

PROLOGIS RFI
DIRFT



COMING SOON
AVAILABLE Q3 2026

DC107

106,565 SQ FT (9,863 SQ M)

DC107 IS A NEW OPPORTUNITY FOR YOU TO JOIN OUR WORLD

DC107⁺ MEANS M+RE

A WORLD CLASS PARK, HOME TO WORLD CLASS BRANDS



Computer generated image of DC107

MORE THAN A WAREHOUSE

DC107 is a launchpad to take your business to the next level, offering state-of-the-art design and specification alongside unrivalled brand exposure at the UK's premier logistics park.

WE'VE GOT IT ALL...

- + Warehouse LED lighting
- + Fire alarm
- + Solar array with connected battery provision
- + Connected wifi from day one

MAXIMISING YOUR OPERATIONAL PERFORMANCE

- + 15M CLEAR HEIGHT
- + 50M YARD
- + 450KVA POWER CONNECTION

ENHANCED EMPLOYEE WELLBEING

Enhanced toilet provision, built-in driver welfare area and south-facing balcony amenity

THREE ON-SITE RAIL TERMINALS

Providing choice and supply chain resilience

1 MILE FROM J18 M1

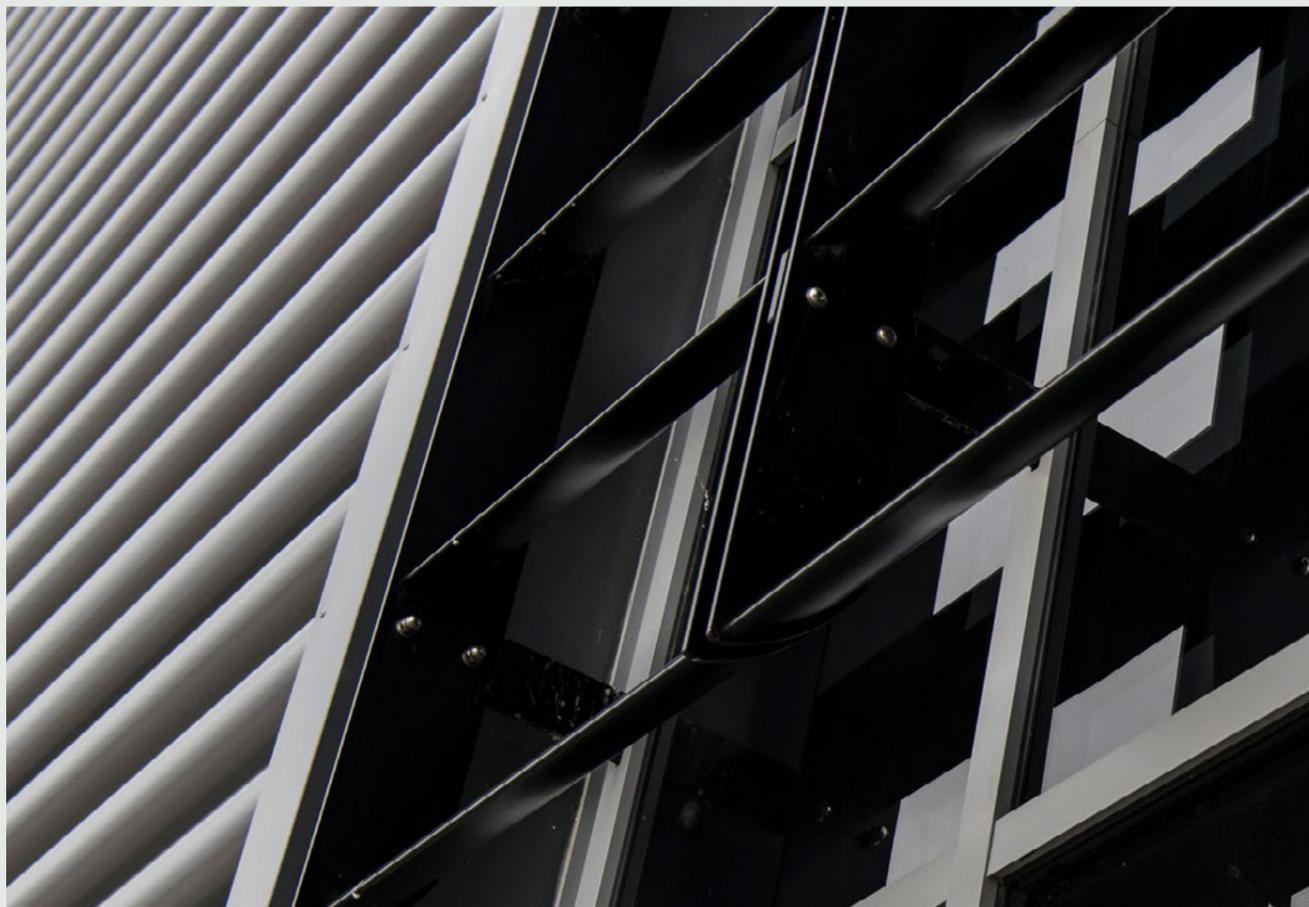
Fast access to motorway network in under 3 minutes with direct A5 access via multiple estate entry points

