

PROLOGIS RFI  
**DIRFT**



DETAILED PLANNING CONSENT GRANTED  
FAST TRACK DELIVERY OF **40 WEEKS**

# DC**613**

BUILD-TO-SUIT OPPORTUNITY  
613,423 SQ FT (56,989 SQ M)

# + DC613 MEANS M+RE

NOW, WITH A NEW BUILD-TO-SUIT OPPORTUNITY, DC613 IS YOUR CHANCE TO JOIN OUR WORLD.

A WORLD CLASS PARK, HOME TO WORLD CLASS BRANDS



Computer generated illustration of DC613

# IN A CLASS OF ITS OWN

DC613 offers a new build-to-suit opportunity at DIRFT offering state of the art design and specification alongside unrivalled brand exposure at the UK's premier logistics park.

## WE'VE GOT IT ALL...

- + DCO planning approval in place
- + Development plateau complete
- + Power and highways connected
- + Delivery in 40 weeks from Agreement for Lease

## BEST FOR OPERATIONAL PERFORMANCE



**CLEAR HEIGHT**  
18m clear internal height

**CROSS-DOCKED 50M YARDS**

**EMPLOYEE WELLBEING**  
Enhanced toilet provision and dedicated on-plot amenity areas

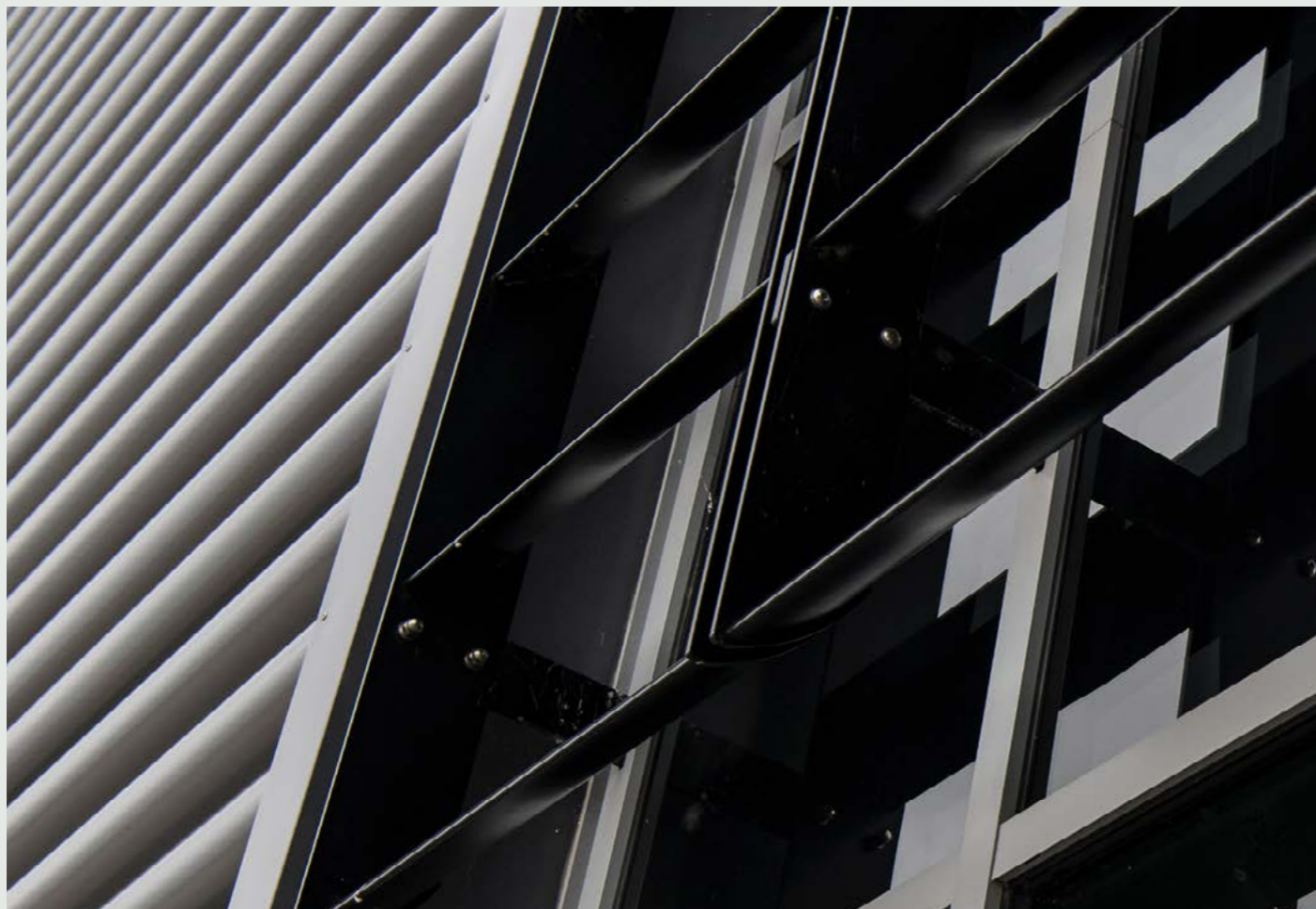
**TRAINING ACADEMY**  
On-site training academy providing a potential workforce pipeline

