

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



**534,245 SQ FT
TOTAL GIA**

UNIT 1
LET UNTIL
Q1 2027

UNIT 2

**A607
THORPE ROAD**

**B676
SAXBY ROAD**

UNIT 3

NEW

RING ROAD OPENING

TO LET

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MELTON MOWBRAY
LE13 1BY

UNIT 3
225,450 SQ FT

**ACCESS
TO NEW
RING ROAD**

UNIT 2
308,795 SQ FT

UNIT 1
LET UNTIL
Q1 2027

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



534,245 SQ FT
TOTAL GIA



**EXPANSION
LAND**



**MAIN
ENTRANCE**

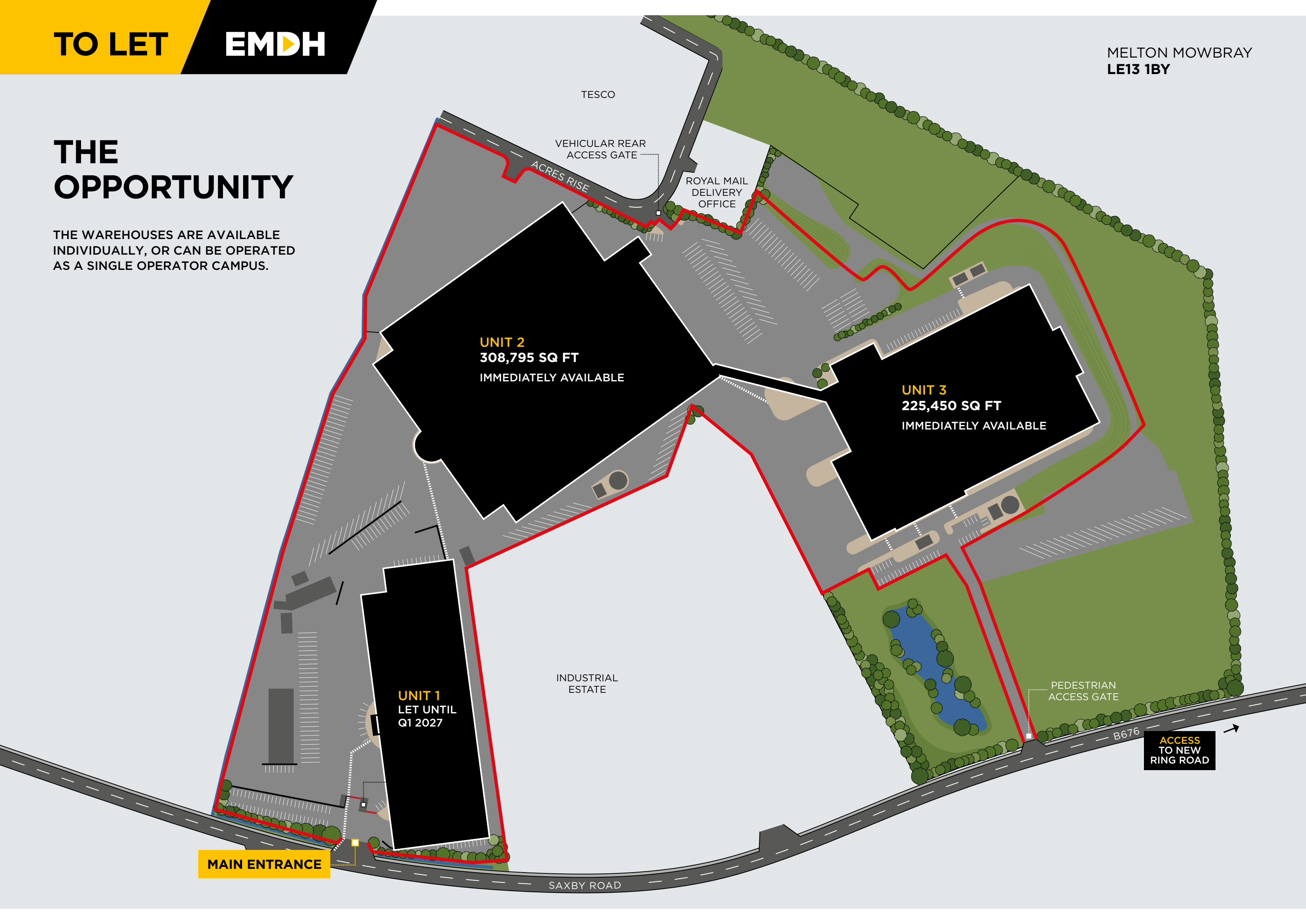
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MELTON MOWBRAY
LE13 1BY

THE OPPORTUNITY

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



UNIT 2
308,795 SQ FT
IMMEDIATELY AVAILABLE

UNIT 3
225,450 SQ FT
IMMEDIATELY AVAILABLE

UNIT 1
LET UNTIL
Q1 2027

MAIN ENTRANCE

ACCESS
TO NEW
RING ROAD



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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.





