

To Let

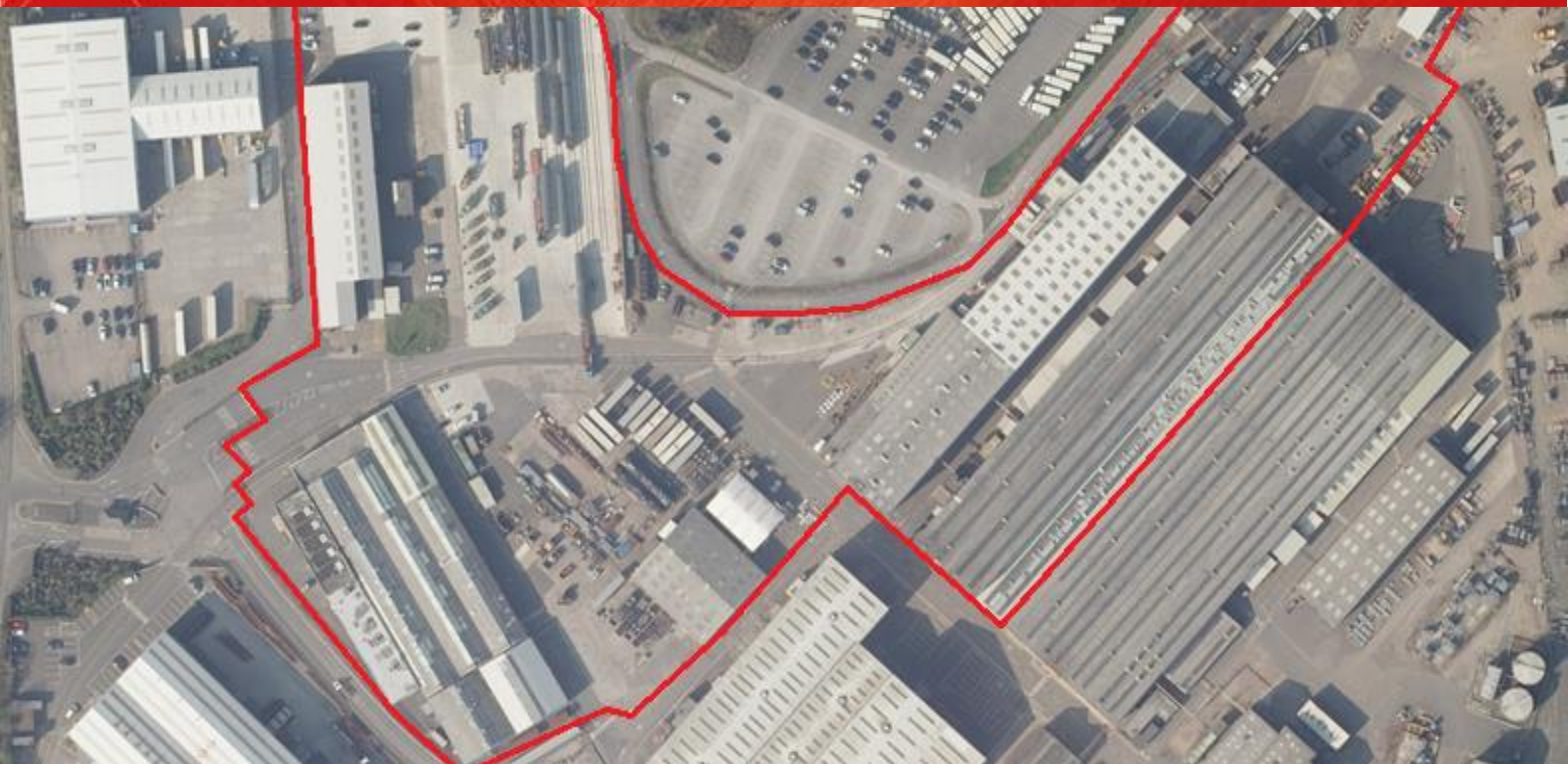
The Falcon Works

Nottingham Road, Loughborough, LE11 1HL

18,596 - 206,785 sq ft

(1,727.62 – 19,210.96 sq m)