ROYAL MAIL PARCEL HUB

Reducing transport costs and optimising next day delivery cut-off times

SKILLED LABOUR AVAILABILITY

Over 250,000 people employed in key logistics roles with a 45 minute drive time with multiple public transport, Zeelo Bus and Liftshare options on site



MAXIMISING YOUR TIME AND MONEY

SAVE 8 WEEKS ON FIT-OUT

With warehouse lighting and fire alarm already installed

DAY ONE CONNECTIVITY

High-speed fibre connected from day one, allowing you immediate connectivity

SERVICE CHARGE AND INSURANCE

Market leading rates for service charge and insurance as a result of Prologis' global scale

MARKET LEADING SUSTAINABILITY REDUCING YOUR COSTS

Targeting BREEAM Outstanding and EPC A+, with battery connected solar PV array saving you over £50,000 per annum*

PROLOGIS ESSENTIALS

A dedicated Prologis team specialising in warehouse fit-out, simplifying your path to operation while saving you money

* Based on a customer using 80% of the unit's kWp capacity. Assuming grid energy price of £0.30 per kWh.



MAXIMISING YOUR SPACE ...FLEXIBLY

EXTERNAL OFFICE POD WITH YARD VIEW

Increasing your internal warehouse space and giving you external operational visibility

LORRY PARK

130 dedicated lorry spaces, plus amenity building, included for DIRFT III occupiers

OPTIMISED MEZZANINE SPACE

- + Provides 7% more operational space, utilising otherwise unusable area above dock doors
- + Flexible space with options for welfare, office, storage and pick & pack operations
- + Natural light with window provision already installed
- + Direct connectivity to the office core with toilet and kitchen facilities



NO LOCATION GIVES YOU M+RE

At Prologis RFI DIRFT the numbers continue to stack up, making it the UK's leading rail-served logistics park. Here are just some the incredible statistics for you to consider...



