

Phase one complete at Stud Brook Business Park, Castle Donington



[Clowes Developments](#) together with construction contractor, [TanRo](#), are pleased to announce that all units in phase one at [Stud Brook Business Park](#) have now achieved practical completion, and have been officially handed over to their new occupiers.

Industry leaders including Argon Medical, Bucher Municipal, Unilode, and Shawpak are either fully operational or finalising their fit outs, with plans to be fully operational by summer 2025.

Phase one features a range of high-spec industrial and distribution units from 8,500 to 30,000 sq ft. Delivered on time and in line with a tight construction programme, the development overcame several challenges;

Duncan Paterson, Contracts Manager at TanRo added,

"Stud Brook was a logistically and technically complex scheme, located adjacent to an ongoing residential development and East Midlands Airport. Working under strict working-at-height restrictions presented significant challenges, but our team rose to the challenge.

None of this would have been possible without the dedication and expertise of our on-site team. We also extend our gratitude to our subcontractors, who overcame every challenge with professionalism and delivered excellent results throughout.

We are proud to have successfully delivered another major project for our client, Clowes Developments, on programme and to the exceptional standards they rightly expect."

The project delivery was supported by a trusted professional team including [IMA Architects](#), [Millward Consulting Engineers](#), [Geldards LLP](#), and Postins Project Services. The completed buildings meet modern sustainability standards, including:

- BREEAM Excellent



- EPC Rating A
- In line with Clowes ESG strategy, all units have been designed and built to deliver 'Net Zero in Occupation'

Meanwhile, [Roe Developments](#) has commenced construction of Units 1B to 1F, which will comprise five new trade counter units, ranging from 3,229 to 4,606 sq ft. The units will wrap around the now fully operational Starbucks Drive-Thru, located prominently at the front of the park. Plot 1 also neighbours the newly opened Sainsbury's Local, offering added convenience and footfall for future occupiers. Several tenants are already lined up, with announcements expected soon.

James Richards, Director, Clowes Developments commented,

"With household names like [Starbucks](#) and [Sainsbury's](#) on site and prominent industrial occupiers such as [Unilode](#), [Argon Medical](#), [Bucher Municipal](#), and [Shawpak](#), Stud Brook is quickly becoming a vibrant commercial destination. We're proud of what's been achieved and excited about what's still to come."



[Stud Brook Business Park – Castle Donington]

Richard Sutton, Director at NG Chartered Surveyors commented,

"Stud Brook Business Park is another great example of what Clowes Developments does best. Its success comes down to a prime location, high-quality sustainable buildings, and a well-thought-out mix of amenities. With only three units remaining at completion, it's clear the market has responded strongly."

Kate Henderson, Head of Marketing, Clowes Developments
ANNOUNCEMENT: Phase one complete at Stud Brook Business Park, Castle Donington
Suitable for release: 09.06.25



The addition of Sainsbury's Local and Starbucks has been a real plus, making the park even more attractive for businesses and their staff. Future phases will build on this, adding more retail and trade counter units to serve the growing community.

Quite simply, the quality of what Clowes delivers, and the way they support their occupiers, is second to none."

Strategically located in Castle Donington, Stud Brook Business Park offers excellent connectivity for regional and international businesses. With limited availability remaining, businesses looking for modern, high-quality industrial or logistics space are encouraged to get in touch with the sites agents directly via richards@ng-cs.com and tim@fhp.co.uk.



NOTES TO EDITOR

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About Clowes Developments

Clowes Developments is one of the UK's largest and strongest privately-owned property investment and development organisations, dedicated to a simple aim: to build a lasting legacy of strong, sustainable places that will enable future generations to prosper.

Charles W Clowes founded Clowes Developments on 17th September 1964; he did so on the guiding principles of honesty, integrity, passion and innovation. That DNA still runs deep throughout the company, influencing decision-making over half a century later.

The Clowes family still own and run the business, giving relief from the demands of PLC shareholders and allowing the freedom to build an extensive portfolio in creative and imaginative ways.

The Derbyshire-based property group has presented their recent financial statement with turnover of £154.7m and operating profit of £23m for the financial year 2023-24.

The group holds over 3,000 acres of land and 15,000 residential plots in 130 development sites across the country, including more than 50 office and business parks and several larger mixed-use sites.