



MEADOW LANE
LOUGHBOROUGH
LE11 1HL

Unique Manufacturing & Logistics Business Park
Units from 16,605 to 110,000 sq ft (1,543 to 10,219 sq m)

A DEVELOPMENT BY:
ARAX PROPERTIES

TO LET

- A range of unit sizes to suit specific occupier requirements
- Secure business park environment
- Integrated 1st floor offices and extensive yard and parking areas
- 8-10m eaves

AVAILABLE Q2 2027



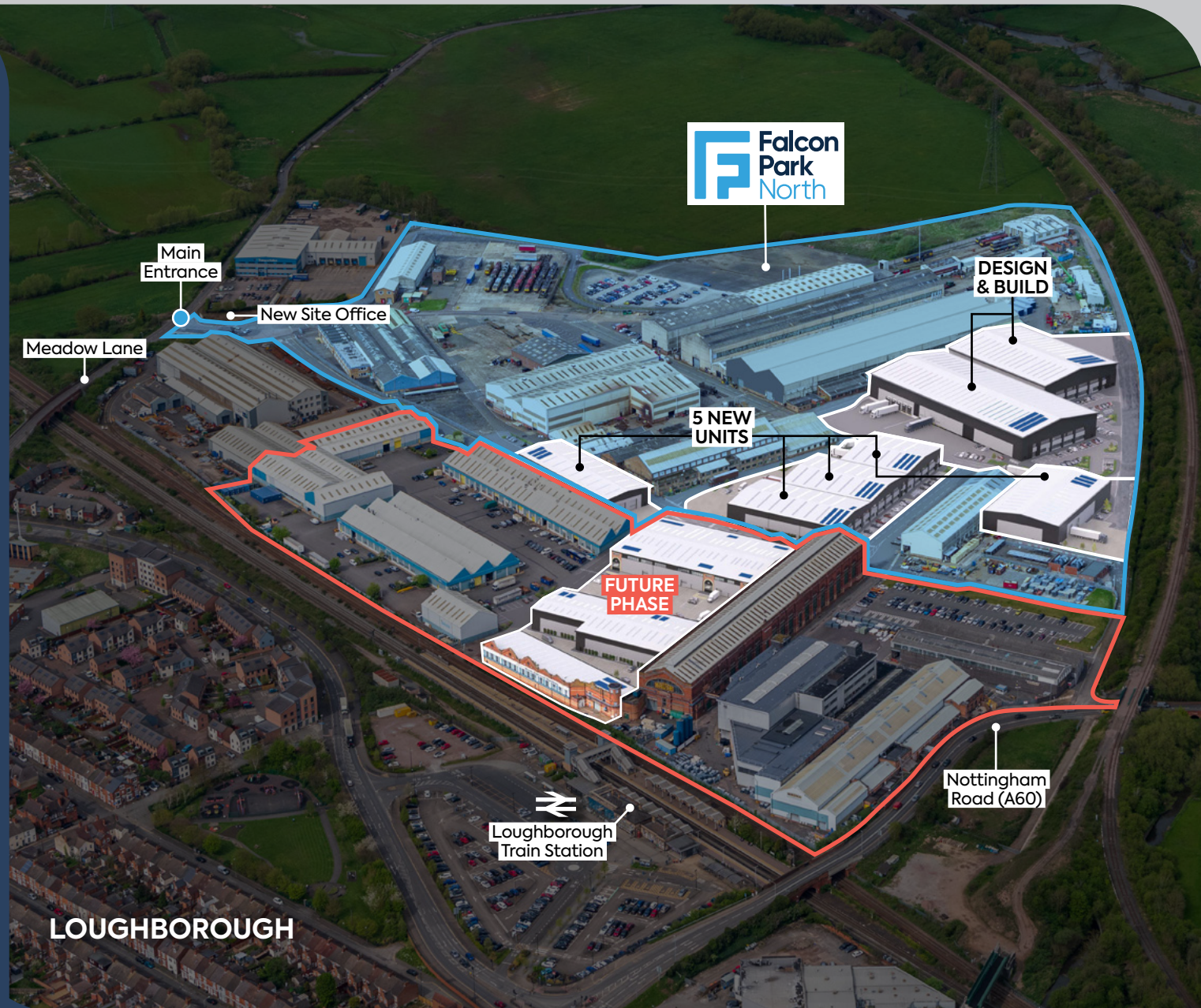
- Fully-secure 60-acre Manufacturing and Logistics park combining state-of-the-art new build units with historic high-bays
- In the heart of Loughborough with direct road access to the A60 and A6004 and mainline rail links to London in 1h 15m
- Business eco-system supports traditional and high-tech manufacturing alongside modern logistics operators