6

7

SMALL NUMBERS **BIG IMPACT**

3

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

1

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

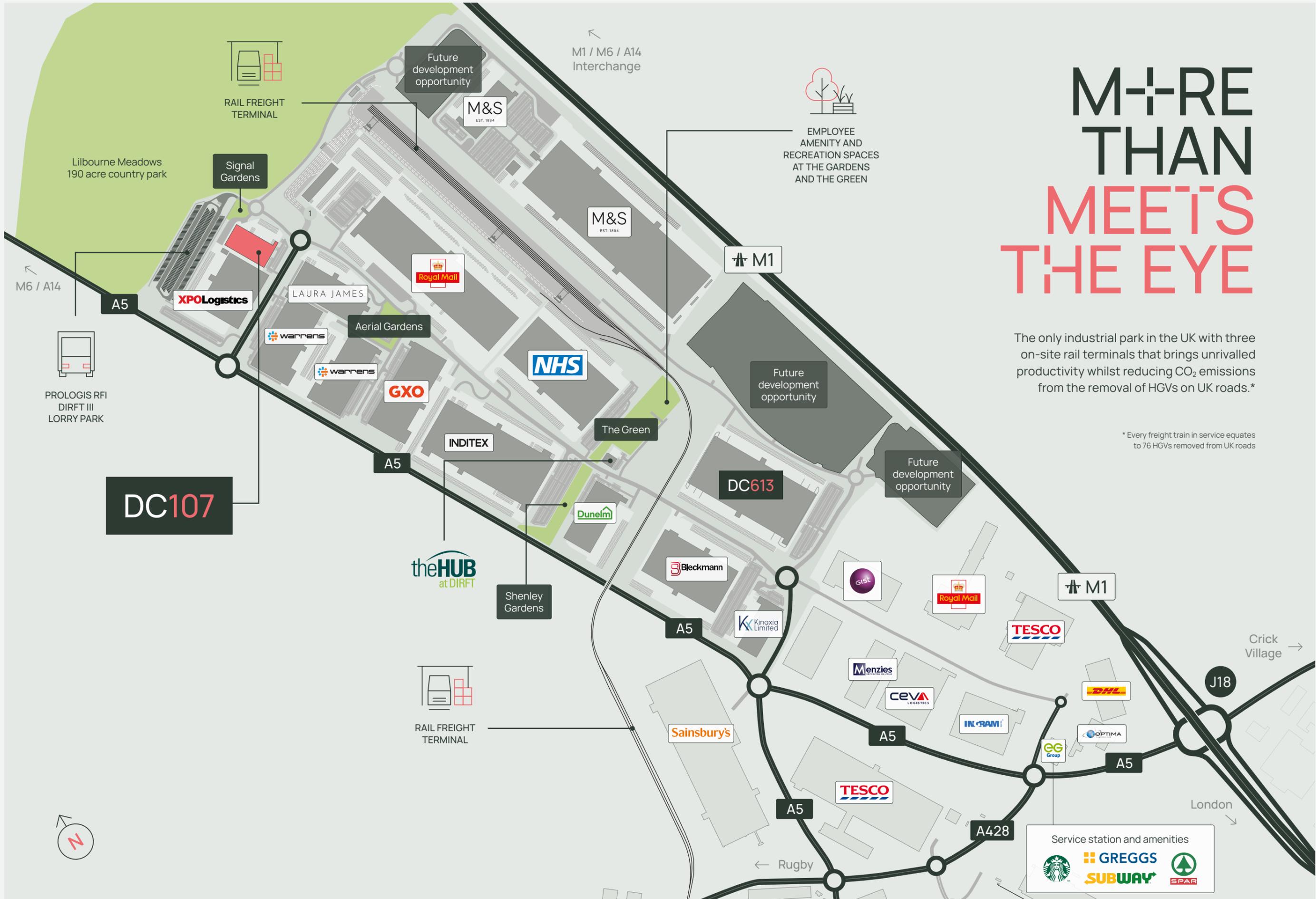
PEOPLE EMPLOYED IN LOGISTICS
WITHIN A 45 MINUTE DRIVE TIME

52M

SQ FT DEVELOPED BY
PROLOGIS IN THE UK

95%

OF UK POPULATION
WITHIN 4.5 HOURS



M+RE THAN MEETS THE EYE

The only industrial park in the UK with three on-site rail terminals that brings unrivalled productivity whilst reducing CO₂ emissions from the removal of HGVs on UK roads.*

