



DC327
AVAILABLE NOW
327,689 SQ FT (30,443 SQ M)

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

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

YOU DEMAND WE SUPPLY

DC327 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

Kinaxia Limited

TESCO

DHL

MALCOLM GROUP

Royal Mail

halfords

boohoo

GXO

NHS

OPTIMA Logistics Ltd

culina

INCRAM

**M&S
EST. 1884**

Dunelm



MEETING YOUR NEEDS

18m clear internal height

50m yard

Amenity area

Dedicated external amenity area for employee wellbeing

Training academy

On-site training academy providing a potential workforce pipeline

Power

750 kVA

Potential pallet spaces

57,420 in wide aisle
76,560 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 and Operation

BREEAM

BREEAM 'Excellent'

EPC A+

Rooflights

15% rooflights providing natural daylight

Solar PV

Solar PV installed as standard, providing potential annual savings of £94,000*

*based on £0.30 electric unit cost



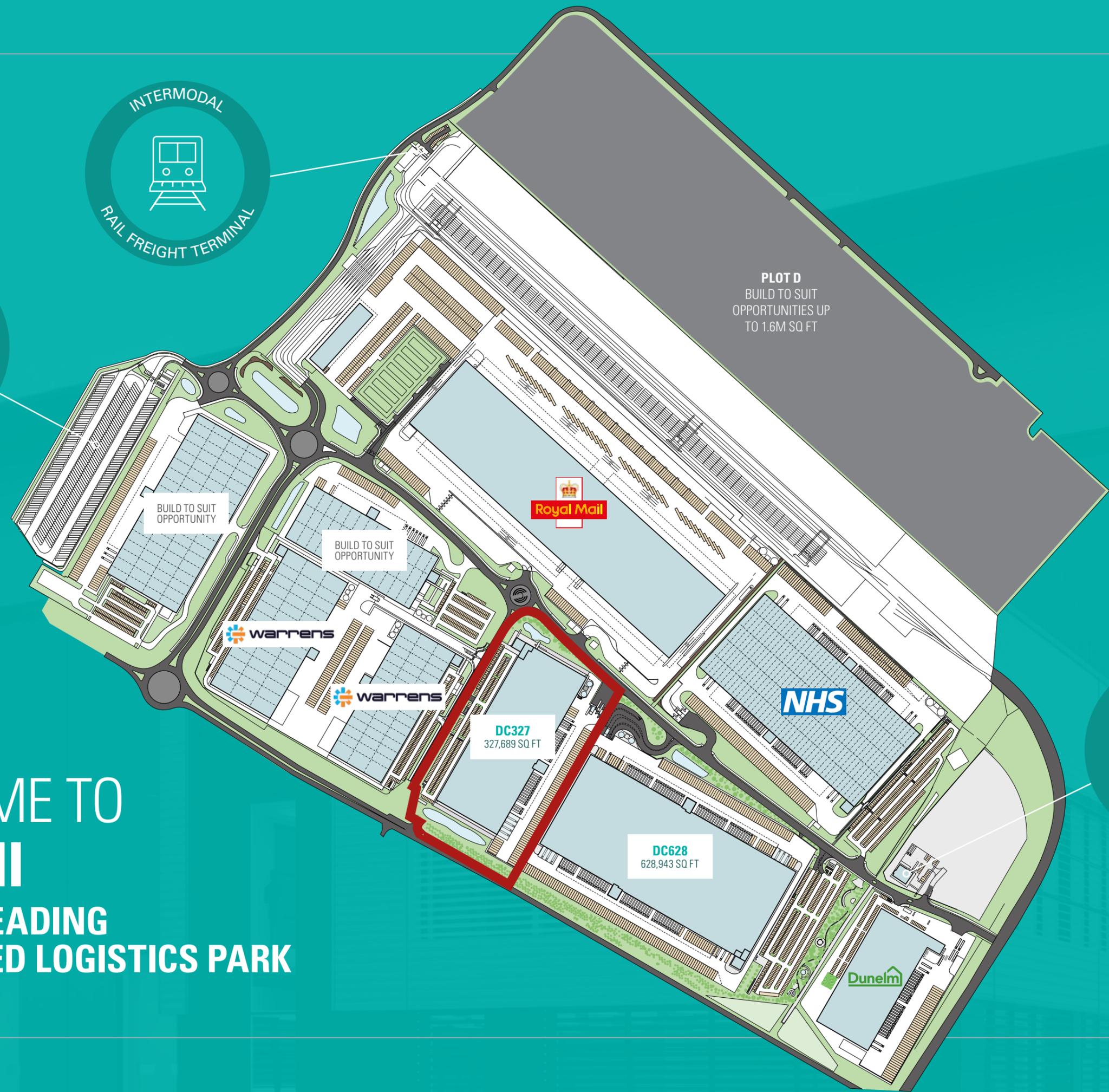
INTERMODAL

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

DC327 | 327,689 SQ FT



32 DOCK ACCESS DOORS



5 LEVEL ACCESS DOORS



79 HGV PARKING SPACES



253 CAR PARKING SPACES



CLEAR INTERNAL HEIGHT



50M YARD



GATEHOUSE



750 kVA AVAILABLE



AMENITY AREA



SOLAR PV INSTALLED



10 EV CHARGING SPACES



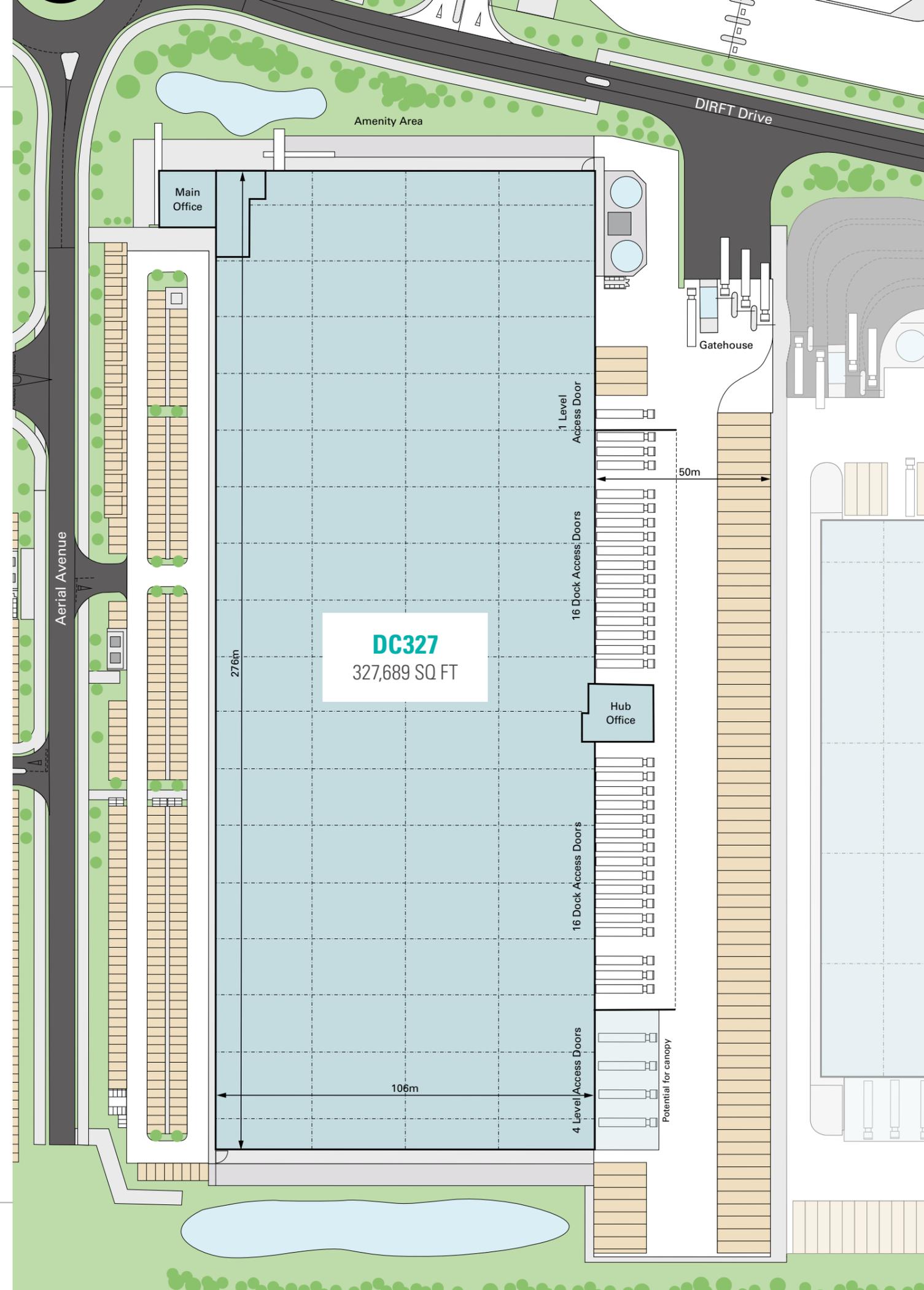
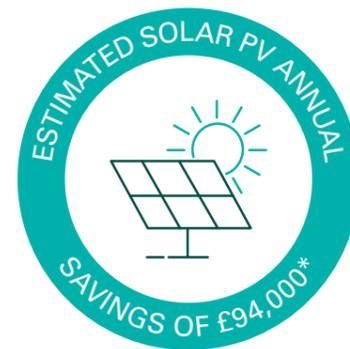
50 kN/M² FLOOR LOADING

