

# PROLOGIS<sup>RFI</sup> DIRFT

THIS IS LOGISTICS

THE UK'S PREMIER LOGISTICS / DISTRIBUTION DEVELOPMENT

RAIL CONNECTED / M1 J18

BUILD TO SUIT FROM 100,000 - 1.6 MILLION SQ FT

# Why DIRFT?

DIRFT is the UK's premier logistics park:



## FLEXIBILITY

Building sizes from  
100,000 - 1.6 million sq ft

Lease length

Building height



## LOCATION

Park life & amenity

Just 4 miles from M1 /  
M6 / A14 Interchange

Reach 47 million  
customers in under  
4.5 hours (HGV drive time)



## READY FOR DEVELOPMENT

Building plateaus prepared

38 MVA already live on site

Roads and infrastructure in place



## LABOUR

Strongest 30 minute  
labour catchment

Highest availability  
of truck drivers

Growing local population



## RAIL FREIGHT

Direct access to West  
Coast Main Line, the UK's  
primary rail freight route

3 rail freight terminals  
within the estate provide  
supply chain resilience

On time services  
(within 15 mins)

94% right time departures  
87% right time arrivals

## It's the hub location for leading brands

The success of Prologis RFI DIRFT is primarily due to its optimum location for warehousing and logistics in the centre of Britain, with strategic road communications to the M1 (adjacent to J18) and M6/A14 interchange (within 4 miles).

