



**Falcon  
Park**

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

MEADOW LANE  
LOUGHBOROUGH  
LE11 1HL

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 Q4 2026**



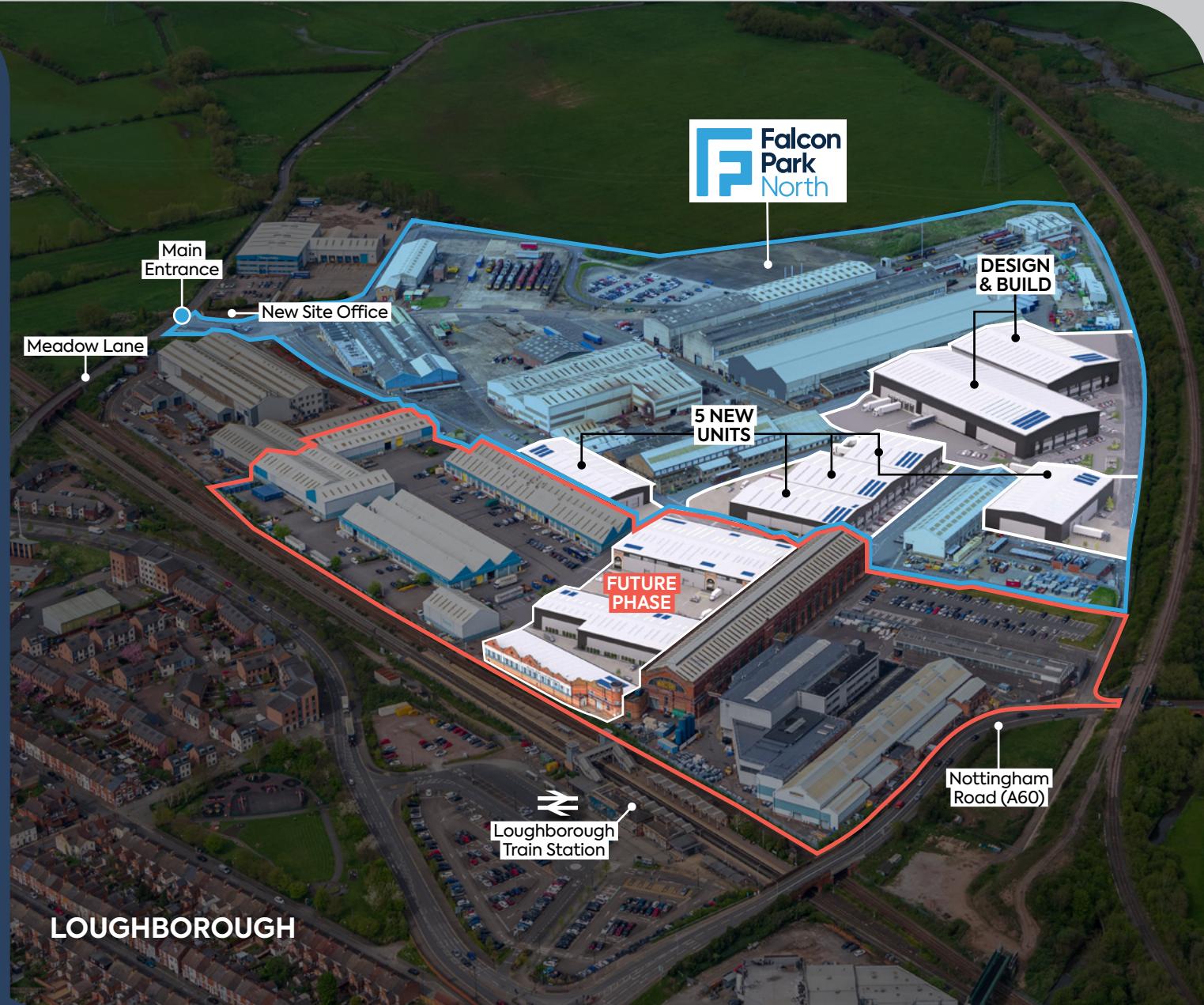
- Fully-secure 60-acre Manufacturing and Logistics park combining state-of-the-art new build units with historic high-bays
- In the heart of Loughborough with direct road access to the A60 and A6004 and mainline rail links to London in 1h 15m
- Business eco-system supports traditional and high-tech manufacturing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

## FALCON PARK NORTH Q4 2026

The Northern area of the park provides a combination of traditional high bay engineering / warehouse units, with extensive craneage, 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

