











# 222,450 SQ FT TO LET

## AVAILABLE NOW

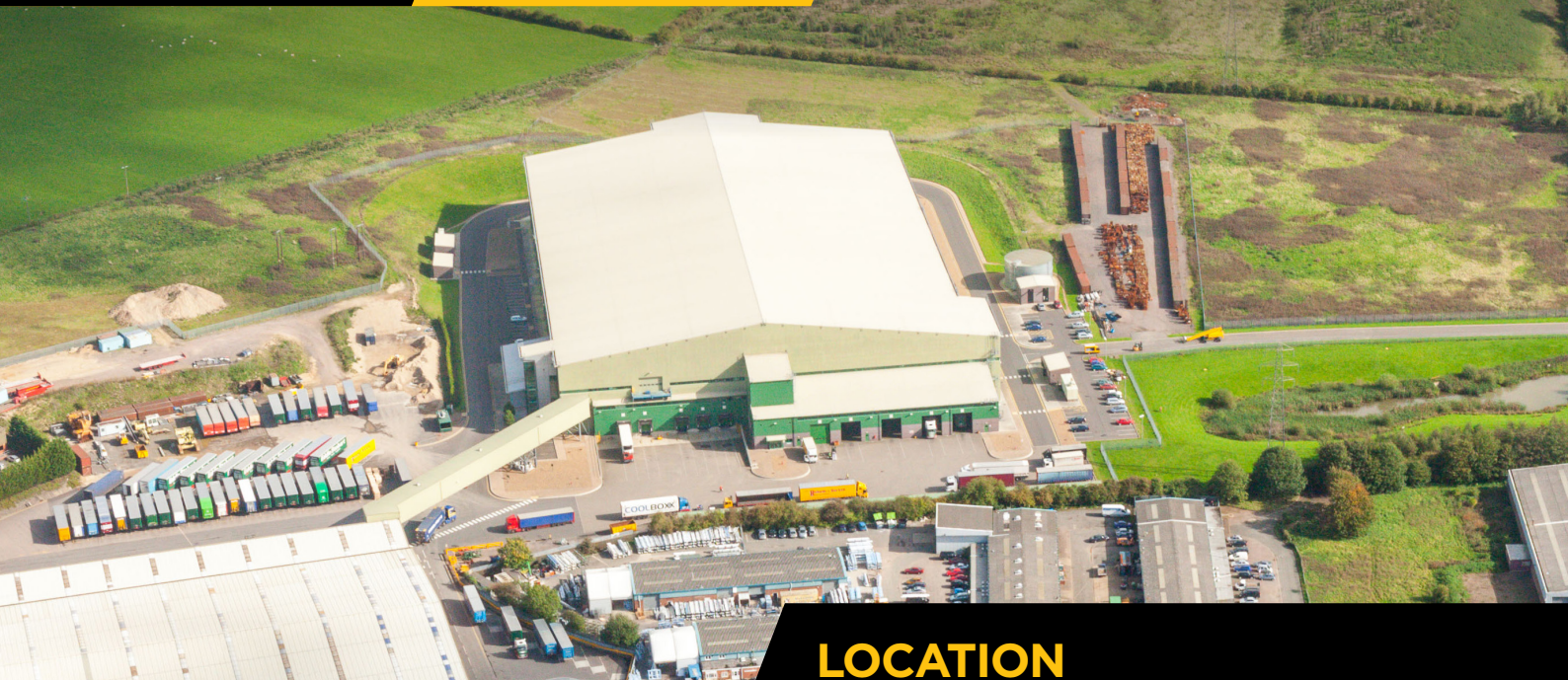
### UNIT 3

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.
- 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.





## 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.

A new £68.2m North and East Distributor Road is due to commence construction 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



**UNIT 3**  
222,450 SQ FT  
AVAILABLE NOW



## CONTACT THE AGENTS



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