

BUILD TO SUIT OPPORTUNITIES FROM 100,000 TO 1.6M SQ FT

[PROLOGIS.CO.UK/DIRFT](https://prologis.co.uk/dirft)

PROLOGIS ^{RFI}
DIRFT
DC VARIOUS



THE UK'S LEADING RAIL-SERVED
LOGISTICS PARK
NN6 7GZ

 **PROLOGIS**[®]

YOU DESIGN. WE DELIVER.

The newest plots at DIRFT allow for new logistics and distribution units on a build to suit basis.

The plots are capable of accommodating anywhere between 100,000 and 1.6 million sq ft on a layout to suit your needs.

A WORLD CLASS PARK,
HOME TO WORLD CLASS BRANDS

Sainsbury's

TESCO

DHL

Royal Mail

halfords

Clipper

NHS

OPTIMA
Logistics Ltd

INGRAM
micro

EV CARGO

Kinaxia
Limited

Eddie Stobart

MALCOLM
GROUP

Dunelm

boohoo

YOU DEMAND. WE SUPPLY.

LOWERING YOUR OPERATIONAL COSTS

- On-site Royal Mail parcel hub reducing transport costs and optimising next day delivery cut-off times
- On-site rail terminals providing choice and supply chain resilience
- Private estate allows tugs to move containerised freight using red diesel
- Situated 1 mile from junction 18 off the M1
- Access to Prologis' comprehensive and low cost buildings insurance

FLEXIBLE TO YOUR NEEDS

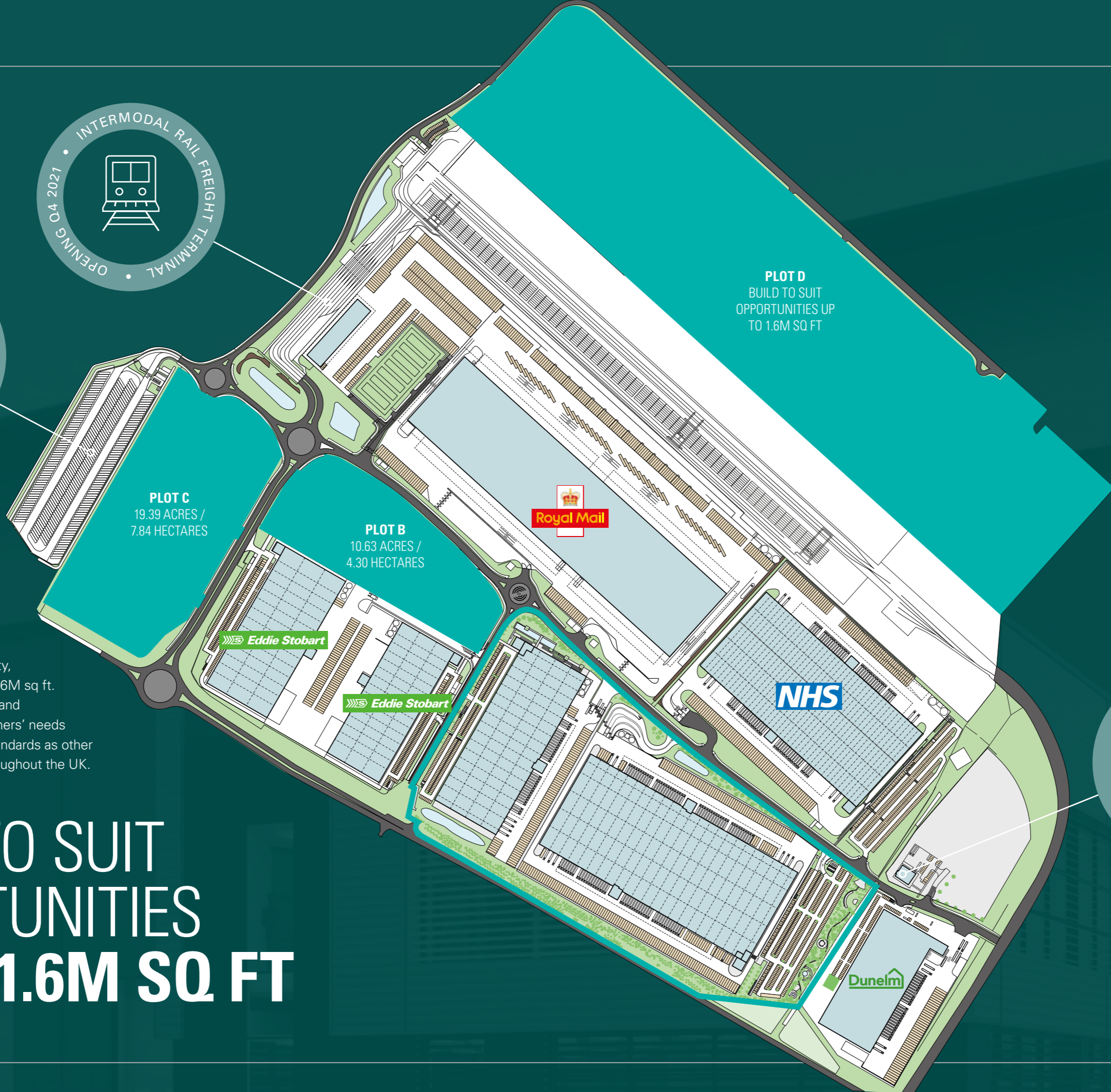
- Up to 21m clear internal height
- 55m deep service yards
- Any size from 100,000 sq ft up to 1.6 million sq ft
- Cross-docked for greater efficiency with 360° circulation
- Chill store ready
- A mixture of level and dock doors suitable for single and double height trailers
- Open plan offices with a range of fit out options