FALCON PARK NORTH Q2 2027

The Northern area of the park provides a combination of traditional high bay engineering / warehouse units, with extensive crange, and a series of new build units from 16,605 sq ft to 27,417 sq ft designed to suit both manufacturing and logistics requirements built to an institutional grade specification. Build to suit opportunities can be accommodated up to 110,000 sq ft.

FALCON PARK SOUTH FUTURE PHASE

The Southern area of the park will provide a future phase of development catering for smaller units sizes from 3,900 to 15,800 sq ft, tailored to meet the diverse needs of businesses. These units offer a range of sizes, from compact spaces for startups to larger units for established enterprises. They are perfect for manufacturing, assembly, and storage. Ample parking spaces and convenient access for loading.



LOUGHBOROUGH

Description

The proposed development comprises 5 new build units of steel portal frame construction, which will include first-floor offices and additional storage space located at mezzanine levels within the buildings.

- Service yards for the units will be accessible via internal access roads.
- The depths of these yards will vary between 20 and 25 metres, accommodating a wide range of vehicle fleets and meeting the needs of various end users.
- Parking facilities for visitors, staff, and cyclists will be located in close proximity to the primary office entrances of each unit.
- Individual unit floor plans, elevational drawings and detailed specification documents can be made available to interested parties.

Specification



8m minimum clear height



50 kN per sq m floor loading



Solar Photovoltaics (PV)



