

DC628

PROLOGIS^{RFI}
DIRFT

UNDER CONSTRUCTION
AVAILABLE Q2 2023
627,707 SQ FT (58,316 SQ M)



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

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

 **PROLOGIS[®]**

YOU DEMAND WE SUPPLY

DC628 at DIRFT is a new logistics / distribution facility situated at the heart of the UK's road and rail network, making it a best in class logistics park.

A WORLD CLASS PARK, HOME TO WORLD CLASS BRANDS

Sainsbury's

KX Kinaxia Limited

TESCO

DHL

MALCOLM GROUP

Royal Mail

halfords

boohoo

Clipper

NHS

OPTIMA Logistics Ltd

Eddie Stobart

INGRAM MICRO

EV CARGO

Dunelm



MEETING YOUR NEEDS

18m clear internal height

50m yards

Roof garden

Dedicated roof garden and external amenity area for employee wellbeing

Training academy

On-site training academy providing a potential workforce pipeline

Power

1500 kVA

Potential pallet spaces

114,400 in wide aisle
149,600 in narrow aisle

Chill store ready

Industry leading levels of air tightness



DIRFT LOWERS YOUR OPERATIONAL COSTS

Three on-site rail terminals

Providing choice and supply chain resilience

1 mile from J18 M1

Fast access to motorway network

Royal Mail parcel hub

Home to the UK's largest parcel hub, helping reduce transport costs and optimising next day delivery cut-off times

Private estate roads

Allowing tugs to move containerised freight

Lorry park

130 dedicated lorry spaces and amenity building for DIRFT III occupiers



BEST-IN-CLASS SUSTAINABILITY

Net Zero Carbon

Net Zero Carbon in Construction

BREEAM

Target BREEAM 'Excellent'

