

SHOP 36

THE FALCON WORKS, MEADOW LANE,
LOUGHBOROUGH, LE11 1NF

TO LET

57,565 SQ FT (5,348 SQ M) GIA INDUSTRIAL UNIT

AVAILABLE
NOW



- 5 MILES FROM J23 OF THE M1 • 6 GANTRY CRANES (3X 5T AND 3X 3.2T) • 5.35m EAVES HEIGHT
- 5 LEVEL ACCESS ROLLER SHUTTER DOORS • TWO STOREY OFFICES



LOCATION

The property is situated a short distance east of J23 of the M1 Motorway, within the market town of Loughborough. It occupies a position on the Falcon Works industrial estate, a well-established 53-acre rail-connected site formerly occupied by Brush Traction. The estate is located to the north-eastern side of the town and is home to a range of production and fabrication occupiers.

The site is accessed via Meadow Lane (A6004) which provides onward connections with Derby Road (A6) less than a mile away to the west. The A6 is an arterial route which dissects the town and facilitates access to J23 of the M1 Motorway.

ROAD

| | |
|------------|--------------------|
| A6 | 0.8 miles / 3 mins |
| M1 (J23) | 4.5 miles / 9 mins |
| Leicester | 13 miles / 30 mins |
| Nottingham | 15 miles / 32 mins |

RAIL

| | |
|--------------|--------------------|
| Loughborough | 0.5 miles / 2 mins |
|--------------|--------------------|

AIRPORT

| | |
|---------------|---------------------|
| East Midlands | 8.5 miles / 17 mins |
| Birmingham | 40 miles / 52 mins |



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DESCRIPTION

The property comprises a detached industrial facility with offices and ancillary accommodation.

The warehouse has 5 level access doors with 5.35m eaves and 6 gantry cranes (3 x 3.2 and 3 x 5 tonne). The ancillary accommodation is arranged with a mix of open plan and cellular office space, W/C's, and kitchenette facilities.

Under the existing lease, the hardstanding land to the rear and eastern elevations can be used for open storage. The unit benefits from on-site parking, with approximately 10 visitor parking spaces located to the front of the unit. Further car parking is available on the large communal estate car park.

SIZE

| Area (GIA) | Size sq ft | Size sq m |
|----------------------|------------|-----------|
| Warehouse | 42,037 | 3,905 |
| Ground Floor Offices | 7,764 | 721 |
| First Floor Offices | 7,764 | 721 |
| Total | 57,565 | 5,348 |



BUSINESS RATES

We recommend all interested parties make their own enquiries direct with the local authority, Charnwood Borough Council.

SERVICE CHARGE

A service charge is levied for the security, upkeep and maintenance of the common parts. Details are available on request.

EPC

36 Shop has an EPC rating of C(67).

TERMS

The building is available to let by way of a sub-lease until the February 2036, or via an assignment. Specific terms are available on request.

VIEWINGS

Viewings are available by appointment through the sole agent, JLL.

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