**POWER**  
1MVA allocated with the ability to scale

**CHILL STORE READY**  
Delivering chill store capability at day one

**OPERATIONAL RESILIENCE**  
Excellent proximity to the A5 and M1, with multiple access points into and out of DIRFT, providing resilience and flexibility in any circumstance

**SKILLED LABOUR AVAILABILITY**  
Over 250,000 people employed in key transport and logistics roles within a 45 minute drive time



## BEST FOR YOUR OPERATIONAL COSTS

**THREE ON-SITE RAIL TERMINALS**  
Providing choice and supply chain resilience

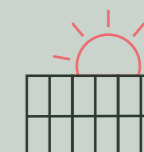
**1 MILE FROM J18 M1**  
Fast access to motorway network in under 3 minutes

**ROYAL MAIL PARCEL HUB ON-SITE**  
Reducing transport costs and optimising next day delivery cut-off times

**PRIVATE ESTATE ROADS**  
Allowing tugs to move containerised freight

**ON-SITE LORRY PARK**  
130 dedicated lorry spaces and driver amenities, free for DIRFT III occupiers

**SERVICE CHARGE AND INSURANCE**  
Market leading rates for service charge and insurance as a result of Prologis' global scale



## BEST-IN-CLASS SUSTAINABILITY

**EMBODIED CARBON MITIGATION**  
Measured, reduced and mitigated embodied carbon in line with the UKGBC Net Zero Carbon Framework

**BREEAM**  
Target BREEAM 'Outstanding'

**EPC**  
Target EPC A+

**ROOFLIGHTS**  
15% rooflights providing natural daylight

**SOLAR PV**  
500kWp solar array provided with the ability to scale to your needs

**EV CHARGING**  
48 EV spaces provided as standard with the remainder fully ducted to provide future resilience of electric vehicle charging points

# NO LOCATION GIVES YOU M+RE

At Prologis RFI DIRFT, the figures keep stacking up – cementing its position as the UK’s leading rail-served logistics park. Take a look at the incredible statistics that set it apart.



## SMALL NUMBERS **BIG IMPACT**

03

ON-SITE  
RAIL TERMINALS

3 MILES

FROM J19 M1/M6  
INTERCHANGE

1 MILE

FROM J18 M1 WITH  
FAST ACCESS TO  
MOTORWAY NETWORK

1ST

LOGISTICS PARK  
WITH DEDICATED  
LORRY PARK

01

ROYAL MAIL SUPER  
HUB ALLOWING FOR  
NEXT DAY DELIVERY

## BIG NUMBERS **UNBEATABLE IMPACT**

6,500

TRAINS PASSING  
THROUGH DIRFT  
EVERY YEAR

A5

M1 ACCESS  
PROVIDING SUPPLY  
CHAIN RESILIENCE

250K

PEOPLE EMPLOYED IN LOGISTICS  
WITHIN A 45 MINUTE DRIVE TIME

52M

SQ FT DEVELOPED  
BY PROLOGIS

95%

OF UK POPULATION  
WITHIN 4.5 HOURS



# MORE THAN MEETS THE EYE

The only industrial park in the UK with three on-site rail terminals that brings unrivalled productivity whilst reducing CO<sub>2</sub> emissions from the removal of HGVs on UK roads\*