EPC A

Rooflights

15% rooflights providing natural daylight

Solar PV

Solar PV installed as standard, providing annual savings of £92,000



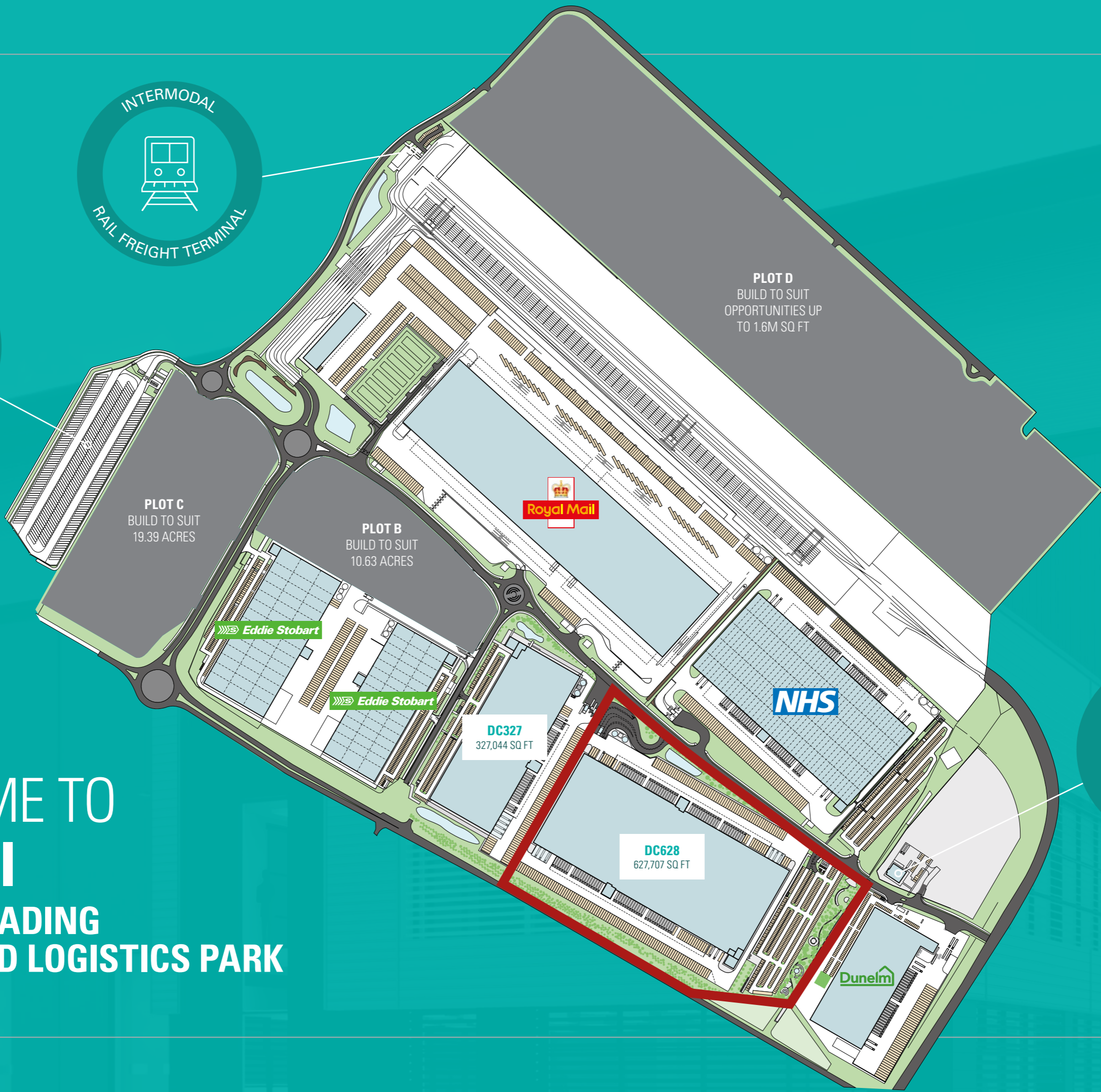
INTERMODAL

RAIL FREIGHT TERMINAL



DIRFT III

LORRY PARK



WELCOME TO
DIRFT III
THE UK'S LEADING
RAIL-SERVED LOGISTICS PARK

IT'S ALL IN THE DETAILS

DC628 | 627,707 SQ. FT



92 DOCK ACCESS DOORS



9 LEVEL ACCESS DOORS



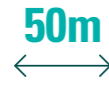
204 HGV PARKING SPACES



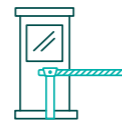
485 CAR PARKING SPACES



CLEAR INTERNAL HEIGHT



50M YARDS



GATEHOUSE



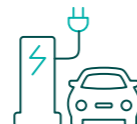
1500 kVA AVAILABLE



ROOF GARDEN AND AMENITY AREA



SOLAR PV INSTALLED



10 EV CHARGING SPACES



50 kN/M² FLOOR LOADING

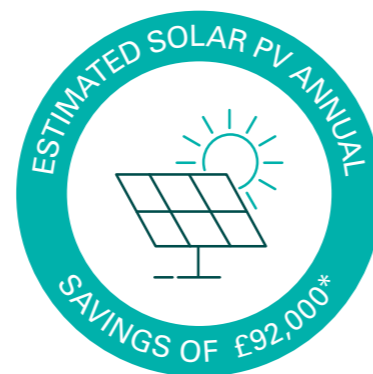
ACCOMMODATION (GIA)

Warehouse	606,076 sq ft	(56,306 sq m)
2 Storey Office	9,569 sq ft	(889 sq m)
2 Storey Hub	11,800 sq ft	(1,096 sq m)
Gatehouse	262 sq ft	(24 sq m)
Total	627,707 sq ft	(58,316 sq m)