Electric car charging points



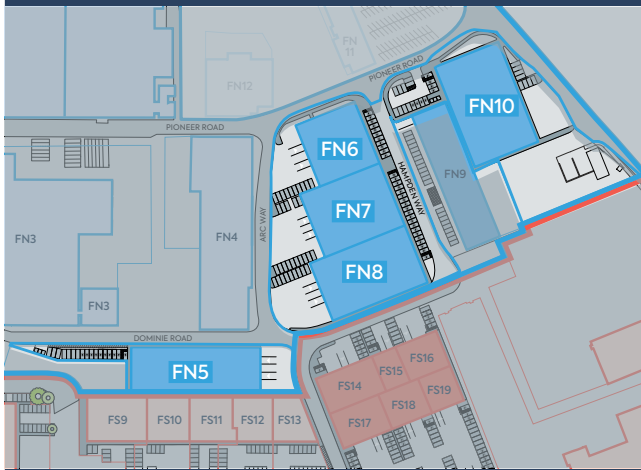
Target BREEAM Excellent
Target EPC: A



First floor providing office and storage accommodation



Comfort cooling in offices



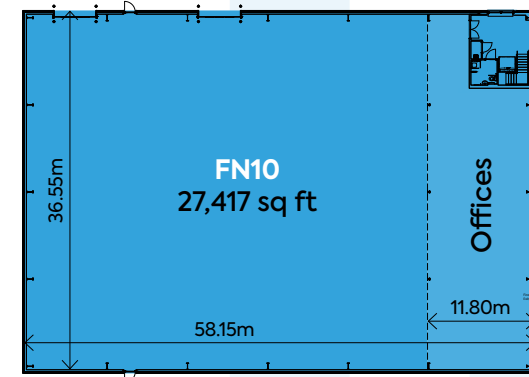
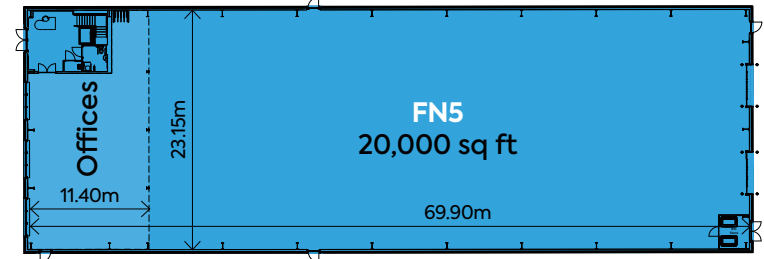
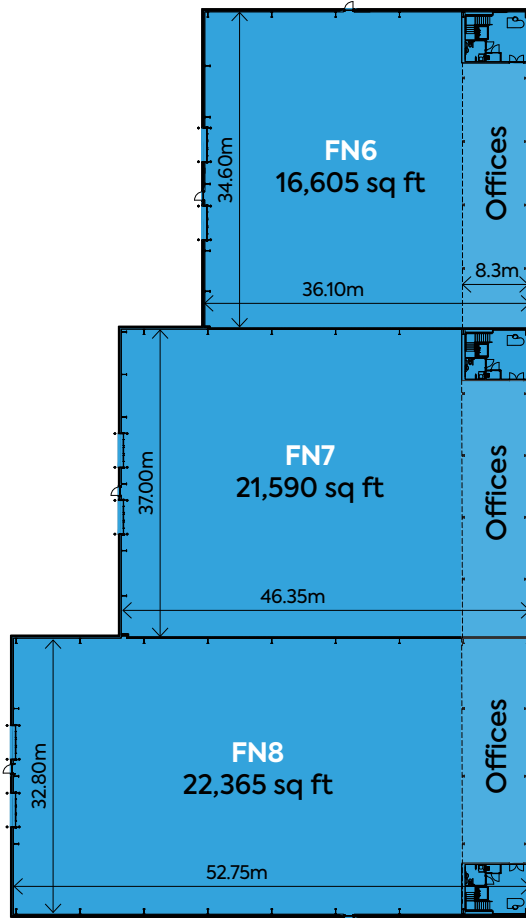
Unit	GF (sq ft)	FF Mezz (sq ft)	FF Office (sq ft)	Total (sq ft)
FN5	17,350	-	2,650	20,000
FN6	13,430	1,425	1,750	16,605
FN7	18,440	1,000	2,150	21,590
FN8	19,515	450	2,400	22,365
FN10	22,817	2,300	2,300	27,417

All measurements GIA





Unit Plans



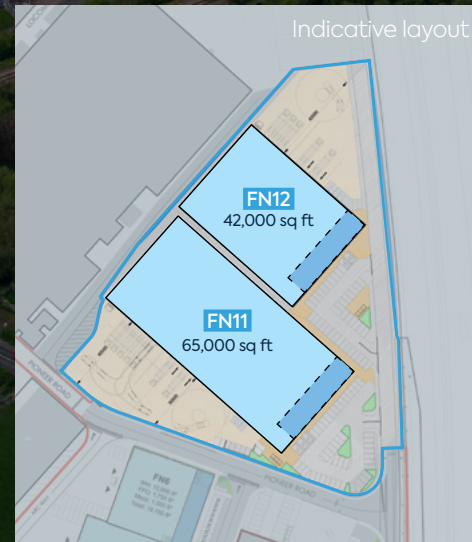


Design & Build Land

Falcon Park North also provides land available for dedicated Design and Build to suit units with the site capable of accommodating two larger scale industrial buildings of 42,000 to 65,000 sq ft or a single unit of up to circa 110,000 sq ft, with internal eaves height of 10m.

The site will allow for yards ranging from 40 to 75m depth dependant on unit configuration and size.

Falcon Park North has the ability to provide bespoke industrial accommodation suitable for mixed industrial/warehouse or logistics operations, sketch plans are available to showcase a variety of solutions to interested parties.





1 HOUR 2 HOURS 3 HOURS 4 HOURS



Location

Road



Falcon Park is strategically located in a prime area of Loughborough with excellent access to major transportation hubs and key cities in the East Midlands. Falcon Park offers immediate access to the A6, a major arterial road in the region offering connectivity from Loughborough to several key locations, including Leicester, Nottingham, and Derby, making it a prime location for businesses looking to tap into these markets.

Train



The park is situated adjacent to Loughborough railway station, which is located on the Midland Main Line, and connects London to Sheffield as well as the North of England. Frequent train services operate to and from London St Pancras International, making Loughborough easily accessible to the capital.

