

PROLOGIS RFI
DIRFT



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

DC613

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

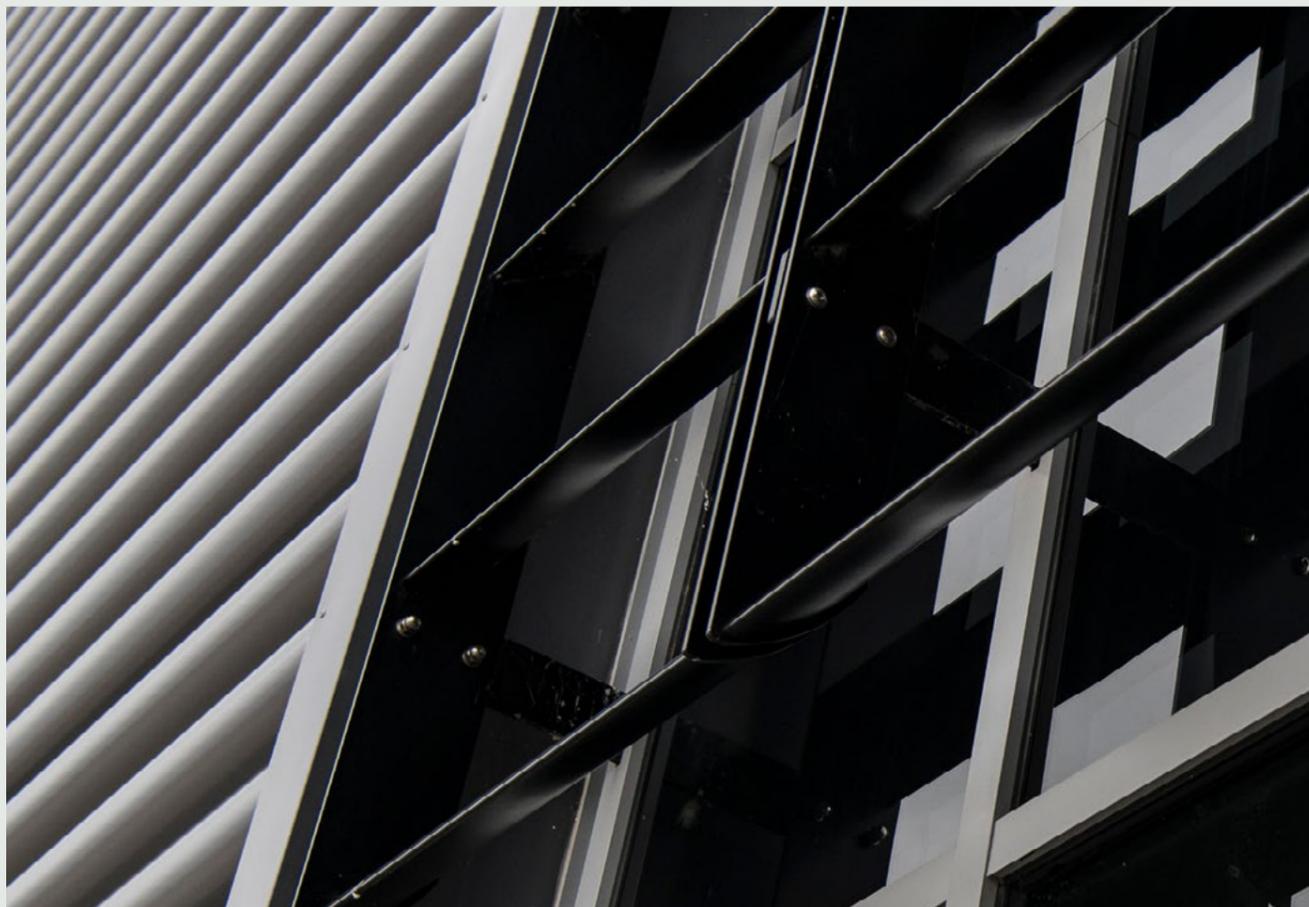
TRAINING ACADEMY
On-site training academy providing a potential workforce pipeline