\* Every freight train in service equates to 76 HGVs removed from UK roads

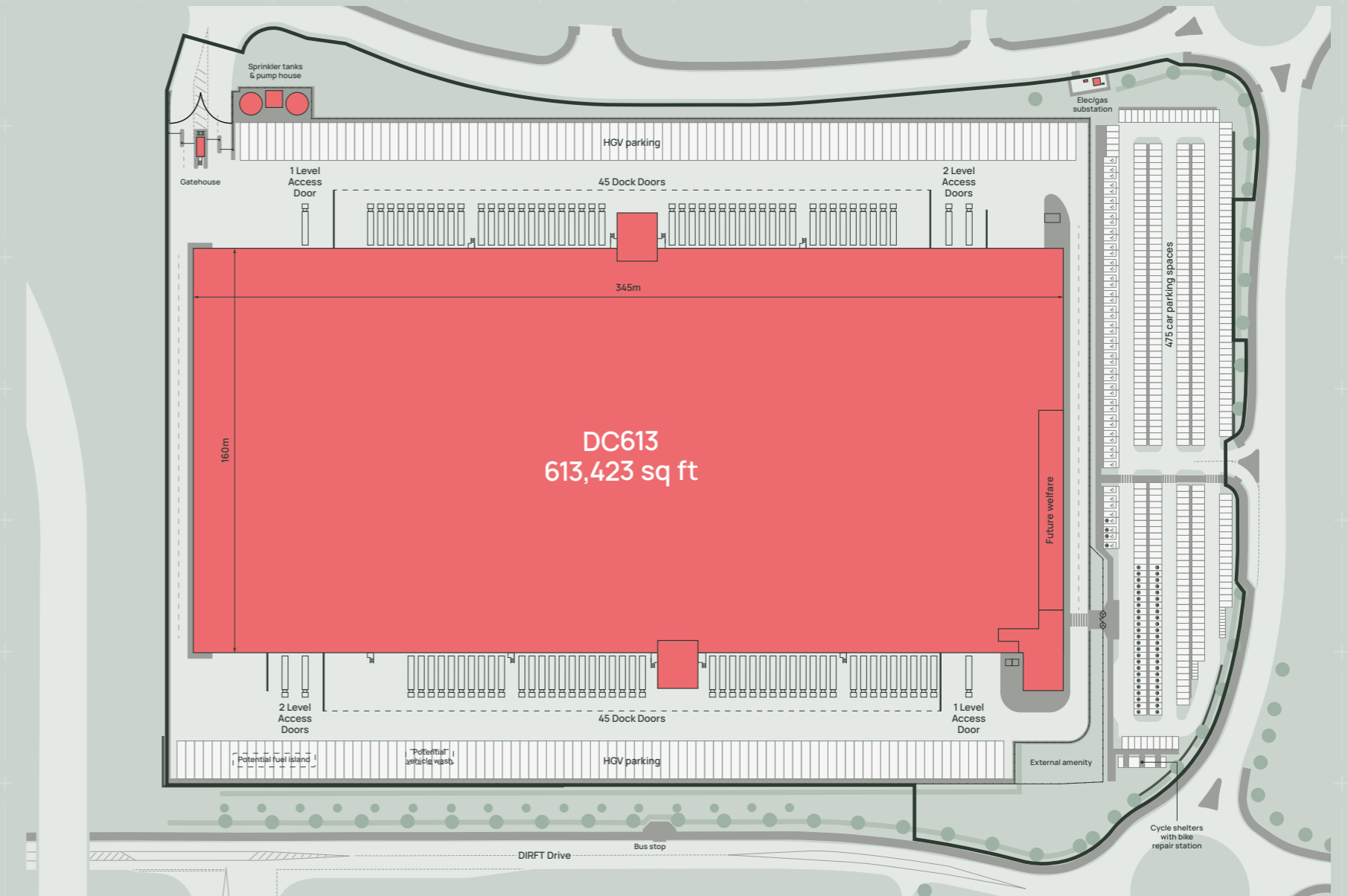
# IT'S ALL IN THE DETAILS

DC613 offers best-in-class specification which can be tailored to suit your business requirements.