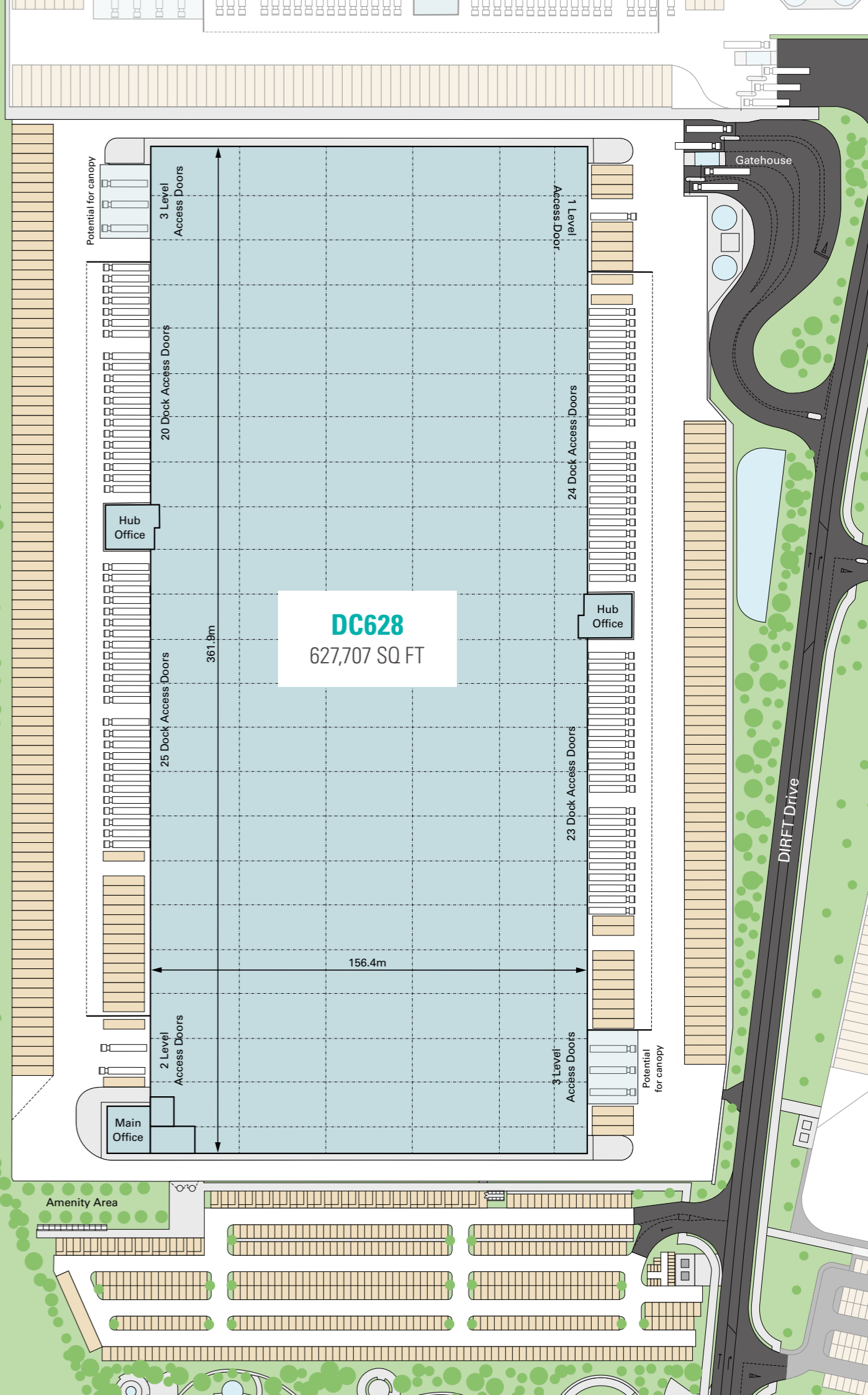
POTENTIAL PALLET SPACES

Wide aisle	114,400
Very narrow aisle	149,600

* Correct as of August 2022

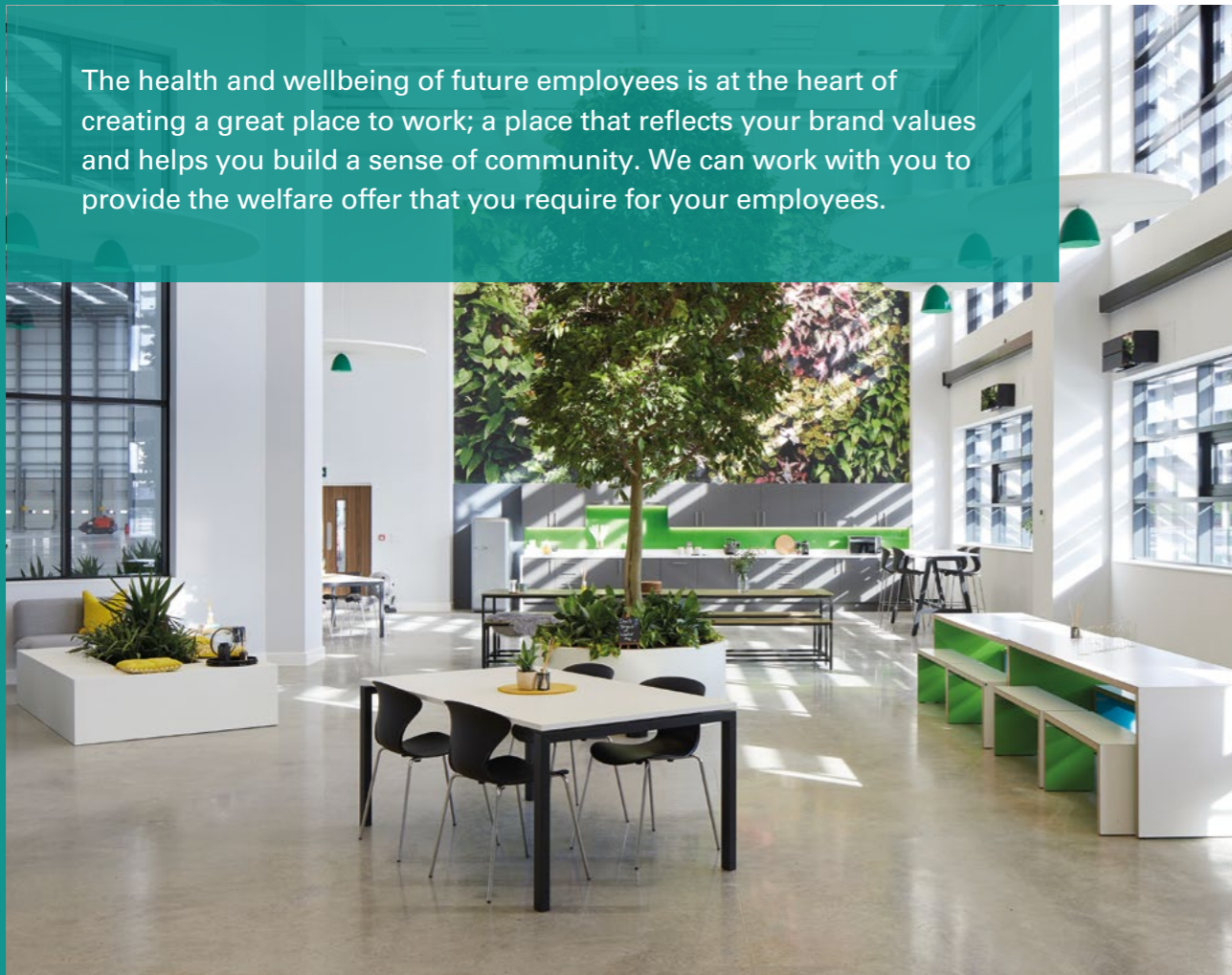


A5



FIT FOR EMPLOYEES' NEEDS

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. We can work with you to provide the welfare offer that you require for your employees.



WELCOME TO PROLOGIS ESSENTIALS

When it comes to getting your warehouse up and running, we've got you covered. Prologis Essentials 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 is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.

YOUR PROLOGIS ESSENTIALS

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

Ability to increase on the standard provision to meet your power needs.