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

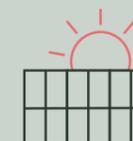
1 MILE FROM J18 M1
Fast access to motorway network in under 3 minutes

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 numbers continue to stack 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**

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

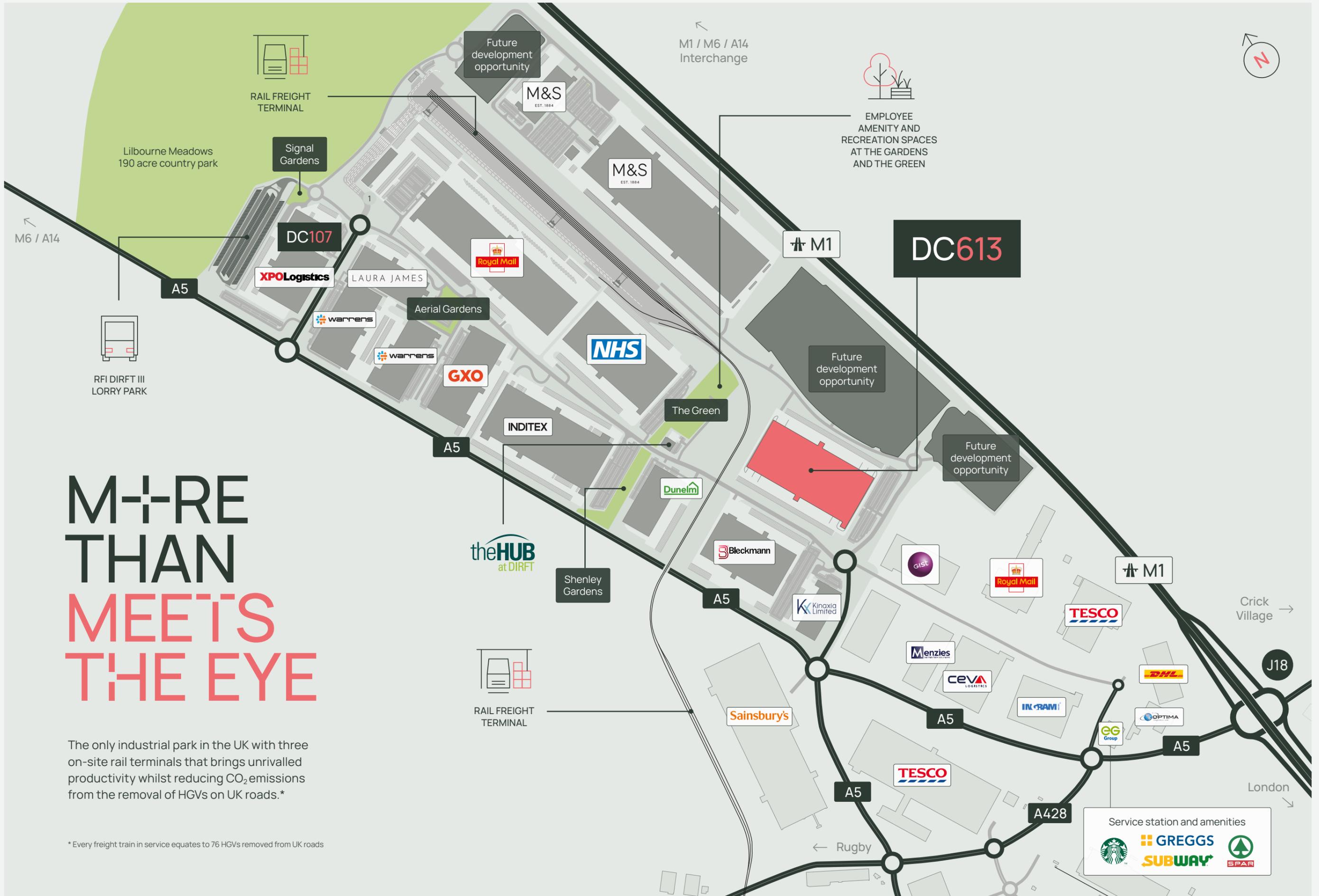
PEOPLE EMPLOYED IN LOGISTICS
WITHIN A 45 MINUTE DRIVE TIME

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

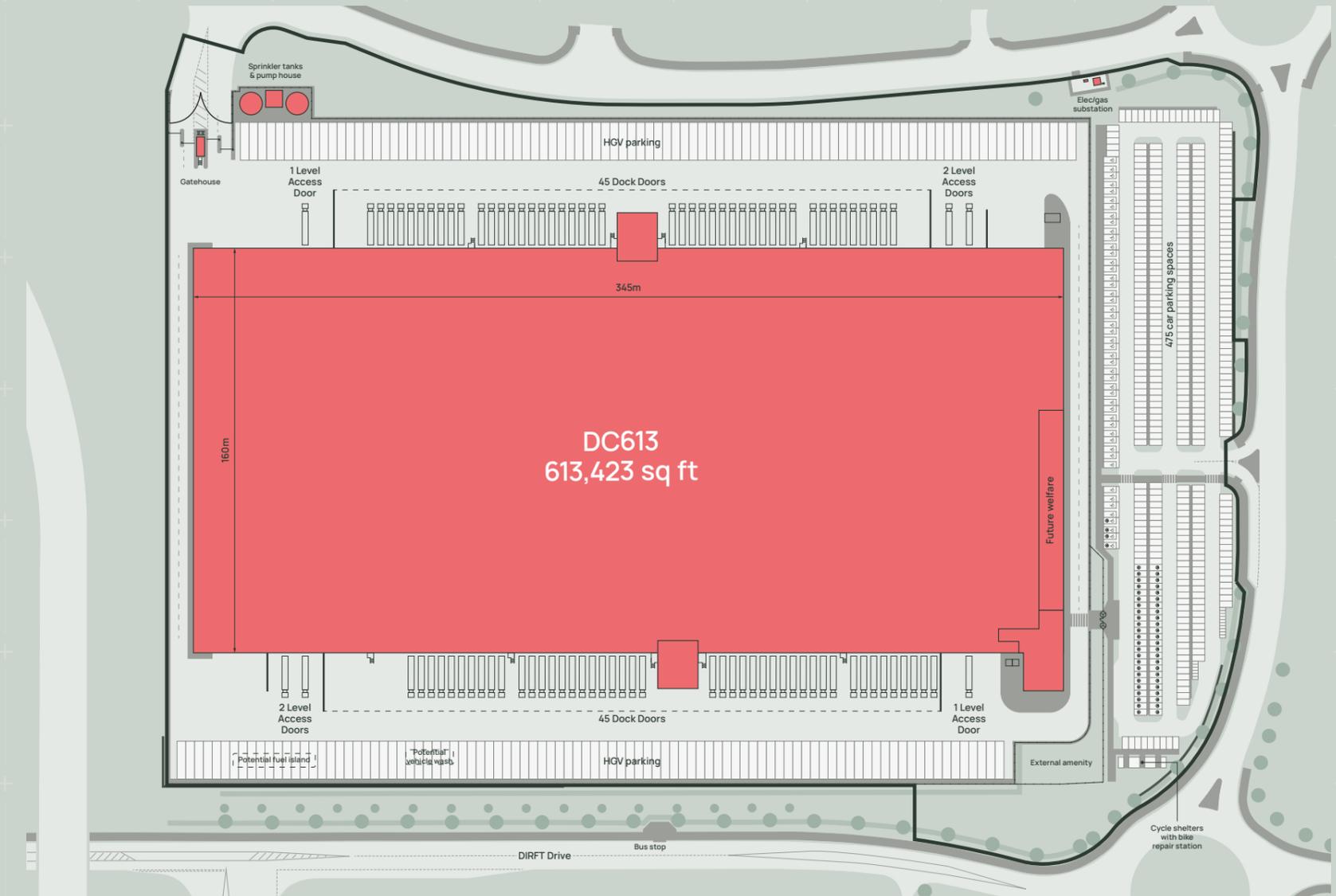
IT'S ALL IN THE DETAILS

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

TARGETING



BREEAM®
Outstanding



ACCOMMODATION (GIA)

