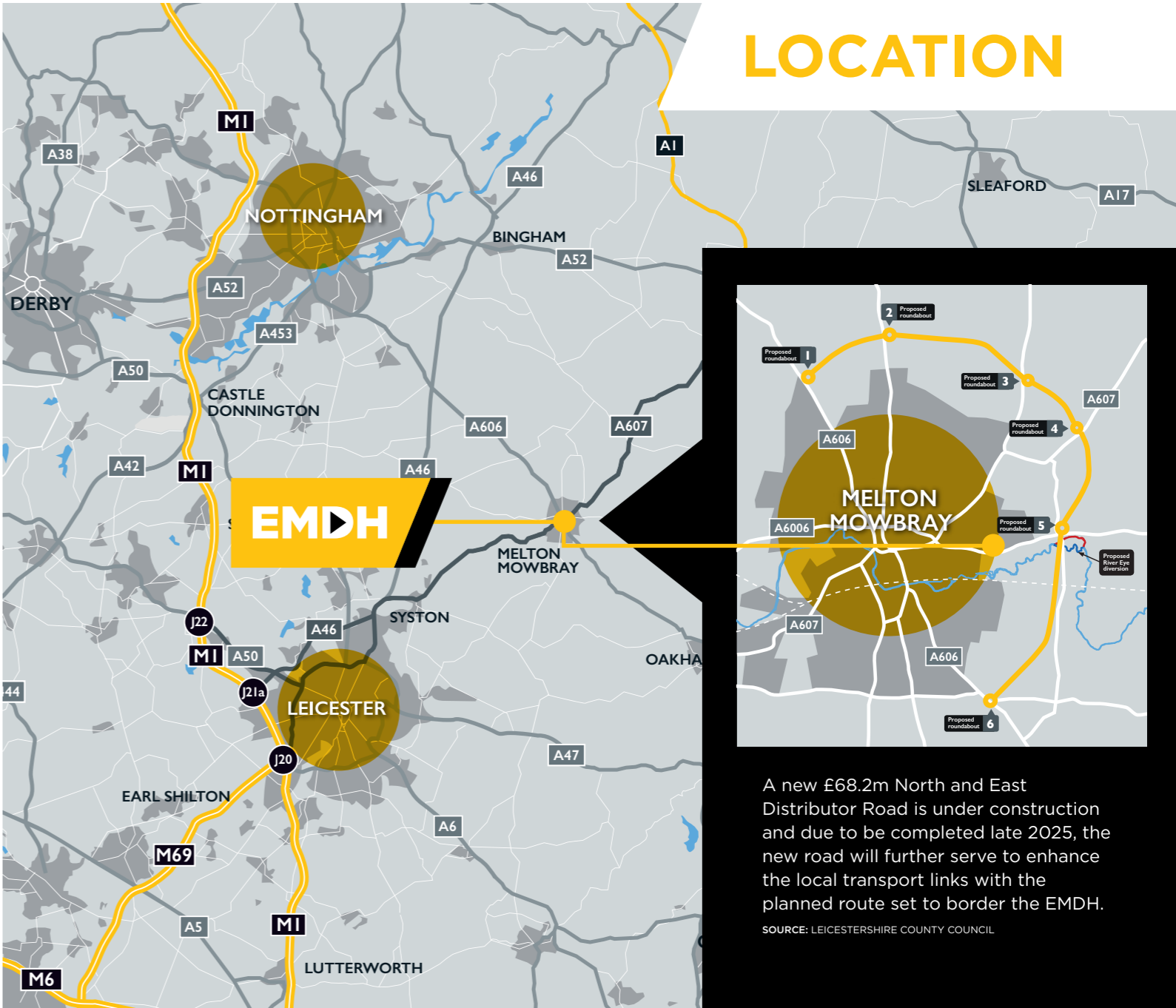
 CITIES	Miles	Time
Leicester	18	26 mins
Nottingham	20	30 mins
Derby	32	45 mins
Birmingham	63	1 hr 34 mins
Manchester	109	2 hrs 43 mins

 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

LOCATION



LEICESTER

442,000 PEOPLE  
17 MILES  
35 MINUTE DRIVE



NOTTINGHAM

334,000 PEOPLE  
20 MILES  
40 MINUTE DRIVE



PETERBOROUGH

205,000 PEOPLE  
35 MILES  
45 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).

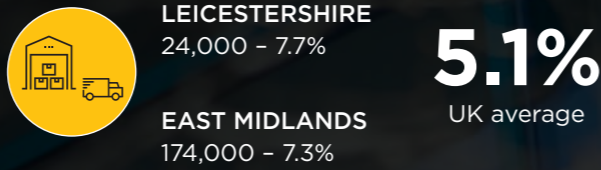
SOURCE: MELTON BOROUGH COUNCIL

NUMBERS EMPLOYED IN RELEVANT SECTORS

MANUFACTURING

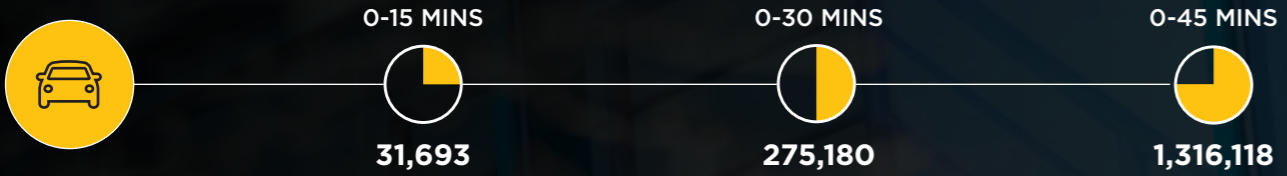


TRANSPORTATION AND STORAGE



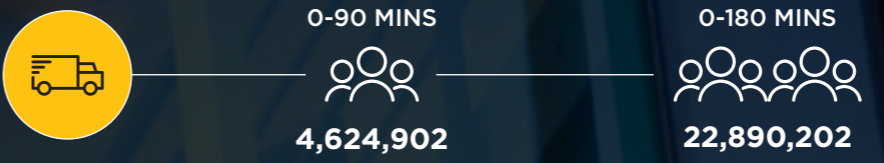
SOURCE: NOMIS JUNE 2020

ECONOMICALLY ACTIVE WITHIN COMMUTE



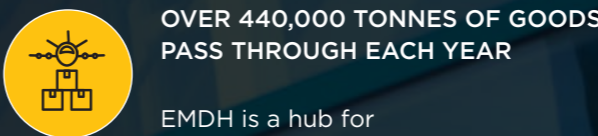
SOURCE: DRIVETIMEMAPS.CO.UK

POPULATION WITHIN 3 HOURS BY HGV



SOURCE: DRIVETIMEMAPS.CO.UK

EAST MIDLANDS AIRPORT –  
LARGEST DEDICATED CARGO AIRPORT



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 new FRI leases

**EPC**  
Available on request

**VAT**  
Property is VAT elected

TO LET

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## EAST MIDLANDS DISTRIBUTION HUB

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

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

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