CERTAINTY OF DELIVERY

- Development plateaus prepared and roads constructed
- Services installed
- Power connected
- Streamlined construction
- DCO (Development Consent Order) in place reducing planning timeframe to 8 weeks

BEST-IN-CLASS SUSTAINABILITY

- Target BREEAM 'Excellent'
- Brise Soleil to reduce solar gain
- Energy monitoring system with 'smart meters'
- Target EPC rating of 'A'
- LED office lighting with automatic movement and daylight controls
- Rainwater harvesting
- Ready to install rooftop photo-voltaic array
- LED lighting to external yard areas and doors
- 15% rooflights providing natural daylight



Prologis RFI DIRFT III offers the ultimate in 'build to suit' flexibility, ranging from 100,000 sq ft to 1.6M sq ft. Every building will be designed and constructed to meet our customers' needs and to the same high quality standards as other Prologis units at DIRFT and throughout the UK.

BUILD TO SUIT OPPORTUNITIES UP TO 1.6M SQ FT



TOTAL FLEXIBILITY. AT YOUR SERVICE.

The flexibility of these available plots means the space can be adapted to suit your exact business needs. The following examples are simply suggestions from our team, the final decision is entirely up to you.

DC220 | 220,143 SQ FT



Warehouse	207,834 sq ft	(19,308 sq m)
2 Storey Office	9,450 sq ft	(878 sq m)
1 Storey Hub	2,664 sq ft	(248 sq m)
Gatehouse	262 sq ft	(24 sq m)
Total	220,210 sq ft	(20,458 sq m)