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.



ALL THE PERKS

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



Secure lorry park



Bus services



Dedicated CCTV



Amenity space



Country park



Maintained landscaping



Maintained park drainage



Litter picking



Customer estate meetings



Shared external building clean



Snow clearance / road gritting



Community liaison



Green travel plan



LORRY PARK

As well as restrooms, washrooms, and cooking facilities, secure HGV parking for 130 vehicles will be available for delivery drivers serving customers on Prologis DIRFT.

PARKlife™



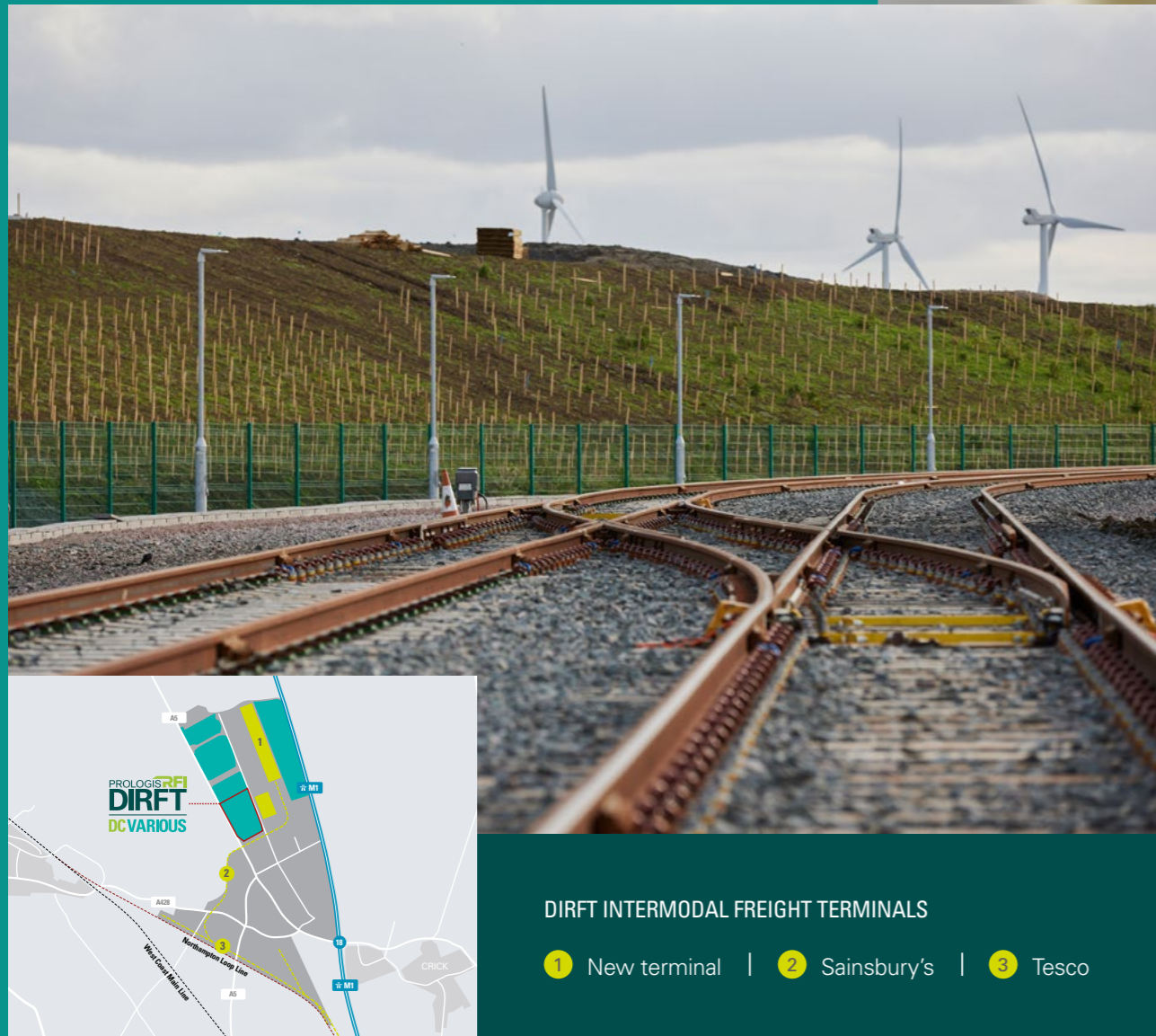
Liz Allister
Real Estate & Customer Experience Manager