- 5 miles from J23 of the M1
- Excellent local labour pool
- Cranage and fit out available
- Up to 13.8m eaves
- Rail linked site
- 1 mile from the A6



**Good quality industrial space across various buildings,
with ample yard and parking.**

AVAILABLE NOW

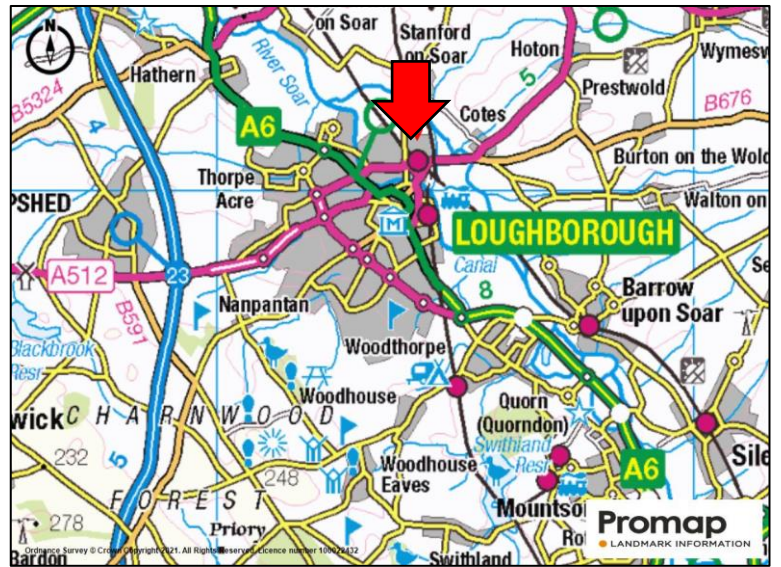
Location

The properties are located within a well-established and major 53 acre industrial scheme called the Falcon Works. The scheme is located to the northeast of Loughborough.

By Road it is accessed via the A6004 (Meadow Lane) which links to the A6 Derby Road, less than a mile away. This in turn provides rapid access to the M1 (Junction 23) 5 miles to the west, as well as the cities of Leicester, Nottingham and wider Midlands region.

By Rail, Loughborough train station neighbours the site and provides mainline links to major stations.

By Air, East Midlands airport is only 8 miles away.

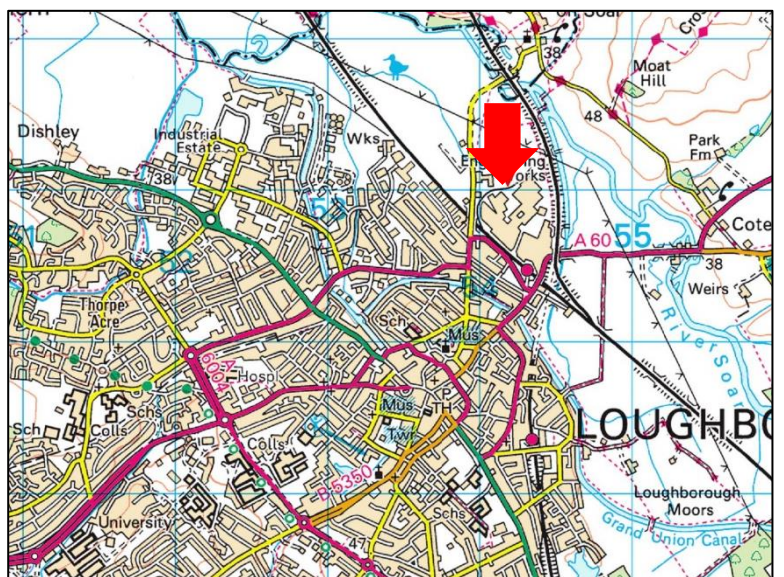


Situation

The properties comprise 4 main buildings along with some smaller ancillary units forming part of the larger Falcon Works scheme. They were previously occupied by train maker Bush Traction for a range of manufacturing, fabrication, warehousing and office space.