DC328 | 328,150 SQ FT

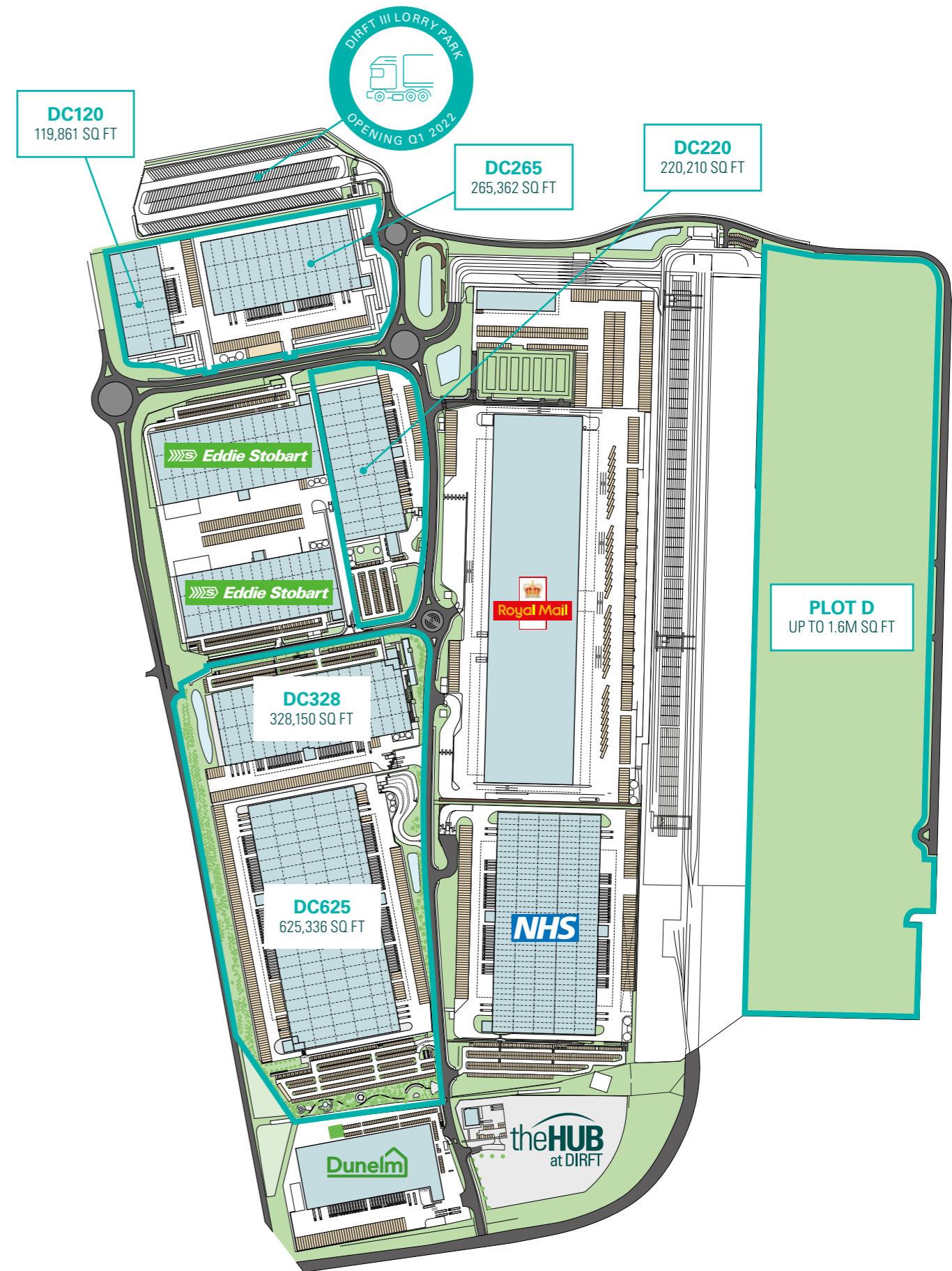


Warehouse	311,950 sq ft	(28,981 sq m)
2 Storey Office	10,041 sq ft	(933 sq m)
2 Storey Hub	5,900 sq ft	(548 sq m)
Gatehouse	262 sq ft	(24 sq m)
Total	328,150 sq ft	(30,486 sq m)

DC625 | 625,336 SQ FT



Warehouse	606,113 sq ft	(56,310 sq m)
2 Storey Office	8,303 sq ft	(771 sq m)
2 Storey Hub	10,657 sq ft	(990 sq m)
Gatehouse	262 sq ft	(24 sq m)
Total	625,336 sq ft	(58,096 sq m)



ALL THE
SPACE



A GREAT PLACE TO WORK

The health and wellbeing of future employees is at the heart of creating a great place to work; a place that reflects your brand values and helps you build a sense of community. This new level of welfare offering is designed to connect employees with nature, providing a relaxing inviting space to enjoy.



ALL THE PERKS



PARKlife

Prologis is a long term owner of the buildings that it develops – this model enables us to create unique single ownership parks that offer market leading services and property management, delivering tangible benefits to our customers' operations and their staff.



SKILLED WORKFORCE

- 30 minute skilled labour catchment, including truck drivers
- Wage levels are comparable with other logistics parks
- Growing local population



GREEN TRAVEL PLAN

DIRFT shares the benefit of an active car sharing community helping to make the commute to work easy.

- Save money by sharing travel costs
- Cut congestion and pollution



BUS SERVICES

- DIRFT is a short walk from the main bus stops on Danes Way
- Frequent bus services towards Rugby, Daventry and Northampton



SECURE ESTATE

- Site wide security
- Dedicated Police Community Support Officers


















AMENITIES

- Two truck stops: established Stobart Truck Stop and new DIRFT secure lorry park
- Gasrec biogas refuelling station
- Two nearby hotels: Ibis and Holiday Inn
- Houlton, an adjacent housing development, providing 6,000 new homes complete with new schools and community centres
- Lilbourne Meadow provides 173 acres of open space with walking trails and cycle routes to Rugby via a link road

OTHER PARKlife SERVICES

When you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. From Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.

- | | | | | |
|---|---|--|--|--|
| 
On-site security | 
Dedicated PCSO route | 
Green travel plan | 
Bus services | 
Dedicated CCTV |
| 
Amenity space | 
Country park | 
On-site recruitment service | 
Maintained park drainage | 
Litter picking |
| 
Customer estate meetings | 
Shared external building clean | 
On-site parking controls | 
Snow clearance / road gritting | 
Community liaison |
| 
Park signage | 
Maintained private roads | 
Maintained landscaping | | |

PARKlife



Stuart Davies
Real Estate & Customer
Experience Lead, VP



As a team, we're passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. Our real focus is around understanding our customers' needs and helping them grow within our network. Because we retain ownership of the buildings we develop, my dedicated team of in-house specialists can build long-term relationships with our customers, adding real value and delivering much appreciated continuity.