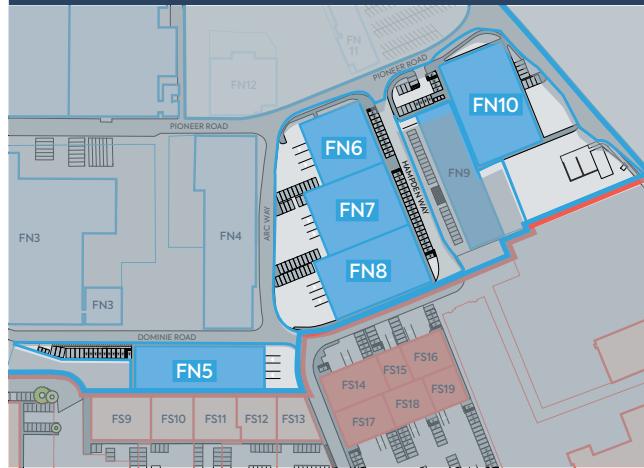
The Southern area of the park will provide a future phase of development catering for smaller units sizes from 3,900 to 15,800 sq.ft, tailored to meet the diverse needs of businesses. These units offer a range of sizes, from compact spaces for startups to larger units for established enterprises. They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



## 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



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

All measurements GIA





FN10



FN6, 7 & 8

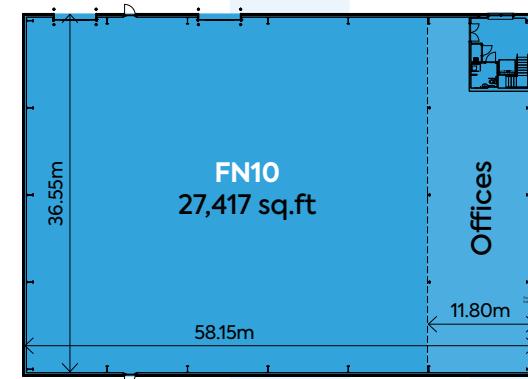
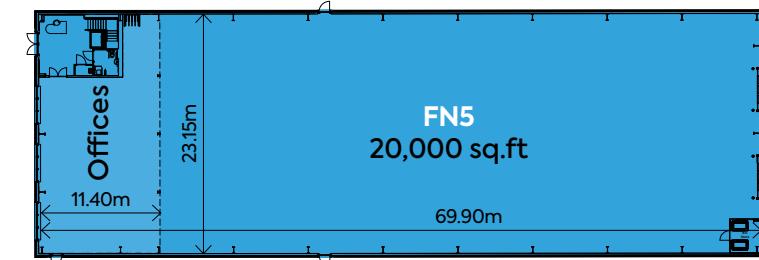
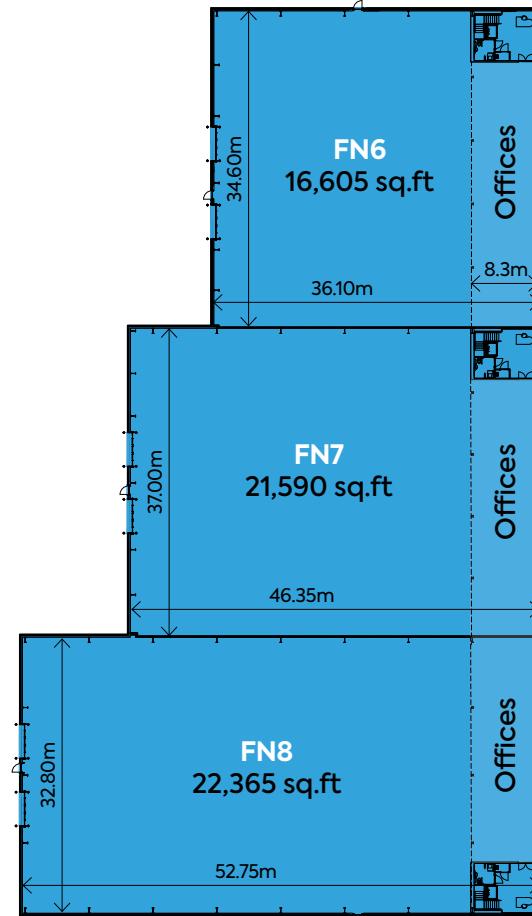


## New build industrial/warehouse units

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

[falcon-park.co.uk](http://falcon-park.co.uk)

## Unit Plans



For reference. Not shown in actual orientation or position.