The site can be let as a whole, alternatively the buildings can be split up into various self-contained units. Each unit has access to ample car parking space as well as substantial yard acreage. There is direct mainline rail access into two of the buildings.

Existing fit out is also available within the units including heating, lighting, craneage, weigh bridge and extraction equipment. There is also potential to assign existing service contracts including forklifts, IT equipment, vending machines etc.



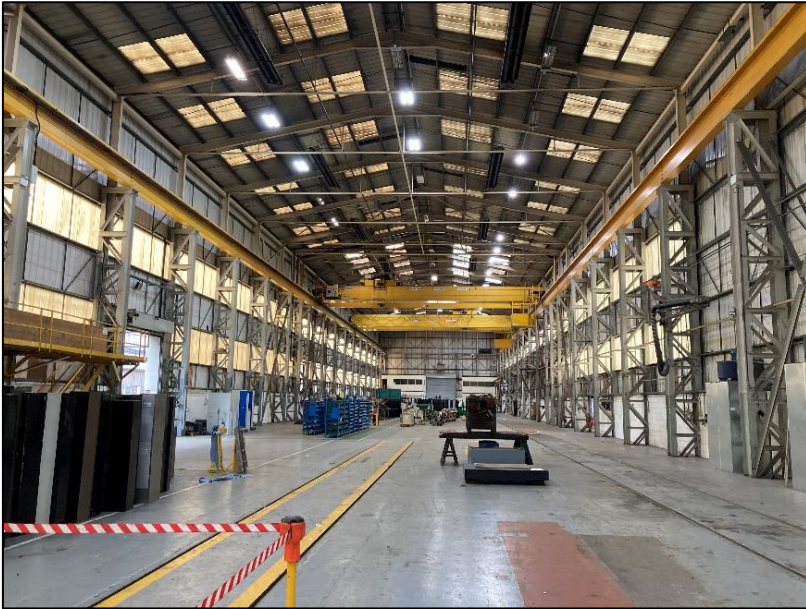
Description

The buildings available are shown in the adjacent plan and are referred to as:

- 25 Shop (Rail Linked)
- 34 Shop (Rail Linked)
- 30 Shop
- 36 Shop
- Plus, various ancillary units including Goods Received warehouse (GR) Paint Shop & Locomotive Test.

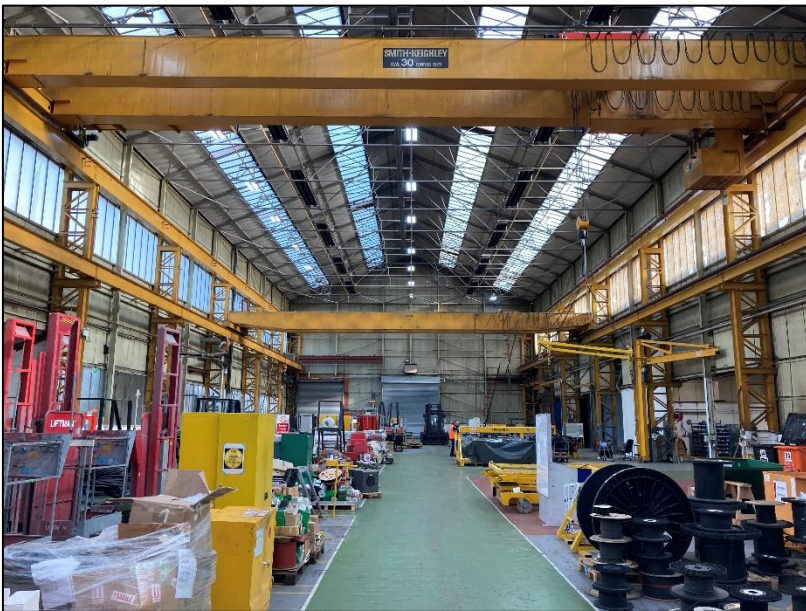
The specification of each building is outlined in the pages overleaf. Plans and dimensions are available on request.