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

Service station and amenities

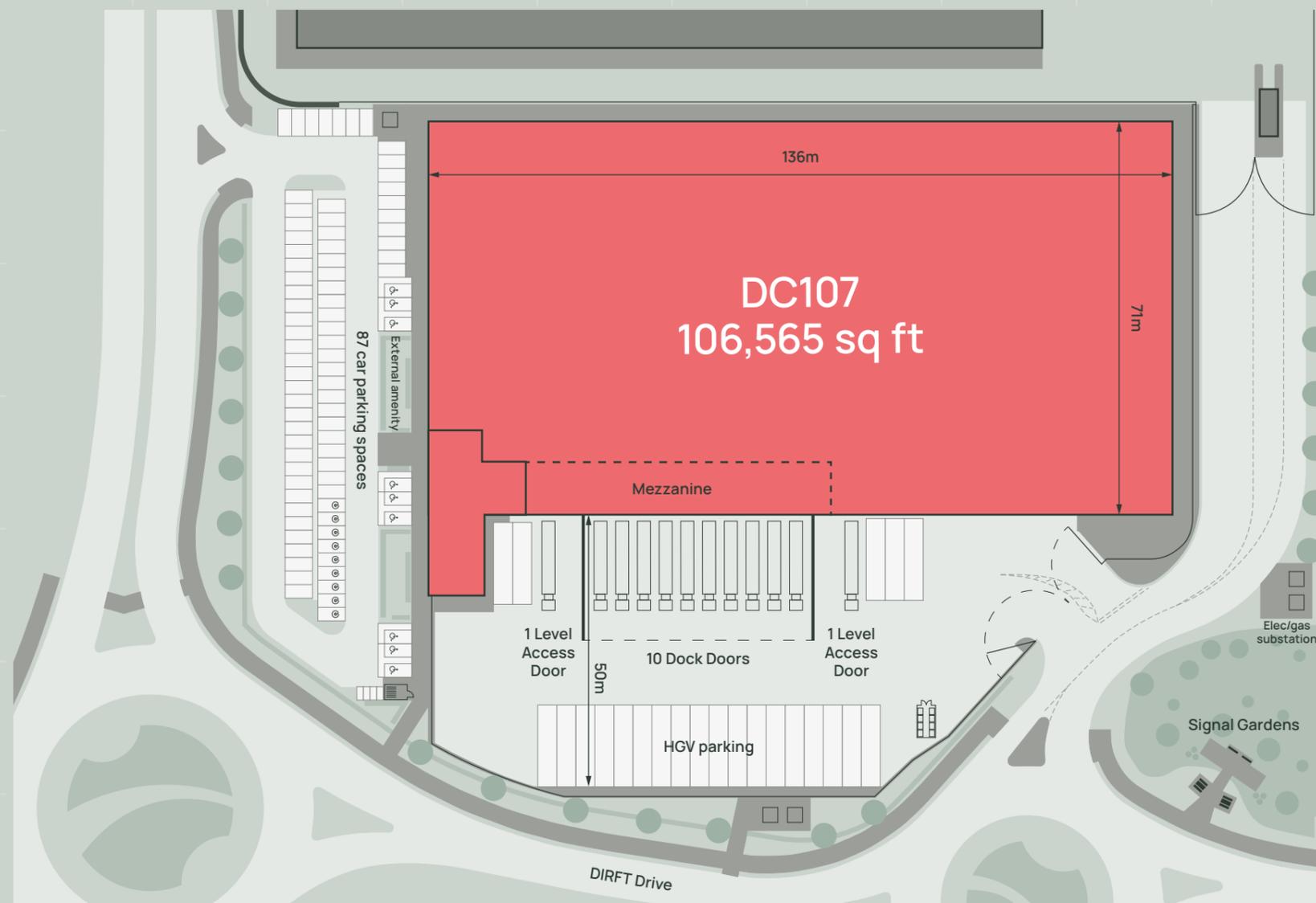
IT'S ALL IN THE DETAILS

DC107 offers best-in-class specification as standard, ensuring you're well equipped to maximise your operations.