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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
LET UNTIL
Q1 2027

UNIT 2
308,795 SQ FT

PLOT C
55,000 SQ FT

A607
THORPE ROAD

B676
SAXBY ROAD

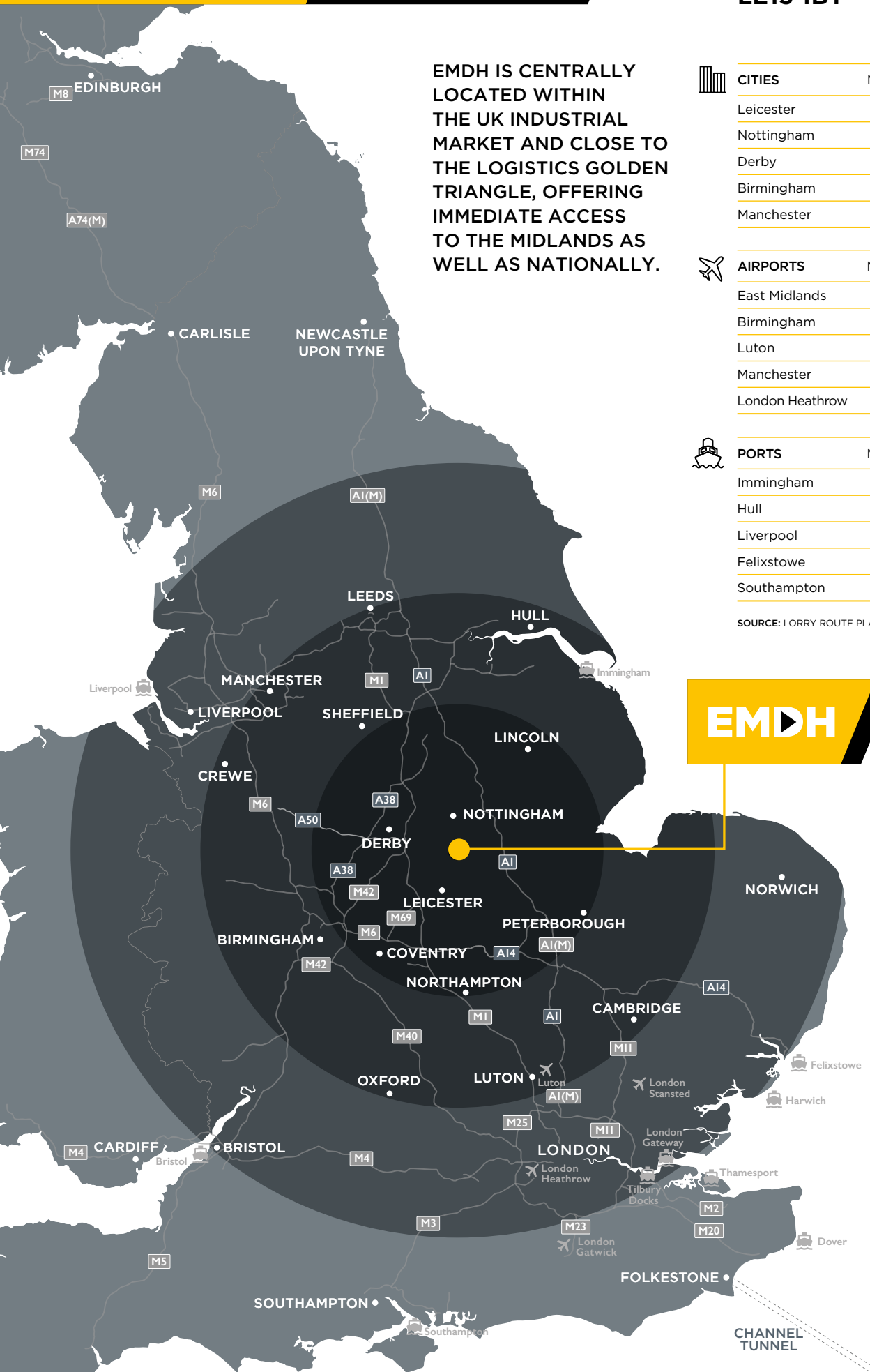
PLOT B
100,000 SQ FT

UNIT 3
225,450 SQ FT





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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 |
|--|-------|---------------|
| 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