Air

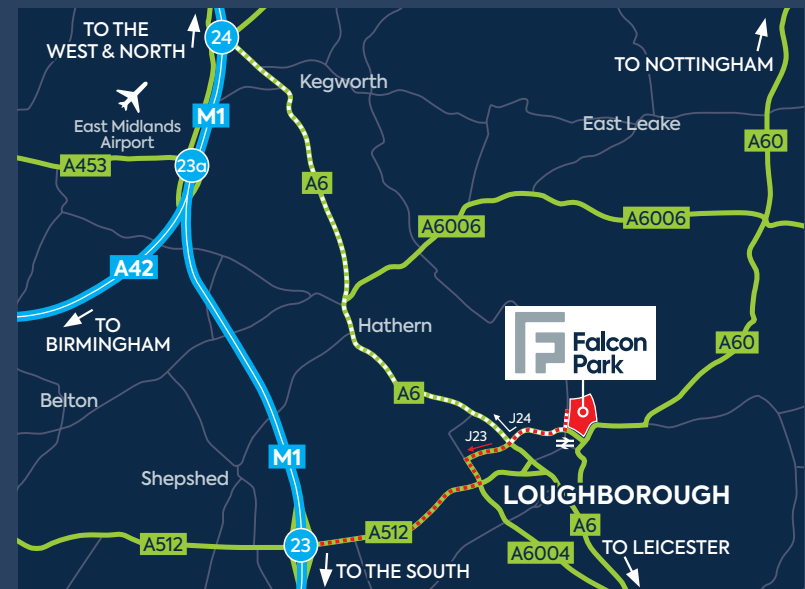


East Midlands International Airport, the UK's second busiest pure cargo airport is located approximately 9 miles to the North West of Falcon Park. Birmingham Airport lies approximately 39 miles to the South West.

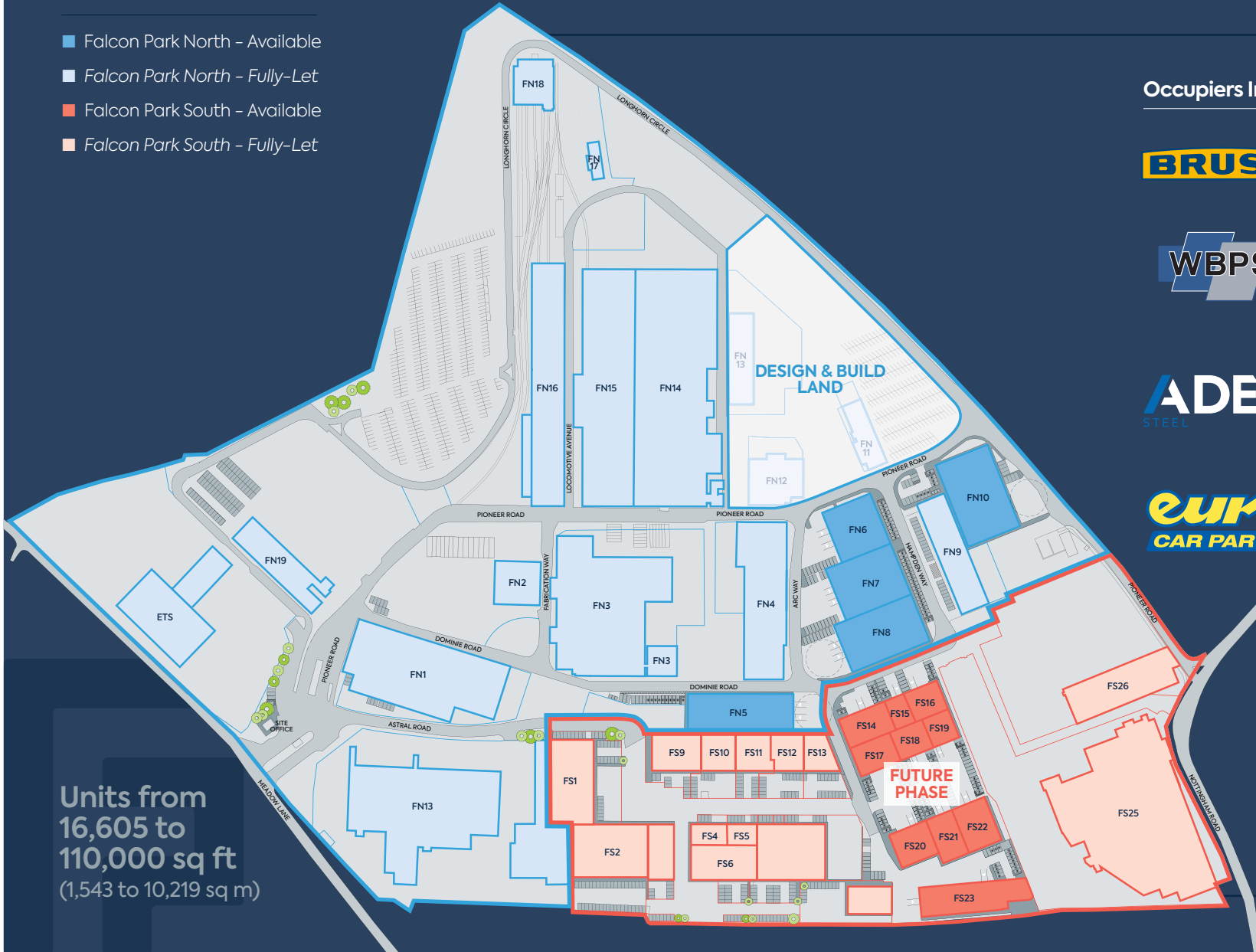
 [Click here for Google Maps link](#)