ACCOMMODATION (GIA)

Warehouse	312,366 sq ft	29,020 sq m
2 Storey Office	9,108 sq ft	846 sq m
2 Storey Hub	5,945 sq ft	552 sq m
Gatehouse	270 sq ft	25 sq m
Total	327,689 sq ft	30,443 sq m

POTENTIAL PALLET SPACES

Wide aisle	57,420
Very narrow aisle	76,560



*Correct as of June 2023

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.



Prologis Essentials



For easy set up and smooth operations

When it comes to getting your warehouse up and running, we've got you covered.

Prologis Essentials is the first complete warehouse solutions platform that lets you run, optimise and grow your business; how, when and wherever you want.

It conveniently brings you all the set-up and operational equipment needed for a cost-effective, quick and carefree start. It is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.



FORKLIFTS

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



RACKING

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



SOLARSMART

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



LED LIGHTING

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



WAREHOUSE ROBOTS

Transform your fulfilment and order picking with efficient, multi-bot systems to suit all needs.



SAFETY

Durable protective gear to help look after people, materials, fittings and equipment in any warehouse environment.



For more information, please visit prologis.co.uk/Essentials

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.

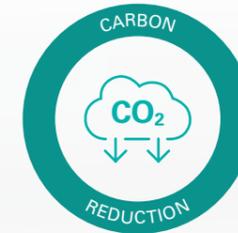


DIRFT INTERMODAL FREIGHT TERMINALS

- 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



PROLOGIS^{RFI} DIRFT

DC327

SAT NAV: NN6 7GZ

///hockey.shirts.adverbs



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.



Visit the website

Ed Cole
07872 677 751
ed.cole@eu.jll.com

Carl Durrant
07971 404 655
carl.durrant@eu.jll.com

Richard James-Moore
07469 403 599
richard.james-moore@eu.jll.com

Sophie Kettlewell
07801 667 586
sophie.kettlewell@eu.jll.com

Ranjit Gill
07771 838 135
rsgill@savills.com

Katie Monks
07584 606 213
katie.monks@savills.com

John Madocks-Wright
07807 999 635
jmwright@savills.com

Toby Green
07870 555 716
tgreen@savills.com

PROLOGIS.CO.UK/DIRFT

 **PROLOGIS**[®]
Ahead of what's next

Conditions under which particulars are issued:

JLL and Savills for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of JLL or Savills has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. June 2023.