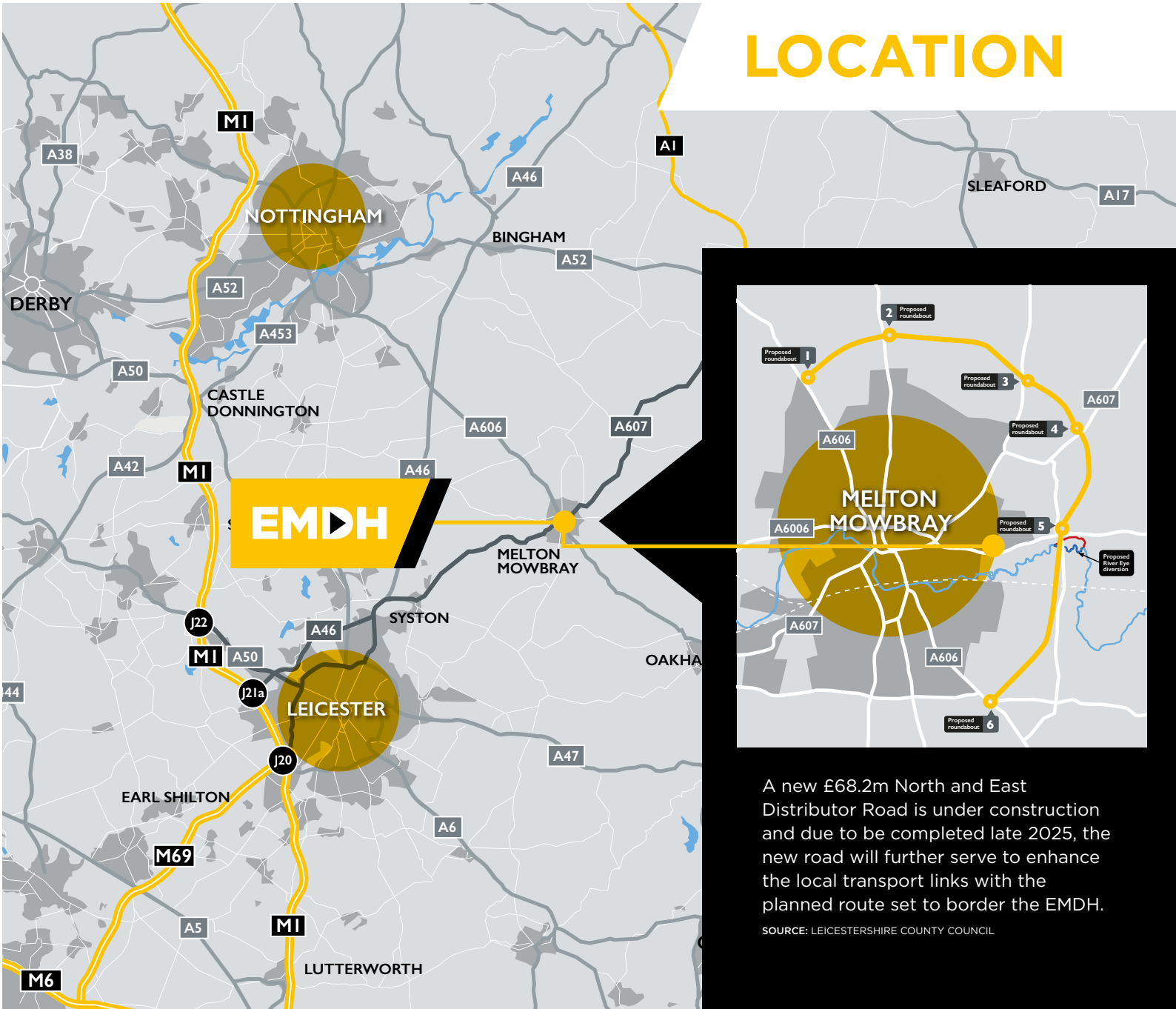


- 4 HOUR +
- 3 HOUR
- 2 HOUR
- 1 HOUR

MELTON MOWBRAY

LE13 1BY

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 new FRI leases

EPC

Available on request

VAT

Property is VAT elected

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EAST MIDLANDS DISTRIBUTION HUB

SAXBY ROAD
MELTON MOWBRAY
LEICESTERSHIRE
LE13 1BY

WHAT3WORDS /// BACKED.ALLY.ITSELF

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URBAN LOGISTICS
REIT PLC

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