## 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](#)

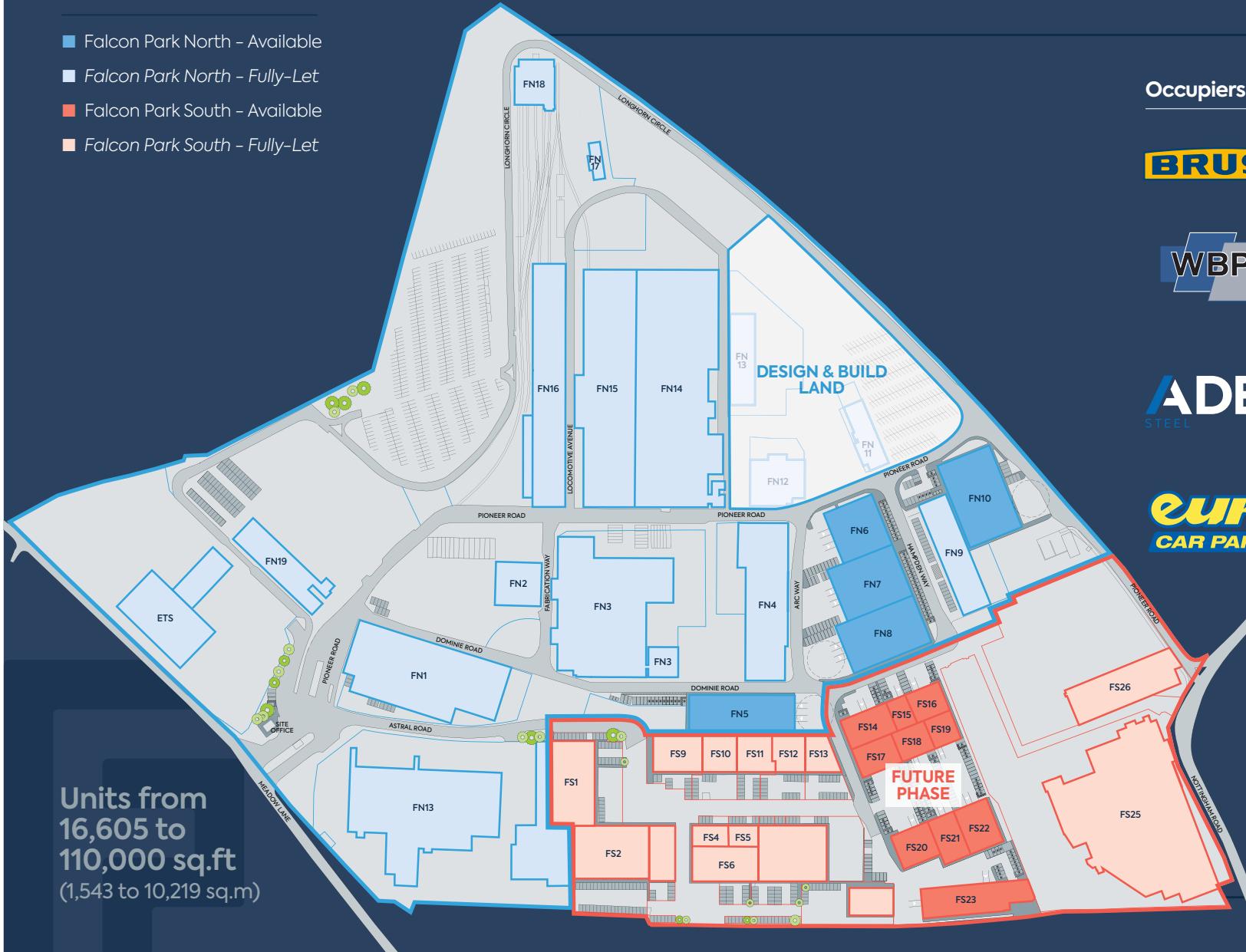
[Click here for What3Words marker.awake.scores](#)

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

Train times	Time
London	1 hr 15 min
Leicester	10 min
Derby	17 min
Nottingham	18 min
Sheffield	52 min
Birmingham	1 hr 2 min
Manchester	2 hr 31 min



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



Occupiers Include:

**BRUSH**

 **Wabtec**

 **WBPS**

 **DIAM**

 **ADEY  
STEEL**

 **SME**

 **euro  
CAR PARTS**

 **WILTECH  
ACOUSTICS**

 **WS Transportation**

## Historical Information

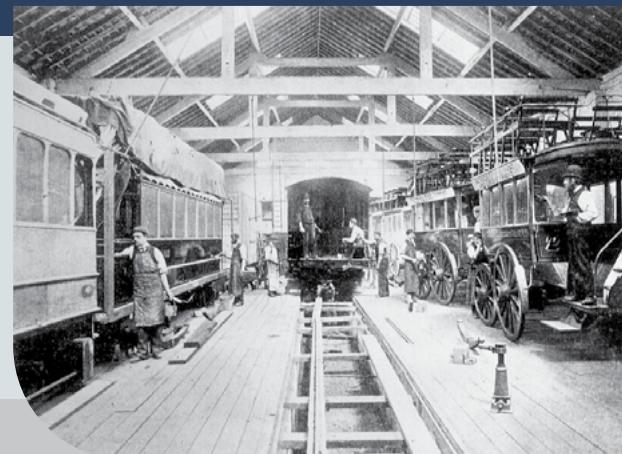
Loughborough experienced significant growth during the Industrial Revolution. The arrival of the railway in the mid-19th century enhanced its connectivity and facilitated the transportation of goods and people. The town became known for its manufacturing and engineering industries, particularly in textiles, 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 site's heritage into the overall design.

The next phase will ensure Falcon Park's 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



Alex Reid  
0796 443 720  
[alex.reid@matherjamie.co.uk](mailto:alex.reid@matherjamie.co.uk)  
Fraser Hearfield  
07377 294 108  
[fraser.hearfield@matherjamie.co.uk](mailto:fraser.hearfield@matherjamie.co.uk)



Sean Bremner  
07541 505 980  
[sean@cpp.uk](mailto:sean@cpp.uk)  
Brodie Faint  
07516 770 513  
[brodie@cpp.uk](mailto:brodie@cpp.uk)

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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.