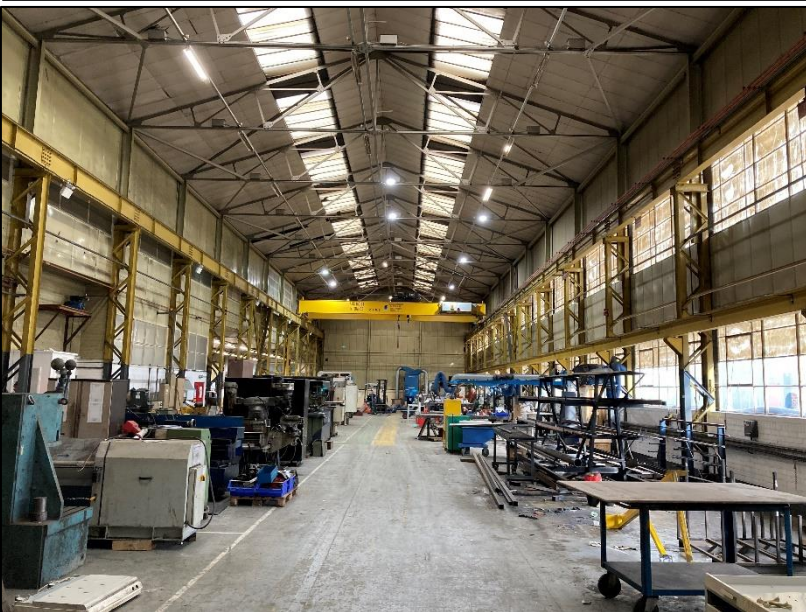
25 Shop (41,630 sq ft)

- 41,630 sq ft (3,867.55 sq m) total GIA
- Eaves height 13.77m
- Mainline Rail Link
- Underside inspection pits
- Caged testing facility
- Swing crane (2000kg)
- 3x gantry crane (60T)
- Loading Bay
- Demised yard area
- Heating
- Lighting
- Level access roller shutters
- EPC: B (37)



34 Shop (68,839 sq ft)

- 68,839 sq ft (6,395.35 sq m) total GIA
- Eaves height 13.77m
- Mainline Rail Link
- Underside inspection pit
- 4 gantry cranes (2 x 30T and 2 x 60T)
- Welfare facilities
- Demised yard area
- Heating
- Lighting
- 4 x Level access roller shutters
- EPC: B (38)



30 Shop (18,596 sq ft)

- 18,596 sq ft (1,727.62 sq m) total GIA
- Including 4,952 sq ft first floor offices
- Eaves height 8.88 m
- 1x 27T gantry crane
- Welfare facilities
- Demised yard area
- Heating
- Lighting
- 2 x Level access roller shutters
- EPC: C (67)



36 Shop (57,565 sq ft)

- 57,565 sq ft (5347.96 sq m) total GIA
- Including 7,764 sq ft first floor offices
- Eaves height 5.35m
- 3 x 3.2T gantry cranes
- 3 x 5T gantry crane
- Welfare facilities
- Demised yard area
- Heating
- Lighting
- 5 x Level access roller shutters
- EPC: B(34)



Ancillary Units

There are some ancillary which can be included with any of the main buildings:

- Goods Received Warehouse
9,759 sq ft (906.64 sq m)
- Locomotive Test Facility
8,280 sq ft (769.24 sq m)
- Paint Shop
2,116 sq ft (196.58 sq m)

Terms/Rent

The buildings are to let by way of a sub-lease or assignment. Terms available on request

Business Rates

Estimated business rates are available on request.

Service Charge

There is a service charge for the security, upkeep and maintenance of the common parts. Details available on request.

Viewing

By appointment through the sole agent JLL on:

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