## TARGETING



**BREEAM®**  
Outstanding



## ACCOMMODATION (GIA)





Gatehouse	25 sq m	264 sq ft
Hub East	556 sq m	5,985 sq ft
Hub West	556 sq m	5,985 sq ft
Main Office	1,049 sq m	11,293 sq ft
Warehouse	54,803 sq m	589,896 sq ft
<b>Total</b>	<b>56,989 sq m</b>	<b>613,423 sq ft</b>

## SPECIFICATION

UP TO 18M CLEAR INTERNAL HEIGHT	90 DOCK ACCESS DOORS	6 LEVEL ACCESS DOORS	50M YARDS	50 KN/M <sup>2</sup> FLOOR LOADING	1MVA AVAILABLE
189 HGV PARKING SPACES	475 CAR PARKING SPACES	48 EV CHARGING SPACES	GATEHOUSE	AMENITY AREA	500KWP SOLAR ARRAY INSTALLED

# SPACE THAT WORKS FOR YOU

Through Prologis Essentials, we can get you operational faster. Our range of fit-out solutions can be tailored to your requirements and integrated into the base build – reducing your time to go live. Options include:

 <p>SPRINKLERS</p>	 <p>LED WAREHOUSE LIGHTING</p>	 <p>FIRE ALARM</p>	 <p>FROST PROTECTION</p>	 <p>RACKING</p>
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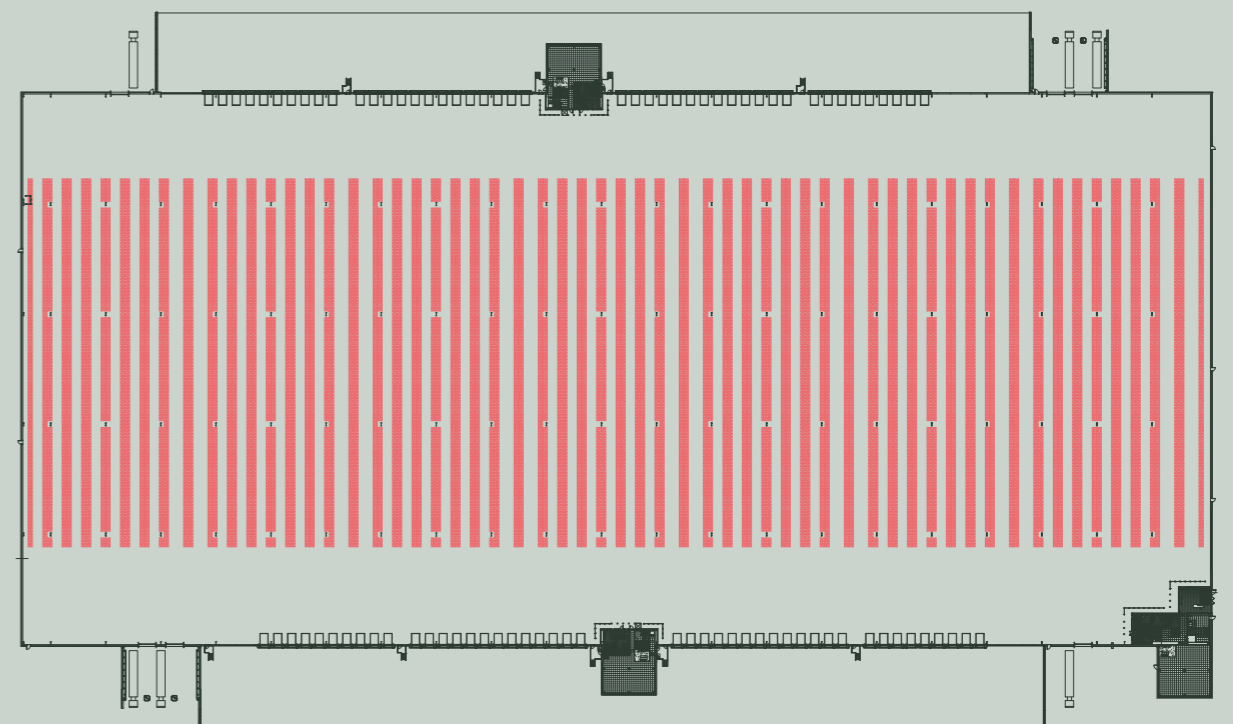
## OPTIMISE YOUR SPACE

DC613 comes mezzanine ready, with the ability to connect directly into the office core, making the space suitable for a variety of uses.