TARGETING



BREEAM®
Outstanding



ACCOMMODATION (GIA)

Warehouse	99,194 sq ft	9,215 sq m
Main Office	7,371 sq ft	685 sq m
Total	106,565 sq ft	9,900 sq m
Mezzanine	7,050 sq ft	655 sq m
Total incl. mezzanine	113,615 sq ft	10,555 sq m

SPECIFICATION

15M CLEAR INTERNAL HEIGHT	10 DOCK ACCESS DOORS	2 LEVEL ACCESS DOORS	50M YARD	50 KN/M² FLOOR LOADING	450KVA AVAILABLE
23 HGV PARKING SPACES	87 CAR PARKING SPACES	9 EV CHARGING SPACES	MEZZANINE	SOUTH FACING BALCONY & AMENITY AREA	104KWP SOLAR PV ARRAY INSTALLED

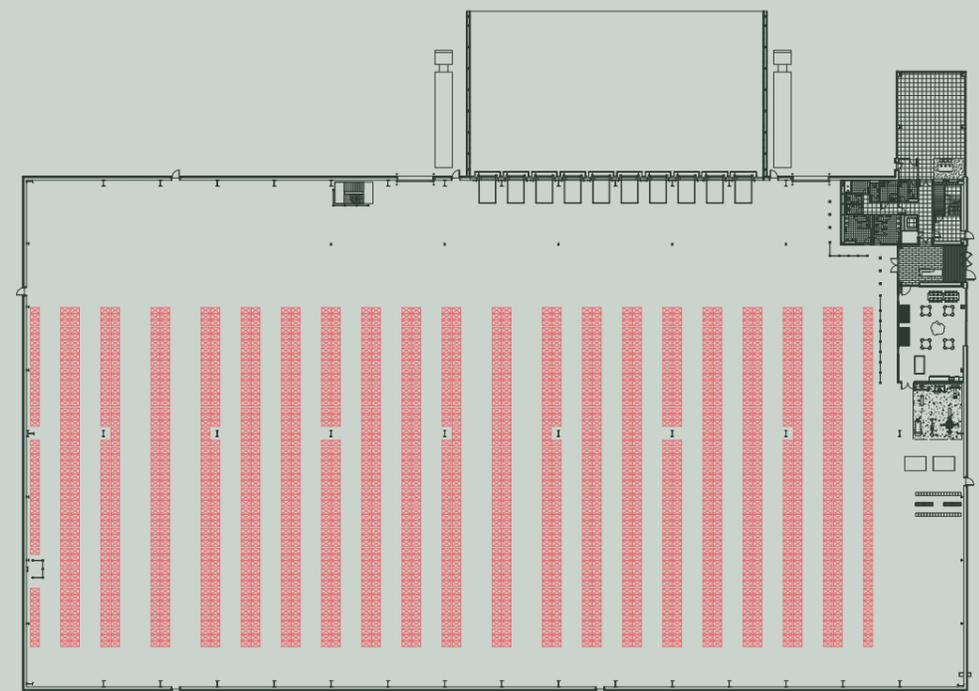
FOR MORE FLEXIBILITY

The mezzanine at DC107 will provide your business with maximum flexibility and potential to grow. Whether it's extra warehouse space, increasing the office size or adding in additional function areas, there is space to use however you require:

- + Offices
- + Welfare
- + Pick & pack
- + Gym
- + Storage

OPTIMISE YOUR SPACE

 <p>8M MEZZANINE CLEAR HEIGHT</p>	 <p>10kN MEZZANINE FLOOR LOADING</p>	 <p>DIRECT CONNECTIVITY TO THE OFFICE</p>
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WIDE AISLE 16,120 PALLET LOCATIONS*
VERY NARROW AISLE 22,288 PALLET LOCATIONS*

* Based on a 1600x1200x800, 1000kg pallet.