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

SPECIFICATION

UP TO 18M CLEAR INTERNAL HEIGHT	90 DOCK ACCESS DOORS	6 LEVEL ACCESS DOORS	50M YARDS	50 KN/M² 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>
---	---	---	--	--

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
- + Gym space
- + Pick & pack area
- + Welfare space

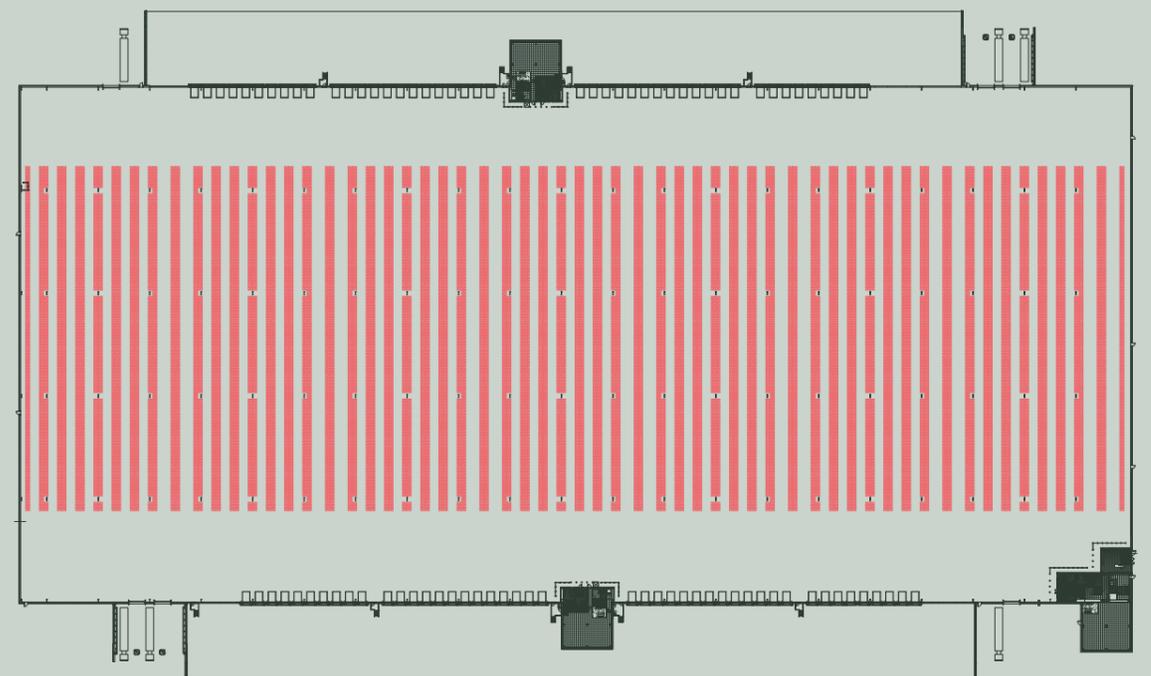


Computer generated image

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.



DC7 Prologis Park Kettering



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
--------------------------------	------------------------------	------------------------------	--

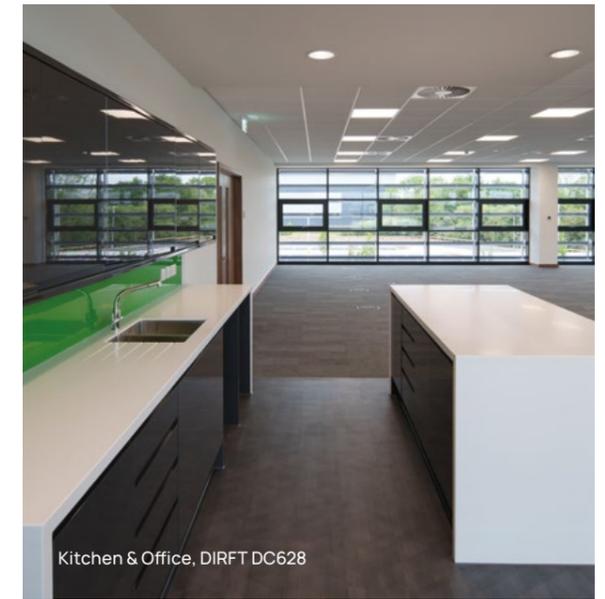


LIVE YOUR BEST WORKLIFE

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 & 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.