- + Additional office storage
- + Pick and pack area
- + Gym space
- + Welfare space



Whether it's extra warehouse space, increasing the office size or adding in additional function areas – the mezzanine in DC613 will provide your business with maximum flexibility and potential to grow.



**WIDE AISLE 102,176 PALLET LOCATIONS\***  
**VERY NARROW AISLE 147,339 PALLET LOCATIONS\***

\*Based on a 1600x1200x800, 1000kg pallet.



Scan to download full racking plans. CAD files also available on request.

# READY WHEN YOU ARE



M&S  
EST. 1884

M1

Future development opportunity

DCO PLANNING APPROVAL IN PLACE



DEVELOPMENT PLATEAU COMPLETE



POWER AND HIGHWAYS CONNECTED



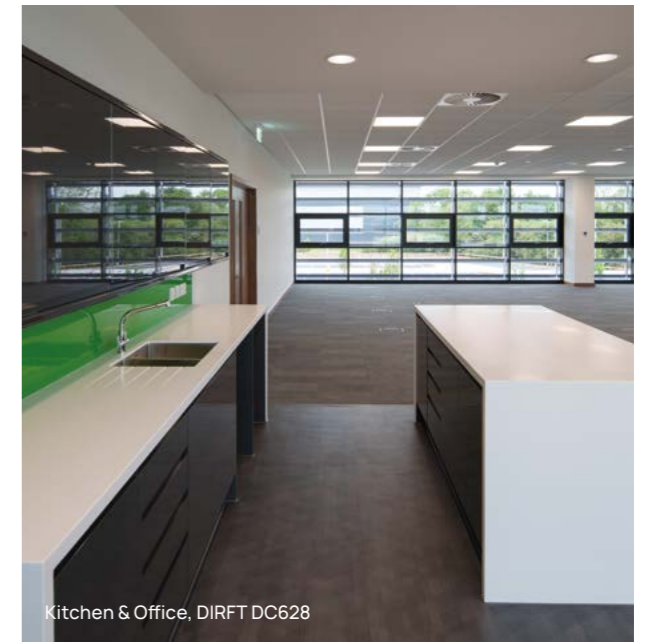
**40**  
WEEK DELIVERY TIME FROM LEASE AGREEMENT

# LIVE YOUR BEST W+RKLIFE

The health and wellbeing of your people is at the heart of creating a great place to work, a place that reflects your brand values, builds a real sense of community, and appeals to the best talent in your sector.



Warehouse, DIRFT DC628



Kitchen & Office, DIRFT DC628



## PARK-WIDE GREEN SPACES

Prologis RFI DIRFT's green spaces offer places to relax and recharge – from Shenley Gardens' picnic benches and walking route, to The Green's BBQ zone and sports pitch, plus scenic trails and wildlife at Lilbourne Meadows nature reserve.



## ALL THE TALENT YOU NEED

Benefit from a local workforce, as skilled as it is diverse, with thousands of eligible workers that are just a short cycle, Liftshare or bus-ride away. Rugby, Daventry and Crick all provide skilled workforces tailor-made for logistics.



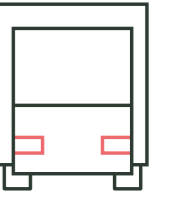
## THE HUB AT DIRFT

A first in the industry, The Hub at Prologis RFI DIRFT is central to the Park and provides a dedicated space for our customers and the local community to relax, chat, meet and learn. It is also home to our training programme PWLTP. More info at [www.thehubdirft.com](http://www.thehubdirft.com)



Computer generated illustration of DC613

# + MORE AT DIRFT



## 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.



## TAILORED TRANSPORT

Zeelo's tailored employee transport solution has proven to be fast, green, and smart, helping to attract and retain employees. Since October 2022, Zeelo has been operating over 700 bus services per month, seven days a week.



## 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, like later pick times for next day deliveries.



## PWLTP SCHEME

Launched in 2021 and based at the Hub, the programme upskills the next generation of logistics workers by aiding young and unemployed people in Northamptonshire and the wider SEMLEP area to build a career in logistics.