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

DESIGNED TO DELIVER M+RE



Computer generated image of DC107

DC107 COMES COMPLETE WITH:



20 MVA POWER



LED WAREHOUSE LIGHTING



FIRE ALARM



DAY 1 WIFI CONNECTIVITY

SAVING YOU:

£250k

IN FIT-OUT COSTS

8

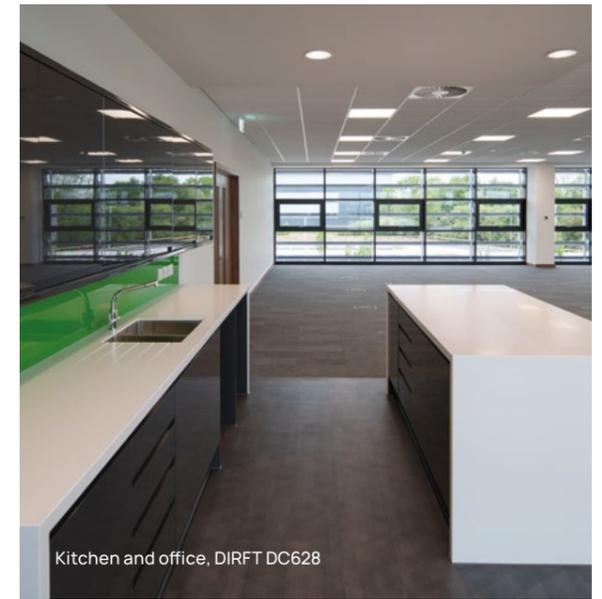
WEEKS OF INSTALL TIME

LIVE YOUR BEST WORKLIFE

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 and 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.



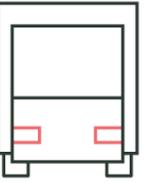
THE HUB AT DIRFT

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



Computer generated image of DC107

M+RE 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 RFI 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

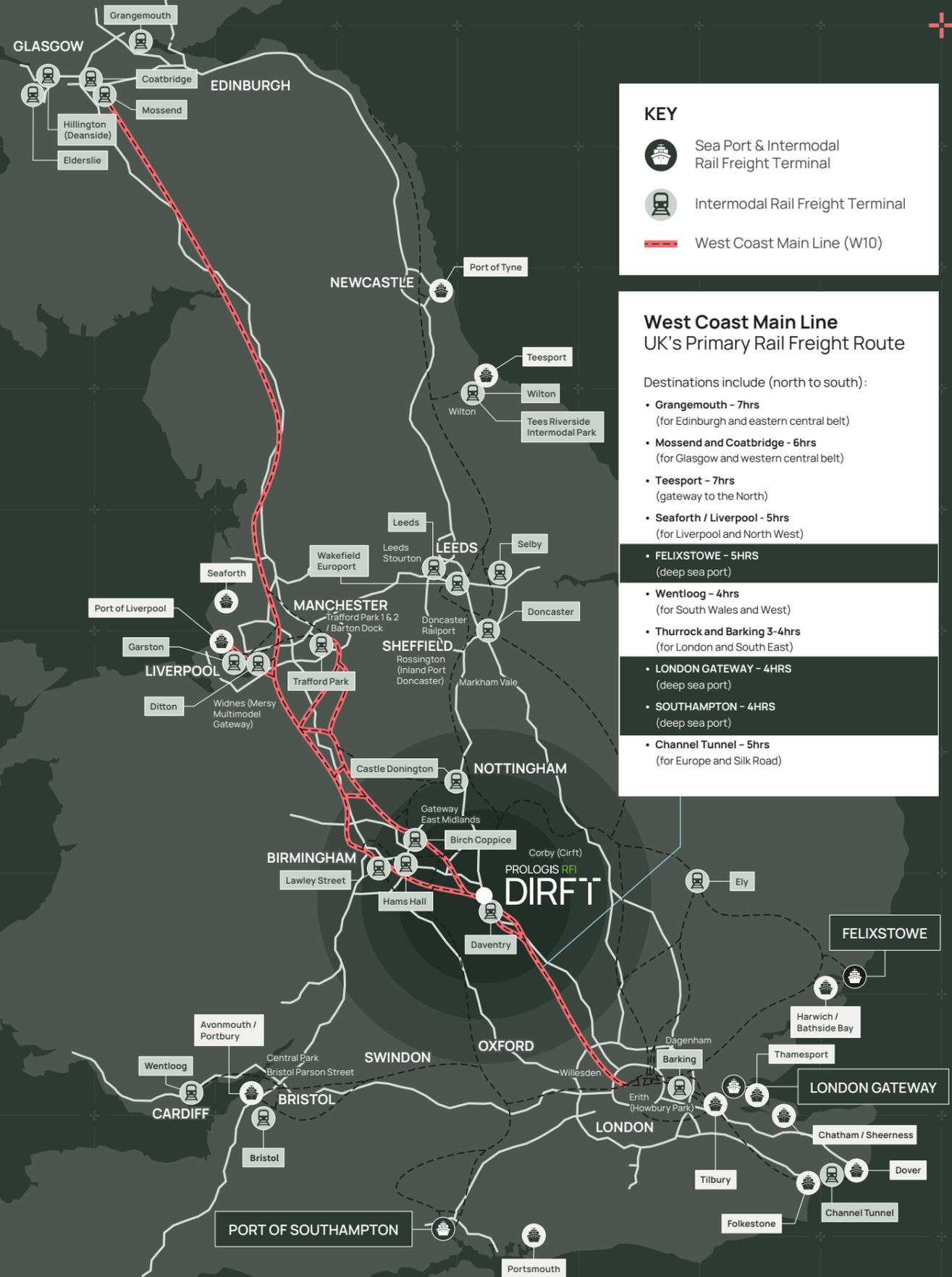
DIRFT has direct access to the West Coast Main Line, the UK's primary rail freight route. Three on-site rail freight terminals provide supply chain resilience.

