

PROLOGIS **RFI**
DIRFT

★
**NEXT
LEVEL**

**SAVE
36 WEEKS
& £3.5
MILLION!**

**ENHANCED FIT OUT
INSTALLED READY
FOR YOU**

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://prologis.co.uk/dirft)

 **PROLOGIS®**

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

INGRAM MICRO

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 Build

Net Zero regulated energy use (EPC A+ rating) & measured, reduced and mitigated embodied carbon (in line with the UKGBC Net Zero Carbon Framework)

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

WELCOME TO DIRFT III

THE UK'S LEADING
RAIL-SERVED LOGISTICS PARK



IT'S ALL IN THE DETAILS

DC327 | 327,689 SQ FT

x32

32 DOCK ACCESS DOORS

x5

5 LEVEL ACCESS DOORS

x79

79 HGV PARKING SPACES

x253

253 CAR PARKING SPACES

18m

CLEAR INTERNAL HEIGHT

50m

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

TIME, COST, FLEXIBILITY

Saving you 36 weeks of design and installation, project management work streams and over £3.5m in cost.

DC327's enhanced fit-out gets you operational, and through its innovative design offers you flexibility for now, and adaptability for the future.

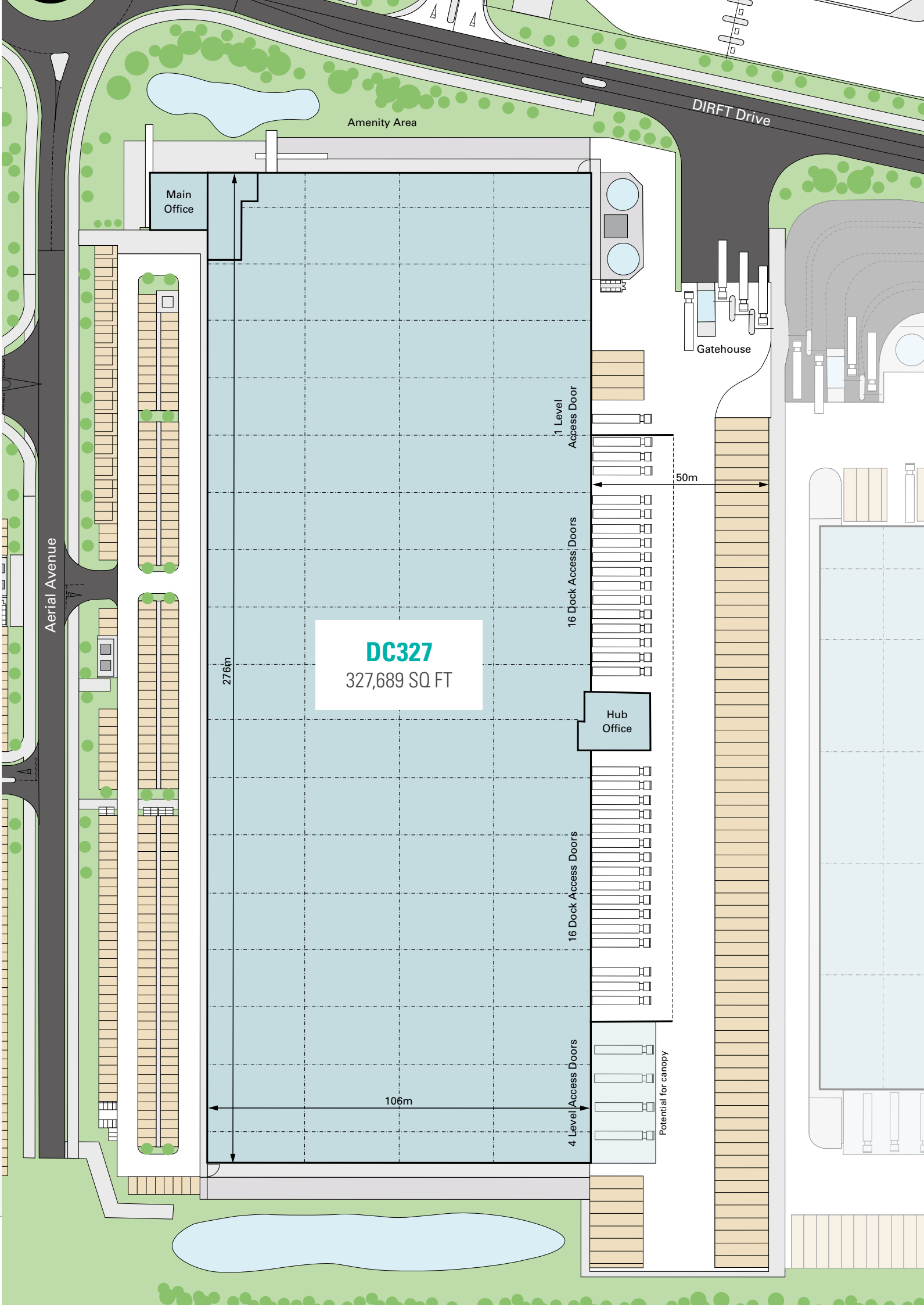
NEXT LEVEL
ENHANCED FIT-OUT

SMART LED LIGHTING SYSTEM

FULL SPRINKLER SYSTEM

FIRE ALARM SYSTEM

FULL FROST PROTECTION



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.



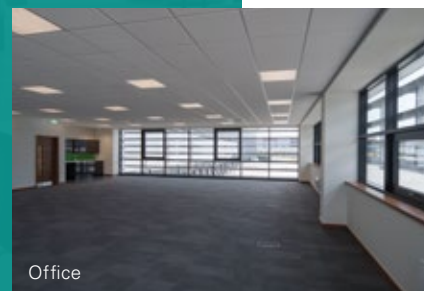
Amenity area



Warehouse



Kitchen



Office

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 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.

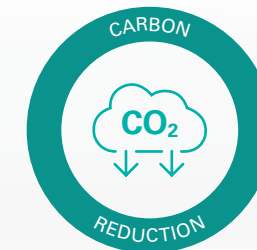


DIRFT INTERMODAL FREIGHT TERMINALS

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](https://www.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.



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Visit the website

PROLOGIS.CO.UK/DIRFT

 **PROLOGIS**[®]
Ahead of what's next

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