ALL THE NETWORKS



RAIL



DIRFT has direct access to the West Coast Main Line, the UK's primary rail freight route. 3 operating rail freight terminals within the estate also provide supply chain resilience with 94% of trains running on time.

Destinations include (north to south):

Grangemouth	7-8 hrs
Mossend and Coatbridge	6 hrs
Teesport	7 hrs
Seaforth / Liverpool	5 hrs
Felixstowe	5 hrs
Wentloog	4 hrs
Thurrock and Barking	3-4 hrs
London Gateway	4 hrs
Channel Tunnel	5 hrs
Southampton	4.5 hrs



DIRFT INTERMODAL FREIGHT TERMINALS
 1 Existing railport | 2 Tesco | 3 Sainsbury's | 4 New railport

ROAD



The M1 provides direct access to the M25 / London to the south and Leeds / Scotland to the north. It also links to the M6 which serves Birmingham and the north west of the UK. The A14 provides access to the East Coast ports, including Felixstowe, one of the UK's largest deep sea ports.

M1 J18	1 mile
M1 / M6 / A14 Interchange	5 miles
A14 J1	10 miles
M69 J2	16 miles

SEA



For sea freight the ports of Tilbury, London Gateway, Felixstowe and Southampton can all be reached within 4 hours.

Tilbury	107 miles
London Gateway	109 miles
Immingham	118 miles
Southampton	122 miles
Felixstowe	135 miles
Dover	166 miles

AIR



Airports around the UK are easily accessed from DIRFT, including East Midlands Airport, Britain's largest dedicated air freight hub.

East Midlands Airport	37 miles
London Heathrow	81 miles



REACH 47 MILLION CUSTOMERS IN UNDER 4.5 HRS (HGV DRIVE TIME)
 Source: Mercator GeoSystems



RAIL GIVES YOU THE COMPETITIVE EDGE WITH RAPID ACCESS TO THE UK'S DEEP SEA PORTS AND 90% OF UK CONTAINER TRAFFIC

THE HUB AT DIRFT



NEW AT DIRFT



THE HUB AT DIRFT

The Hub at DIRFT is dedicated to logistics skills training and will be available to customers seeking additional space to host training sessions or meetings. It's also home to the Prologis Warehouse and Logistics Training Programme (PWLTP) – a free training course to help young or unemployed people pursue a career in logistics.

LORRY PARK



LORRY PARK

As well as restrooms, washrooms, and cooking facilities, secure HGV parking for 300 vehicles will be available for delivery drivers serving customers on Prologis DIRFT.

NEW RAIL TERMINAL



NEW RAIL TERMINAL

At a time where the UK's roads are becoming busier than ever, rail freight offers businesses the opportunity to create even more resilient, efficient and sustainable supply chains. A £50m investment in the new rail terminal at DIRFT allows greater flexibility and competitive pricing and available at no extra cost to occupiers on Prologis RFI new at DIRFT; you only pay for what you use.



UK'S LARGEST PARCEL HUB

Royal Mail has chosen DIRFT as the location for its largest UK parcel hub. Currently under construction, park occupiers will benefit from increased delivery speed and reduced costs.

WELCOME TO PROLOGIS ESSENTIALS MARKETPLACE

When it comes to getting your warehouse up and running, we've got you covered. Prologis Essentials Marketplace conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and carefree start.

Already a customer? That's great. Prologis Essentials Marketplace is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.

YOUR PROLOGIS ESSENTIALS MARKETPLACE

An evolving supply line of essential products to help with your warehouse operations.

Forklifts your partner to equip, expand or upgrade your fleet quickly.

Racking flexible solutions to help you structure or restructure an efficient facility layout.

LED lighting easy to install, low maintenance fixtures for brighter, safer workspaces.

Prologis SolarSmart discover the benefits of generating environmentally friendly solar energy.

If you want to drive-down energy costs, improve safety and efficiency and create a more pleasant working environment for your employees, contact Stuart Davies on 0121 224 8716 or email sdavies@prologis.com.

FOR QUICK WAREHOUSE SETUP AND SMOOTH OPERATIONS

LED LIGHTING

Efficient and reliable – upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



PROLOGIS SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



RACKING

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.



FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our world-class partners.



PROLOGIS RFI DIRFT

DC VARIOUS

SAT NAV: NN6 7GZ



ABOUT PROLOGIS

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit prologis.co.uk

TERMS

Available on flexible leasehold terms, on a full repairing and insuring basis.



Ed Cole
ed.cole@eu.jll.com
Carl Durrant
carl.durrant@eu.jll.com
Richard James-Moore
richard.james-moore@eu.jll.com



Ranjit Gill
rsgill@savills.com
Toby Green
tgreen@savills.com

PROLOGIS.CO.UK/DIRFT



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