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 CO₂ CARBON EMISSIONS WHEN USING RAIL COMPARED TO ROAD

76

HGVs REMOVED FROM UK ROADS WITH EVERY FREIGHT TRAIN USED

15X

LESS NITROGEN DIOXIDE EMISSIONS THAN HGVs 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



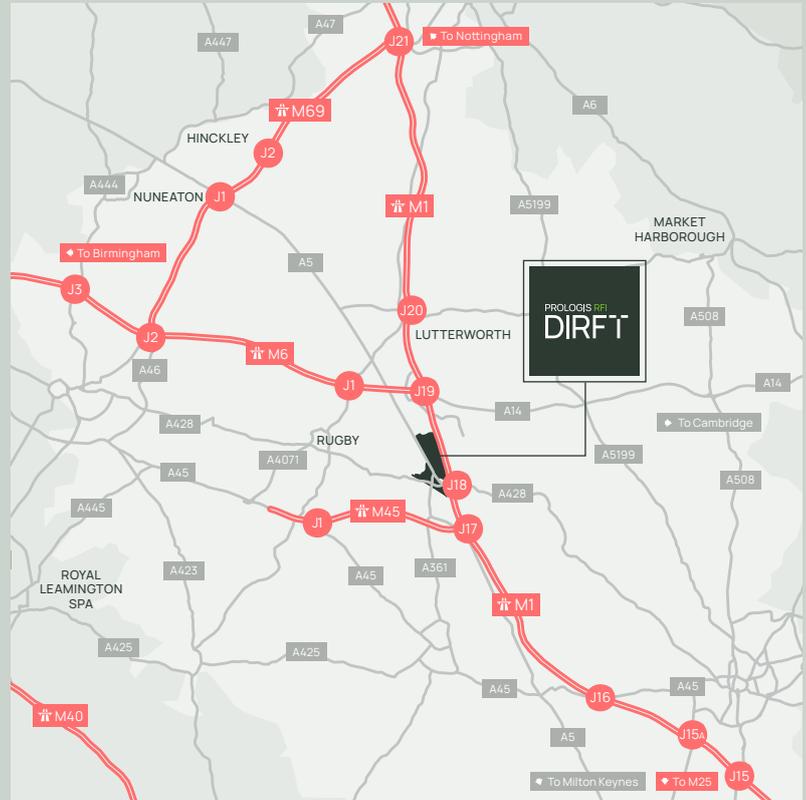
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ROAD

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

TERMS

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



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VISIT THE WEBSITE