 [Click here for What3Words marker.awake.scores](#)

Drive times	Time	Miles	Train times	Time
East Midlands Airport	18 min	9	London	1 hr 15 min
Nottingham	31 min	15	Leicester	10 min
Leicester	28 min	13	Derby	17 min
Derby	35 min	20	Nottingham	18 min
Birmingham	58 min	42	Sheffield	52 min
Sheffield	1 hr 16 min	59	Birmingham	1 hr 2 min
Manchester	2 hr 4 min	96	Manchester	2 hr 31 min
London	2 hr 48 min	115		
Birmingham Airport	54 min	39		
Luton Airport	1 hr 37 min	85		



- Falcon Park North - Available
- Falcon Park North - Fully-Let
- Falcon Park South - Available
- Falcon Park South - Fully-Let



Units from
16,605 to
110,000 sq ft
(1,543 to 10,219 sq m)

Occupiers Include:



Historical Information

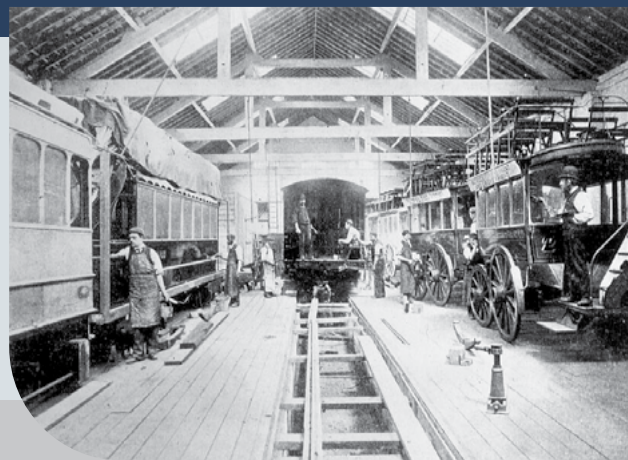
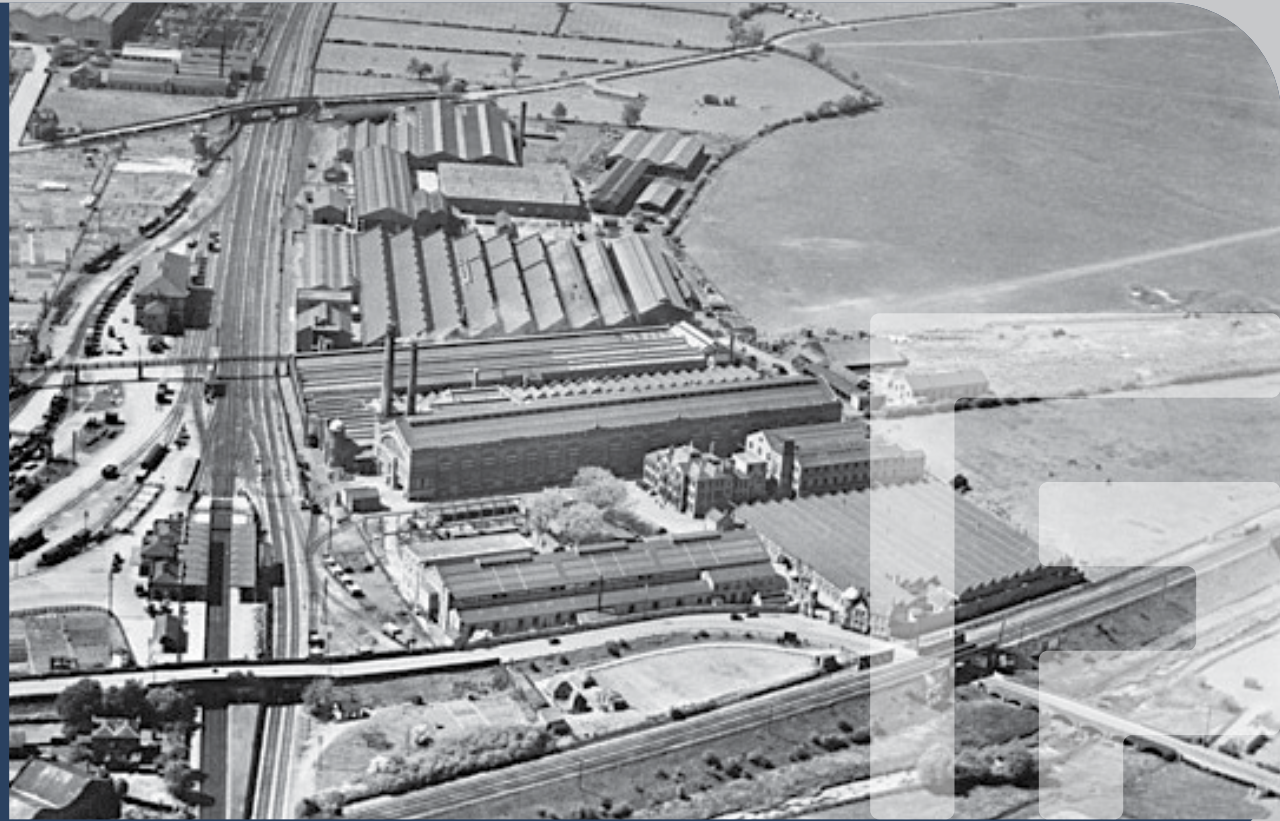
Loughborough experienced significant growth during the Industrial Revolution. The arrival of the railway in the mid-19th century enhanced its connectivity and facilitated the transportation of goods and people. The town became known for its manufacturing and engineering industries, particularly in textiles, hosiery, and bell-making.

The Brush site was a major employer in its heyday and built trains and other heavy engineering products. The first factory was built on the site by Henry Hughes in the 1860s to manufacture parts for trains.

The Falcon Works (now Falcon Park) was taken over by Anglo-American company Brush Electrical Engineering in 1889, which led to it becoming a major employer in Loughborough.

The site has cultural and historical importance as an industrial development, offering employment to the local community. The proposed scheme will provide an opportunity to continue this role, whilst actively preserving sections of existing urban fabric; integrating the sites heritage into the overall design.

The next phase will ensure Falcon Parks ability to continue to provide advanced industrial buildings for the next generation of innovative Loughborough based businesses.



A DEVELOPMENT BY:

ARAX PROPERTIES



Meadow Lane

Nottingham Road (A60)

Loughborough Train Station



LOUGHBOROUGH

Contact



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Planning

Planning permission has been granted for light industrial, general industrial and storage and distribution uses. Class B2, B8 & Eg(iii).

Tenure

Units are available on a leasehold basis.

Rent

For quoting terms, please contact the retained agents.

Service Charge

A service charge will be levied for the upkeep and maintenance of common areas and services. For further information please speak with the retained agents.

EPC

Target EPC A rating.

Rates

The properties will be assessed for business rates upon completion. Please contact the retained agents for further information.

Misrepresentation: While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time. June 2026.

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