

DC218

PROLOGIS ^{RFI}
DIRFT

BUILD TO SUIT OPPORTUNITY

217,785 SQ FT (20,233 SQ M)

DETAILED PLANNING CONSENT GRANTED
FAST TRACK DELIVERY OF 34 WEEKS



Indicative Computer Generated
Image of DIRFT DC218

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

DC218 is a new build to suit opportunity for a logistics / distribution facility at DIRFT.

Detailed planning consent has been granted allowing for a fast track delivery of 34 weeks.

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

INGRAM MICRO

M&S
EST. 1884

Dunelm

INDITEX



MEETING YOUR NEEDS

Clear height

Up to 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

500 kVA

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

Target BREEAM 'Excellent'

EPC

Target EPC A with ability to be A+

Rooflights

15% rooflights providing natural daylight

Solar PV

Solar PV ready roof

EV Charging

Car park fully ducted for installation of electric vehicle charging points



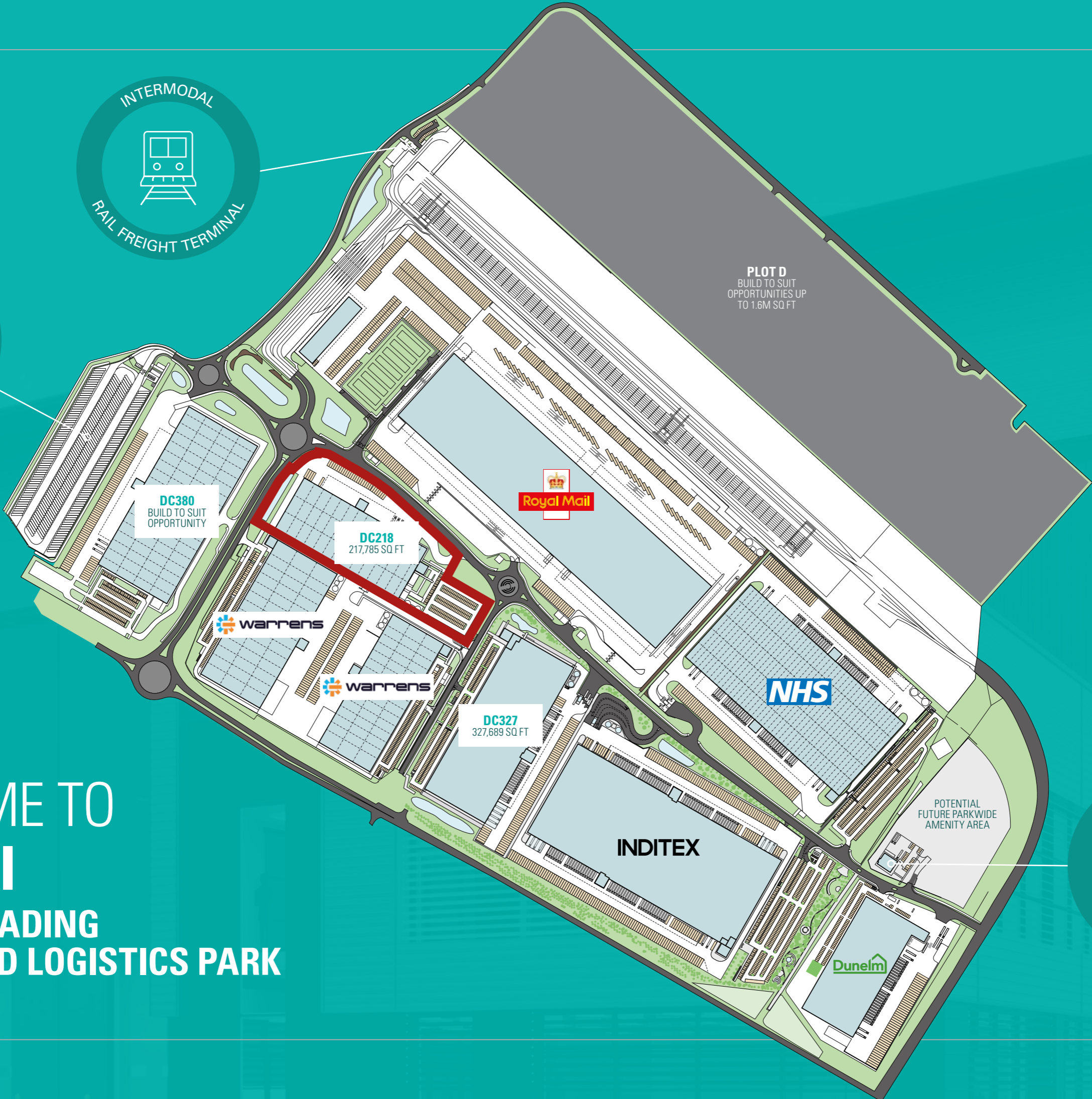
INTERMODAL

RAIL FREIGHT TERMINAL



DIRFT III

LORRY PARK



PLOT D
BUILD TO SUIT
OPPORTUNITIES UP
TO 1.6M SQ FT

DC380
BUILD TO SUIT
OPPORTUNITY

DC218
217,785 SQ FT



warrens

warrens

DC327
327,689 SQ FT

NHS

INDITEX

POTENTIAL
FUTURE PARKWIDE
AMENITY AREA


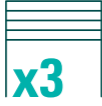










Dunelm



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

IT'S ALL IN THE DETAILS

Like all new Prologis developments, DC218 would be 'net zero carbon in construction' and we would be targeting a minimum EPC A and BREEAM Excellent rating.

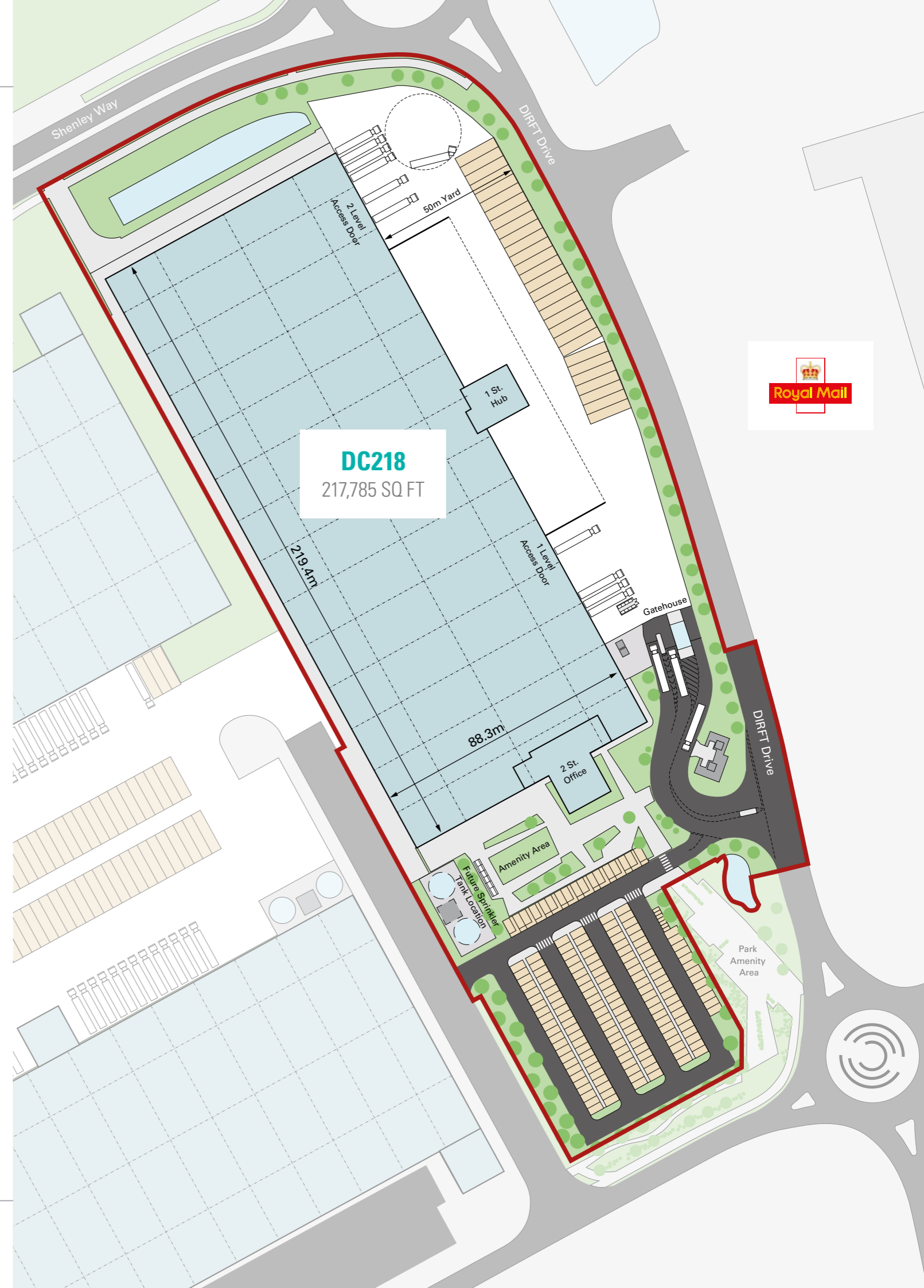
 x21 21 DOCK ACCESS DOORS	 x3 3 LEVEL ACCESS DOORS	 x39 39 HGV PARKING SPACES	 x168 168 CAR PARKING SPACES
 18m UP TO 18M CLEAR INTERNAL HEIGHT	 50m 50M YARD	 GATEHOUSE	 500 kVA AVAILABLE
 AMENITY AREA	 SOLAR PV READY	 18 EV CHARGING SPACES	 50kN 50 kN/M ² FLOOR LOADING