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

KEEPING YOU ON TRACK

As companies look to meet ambitious targets around net zero carbon, rail freight is gaining popularity in the race to build cleaner, greener supply chains. Prologis RFI DIRFT is the UK's leading rail-served logistics park with three terminals, and is perfectly placed to deliver a cleaner, greener future for everyone.

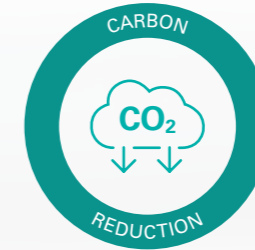


DIRFT INTERMODAL FREIGHT TERMINALS

- 1 New terminal | 2 Sainsbury's | 3 Tesco



Reach 47 million customers in under 4.5 Hours (HGV drive time)
Source: Mercator Geosystems



Rail gives you the competitive edge with rapid access to the UK's ports with a 75% carbon reduction, compared to road



You have the opportunity to share trains with other occupiers



Each freight train at DIRFT removes up to 76 HGVs from UK roads



A choice of three rail freight terminals allows for greater flexibility and competitive pricing



Rail freight produces up to 15 times less nitrogen dioxide emissions than HGVs for the equivalent journey

RAIL



DIRFT has direct access to the West Coast Main Line, the UK's primary rail freight route. Three on-site rail freight terminals provide supply chain resilience.

Destinations include (north to south):

Seaforth/Liverpool	5 hrs
Felixstowe	5 hrs
London Gateway	4 hrs
Channel Tunnel	5 hrs
Southampton	4 hrs

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.

M1 J18	1 mile
M1 / M6 / A14 Interchange	5 miles
East Midlands Airport	37 miles
M25 J21	60 miles
London Heathrow	81 miles
London Gateway	107 miles
Southampton	117 miles
Felixstowe	134 miles

NEW AT DIRFT



THE HUB

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 park management and security, ensuring that all your needs are provided from the Hub.



UK'S LARGEST PARCEL HUB

Royal Mail has chosen DIRFT as the location for its largest UK parcel hub, providing operational efficiencies for e-commerce customers.



UNLOCKING JOBS AND CAREER OPPORTUNITIES

PROLOGIS WAREHOUSE AND LOGISTICS TRAINING PROGRAMME

Launched in 2021, and based at the Hub, the programme is helping to upskill the next generation of logistics workers by aiding young and unemployed people in the Northamptonshire and wider SEMLEP area gain the skills, knowledge, and competencies to build a career in logistics.

PWLTP.COM



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DC628

SAT NAV: NN6 7GZ

///edge.actor.mailings



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 leasehold terms, on a full repairing and insuring basis.



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Visit the website

PROLOGIS.CO.UK/DIRFT

 **PROLOGIS**[®]
Ahead of what's next

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