# 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 supply chains.

Prologis RFI DIRFT is the UK's leading rail-served logistics park with three terminals, and is perfectly placed to deliver a greener future for everyone.

## 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, from north to south:

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



DIRFT Rail Freight Terminal



**75%**

REDUCTION IN CO<sub>2</sub> CARBON EMISSIONS WHEN USING RAIL COMPARED TO ROAD

**-76**

HGV'S REMOVED FROM UK ROADS WITH EVERY FREIGHT TRAIN USED

**15X**

LESS NITROGEN DIOXIDE EMISSIONS THAN HGV'S FOR THE EQUIVALENT JOURNEY

# YOU'RE IN GOOD HANDS



## PARKlife™

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.



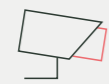
GREEN TRAVEL PLAN



MAINTAINED LANDSCAPING



ON-SITE PARKING CONTROLS



DEDICATED CCTV



ON-SITE SECURITY PATROLS



COMMUNITY LIAISON



MAINTAINED PARK DRAINAGE



MAINTAINED PRIVATE ROADS



SNOW CLEARANCE / ROAD GRITTING



CUSTOMER ESTATE MEETINGS



LITTER PICKING



PARK SIGNAGE

# Your Journey, Powered by Prologis Essentials



Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity – so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.



## Why It Matters

- **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:** A clear view of your options – upfront, phased, or included in rent, with no surprises.

## 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



SAT NAV: NN6 7GZ

///loyal.impresses.carry

## ROAD

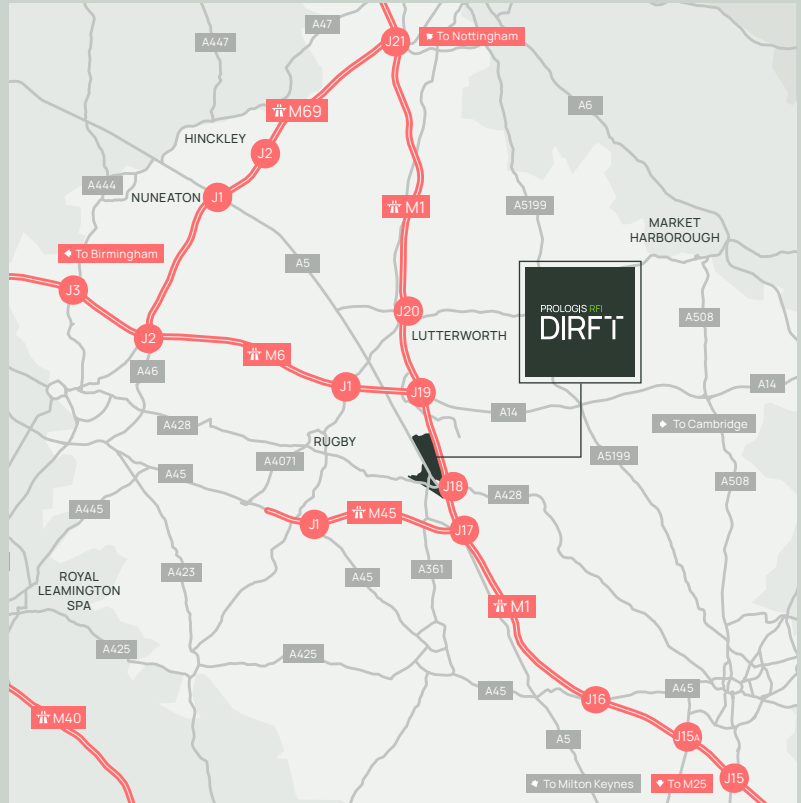
The M1 provides direct access to the M25 / London to the south and Leeds / Scotland to the north. It also links to the M6 which serves Birmingham and the north west of the UK. The A14 provides access to the east coast ports.

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

## 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](http://prologis.co.uk)



## TERMS

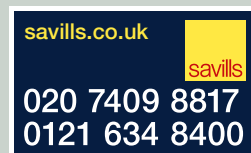
Available on leasehold terms, on a full repairing and insuring basis.



Melinda Cross  
07748 267 748  
melinda.cross@jll.com

Will Arnold  
07793 149 886  
will.arnold@jll.com

Tom Watkins  
07917 093 167  
tom.watkins@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



VISIT THE WEBSITE