READY FOR DELIVERY

- Planning consent granted,
- Plateaued site,
- Utilities secured,
- 34 week build programme

ACCOMMODATION (GIA)

Warehouse	204,955 sq ft	19,041 sq m
Main office	9,616 sq ft	893 sq m
Hub office	2,956 sq ft	275 sq m
Gatehouse	258 sq ft	24 sq m
Total	217,785 sq ft	(20,233 sq m)



FIT FOR EMPLOYEES' NEEDS

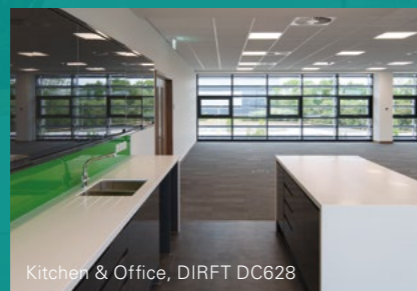
The health and wellbeing of future employees is at the heart of creating a great place to work; a place that reflects your brand values and helps you build a sense of community. We can work with you to provide the welfare offer that you require for your employees.



Computer Generated Image of DIRFT DC218 Amenity Area



Reception, DIRFT DC628



Kitchen & Office, DIRFT DC628



Warehouse, DIRFT DC628

LET US DO THE HEAVY LIFTING



Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

With near limitless possibilities, it's about keeping it simple. Whether you're looking to increase energy efficiency, optimise fulfilment needs, or simply want to be fully up and running on day one (or at any time) – we've got you covered. We believe that the right location, with convenient end-to-end solutions in operations, energy, sustainability, mobility and workforce solutions gives your business lift and unparalleled strategic advantage.

Built exclusively around customer care, the Essentials platform applies scalable business value and a full-service approach to every warehouse, whether it's a Prologis building or not. Simply browse, choose and talk through with an expert.

MEET YOUR ESSENTIALS SOLUTIONS MANAGER

"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"



Danny Bostock



Operations

A streamlined warehouse setup, from facility arrangement and material logistics to intelligent warehouse management.



Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

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 is 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.

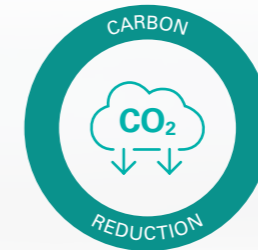


DIRFT INTERMODAL FREIGHT TERMINALS

- 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 with later pick times for next day deliveries.



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

DC218

SAT NAV: NN6 7GZ

///loyal.impresses.carry



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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