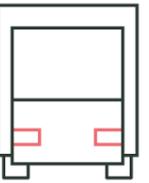
THE HUB AT DIRFT

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 illustration of DC613

M-I-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 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

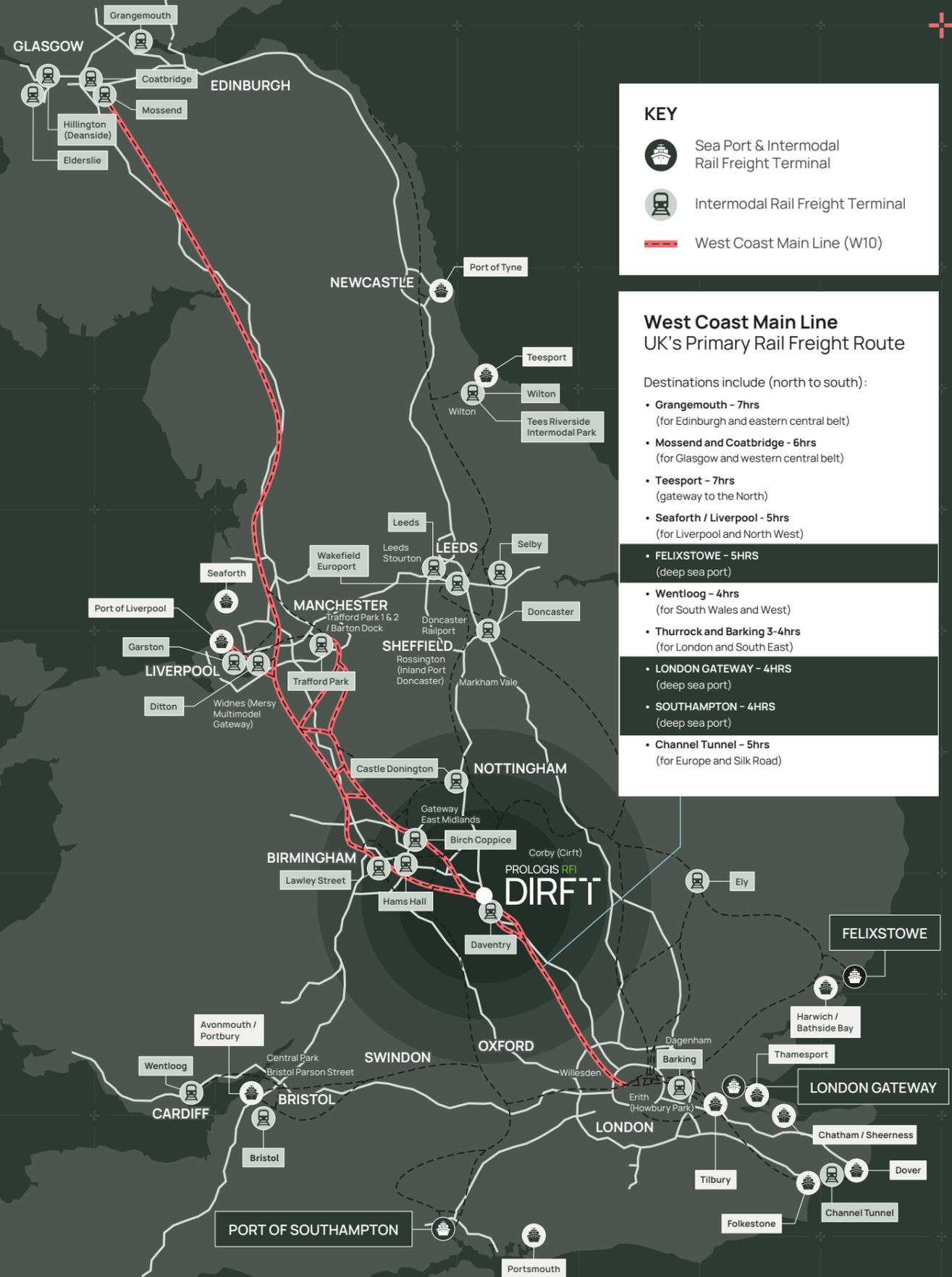
DIRFT has direct access to the West Coast Main Line, the UK's primary rail freight route. Three on-site rail freight terminals provide supply chain resilience.

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



KEY

- Sea Port & Intermodal Rail Freight Terminal
- Intermodal Rail Freight Terminal
- West Coast Main Line (W10)

West Coast Main Line UK's Primary Rail Freight Route

Destinations include (north to south):

- **Grangemouth - 7hrs**
(for Edinburgh and eastern central belt)
- **Mossend and Coatbridge - 6hrs**
(for Glasgow and western central belt)
- **Teesport - 7hrs**
(gateway to the North)
- **Seaforth / Liverpool - 5hrs**
(for Liverpool and North West)
- **FELIXSTOWE - 5HRS**
(deep sea port)
- **Wentloog - 4hrs**
(for South Wales and West)
- **Thurrock and Barking 3-4hrs**
(for London and South East)
- **LONDON GATEWAY - 4HRS**
(deep sea port)
- **SOUTHAMPTON - 4HRS**
(deep sea port)
- **Channel Tunnel - 5hrs**
(for Europe and Silk Road)

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



SAT NAV: NN6 7GZ

///loyal.impresses.carry

ROAD

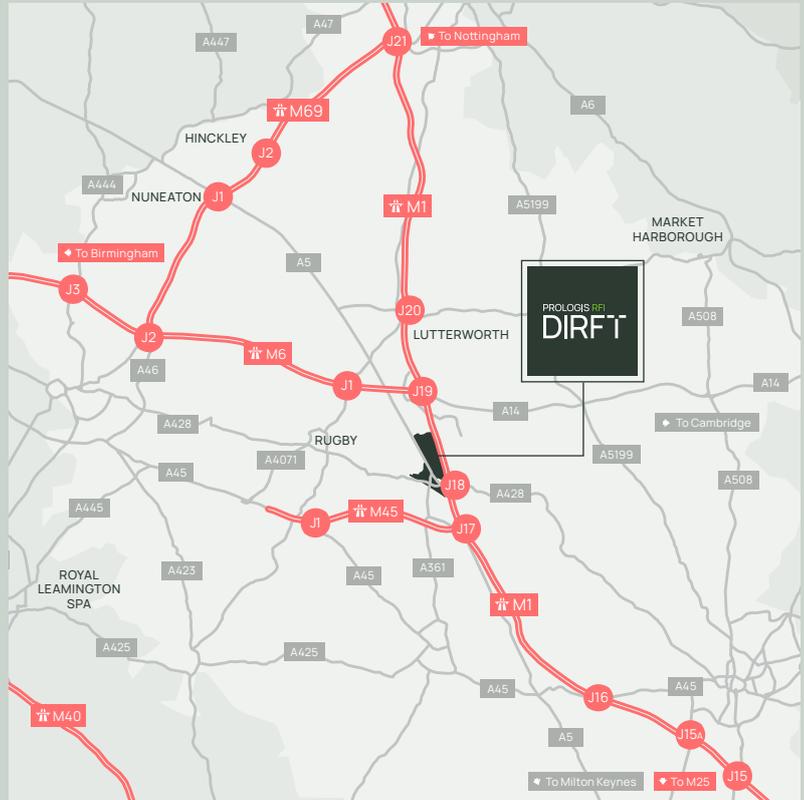
The M1 provides direct access to the M25 / London to the south and Leeds / Scotland to the north. It also links to the M6 which serves Birmingham and the north west of the UK. The A14 provides access to the east coast ports.

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



TERMS

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

JLL
020 7493 4933
0121 643 6440
jll.co.uk/property

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

savills.co.uk
savills
020 7409 8817
0121 634 8400

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