Sainsbury's

TESCO

*Eddie Stobart*

DHL

Royal Mail

MALCOLM  
GROUP

mothercare

Arcadia

VF

halfords

Clipper

KK Kinaxia  
Limited

INRAM  
MICRO

OPTIMA  
Logistics Ltd

Discover more reasons why DIRFT  
is the UK's premier logistics development



## KEY



Sea Port & Intermodal  
Rail Freight Terminal



Intermodal Rail Freight Terminal

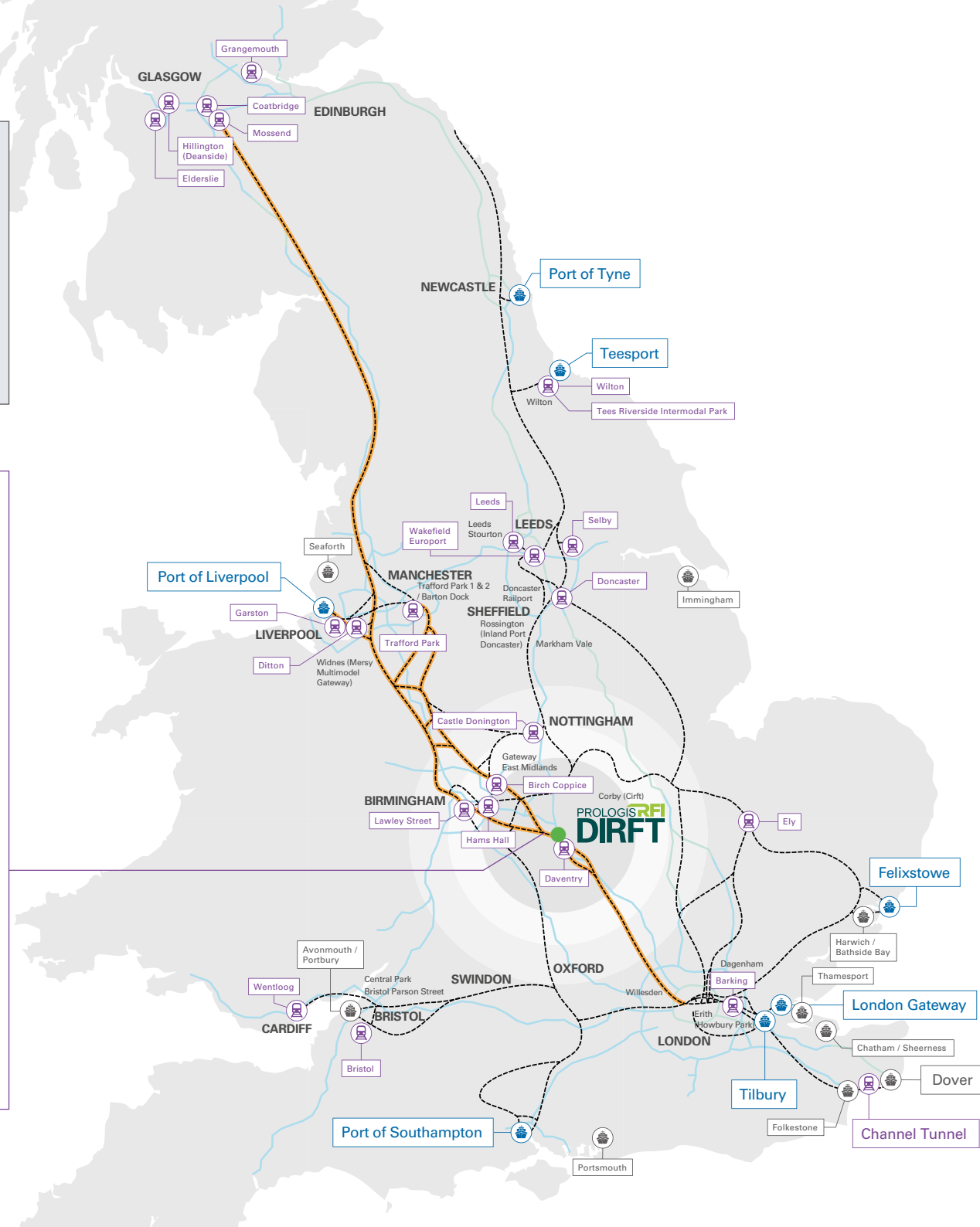


West Coast Main Line (W10)

## 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)







# The ultimate road and rail served location!



We know our customers need the ability to move goods quickly across the UK. DIRFT is at the heart of the UK domestic intermodal sector, enabling occupiers to respond quickly to changing demand and reduce carbon emission throughout their operations and supply chain. Thanks to its proximity to the M1 and the West Coast Main Line, DIRFT is already an important and growing part of the logistics supply chain for customers like Sainsbury's, Tesco and Eddie Stobart.

## How can DIRFT benefit your business?

- Unrivalled connectivity for Port Traffic
- Exceptional flexibility and resilience for customer supply chains
- Same day delivery of fresh produce
- Private estate enables movement of containers via red-diesel powered tugs
- Ability to move overweight containers from building to rail terminal
- Access to Channel Tunnel (Silk Road)
- Fast Freight – into urban areas





# With planning and infrastructure in place, we're ready to go

A new state of the art Intermodal Rail Freight Terminal

EXPANSION OR BUILD TO SUIT  
FROM 100,000 - 1.6 MILLION SQ FT  
WITH UP TO 21M  
CLEAR INTERNAL HEIGHT  
READY FOR DEVELOPMENT

DIRFT  
**DC535**

534,744 SQ FT (49,679 SQ M)  
UNDER CONSTRUCTION

**DC189**

189,124 SQ FT (17,568 SQ M)  
FULL PLANNING AND TENDERED



Estate Office and  
Centre for Learning

## Q. What planning is in place?

**A.** DIRFT has planning consent under a Development Consent Order (DCO). One of the benefits is a quick passage through planning, which means 8 weeks to get detailed consent for bespoke build to suit buildings.

## Q. Can buildings be delivered to a fixed timeline?

**A.** Yes, with access roads and fully prepared building plateaus installed, DIRFT provides the certainty of delivery required.

## Q. Securing power can slow things down, is this the case here?

**A.** No, DIRFT has already secured an additional 38 MVA for new customers, so its plug and play without delay.

## Q. How will a new 'Prologis' building help our business?

**A.** As the UK's leading developer and owner of industrial and logistics property, Prologis know what works best to meet the demands of our customers today and into the future; to name a few, 42% lower energy cost, greater versatility and sustainability.

## Q. Who manages the estate?

**A.** Prologis take the long term view - we own, manage and maintain the estate, offering a range of park services designed to support the business operations of our customers and create a high quality working environment - which is a benefit to our customers and their workforce.

## Q. Is using rail freight compulsory?

**A.** No. Using rail is your choice (and you only pay per use). Other customers at DIRFT benefit from using rail to give their supply chain resilience, increasing access to the UK's urban areas, reduced reliance on HGV's and speed.



# The labour pool stats speak for themselves



## Labour Force Growth

There is a growing workforce to supply DIRFT comparable to competing schemes



## Workforce in 30 mins

The 30 minute drive catchment from DIRFT is greater than competing schemes



## Wage Growth

As an established location, wage growth is limited when compared to competing schemes



## Wages

Wage levels at DIRFT are comparable with competing schemes



## Workforce in 45 mins

The 45 minute drive catchment from DIRFT is comparable to competing schemes

DIRFT is competitive on every level



# DIRFT has several competitive advantages



## Public transport

Improved access to bus stops with multiple stops and frequent services towards Rugby, Daventry and Northampton.



## Training for logistics skills

Prologis provides an on site training facility and proactive assistance with training for employers, helping to up-skill and build the future logistics workforce.



## Amenities

- Houlton, an adjacent housing development, providing 6,200 new homes complete with new schools and community centres
- Lilbourne Meadow provides 173 acres of open space with walking trails and cycles routes to Rugby via a link road
- Two leading hotels; ibis and Holiday Inn
- Gasrec natural gas and biogas refuelling station
- Two truck stops; established Stobart Truck Stop and new DIRFT secure lorry park



## Green travel plan

Employees at DIRFT have the benefit of an active car sharing community and assisted green travel planning.

- Save money by sharing travel costs
- Cut congestion and pollution



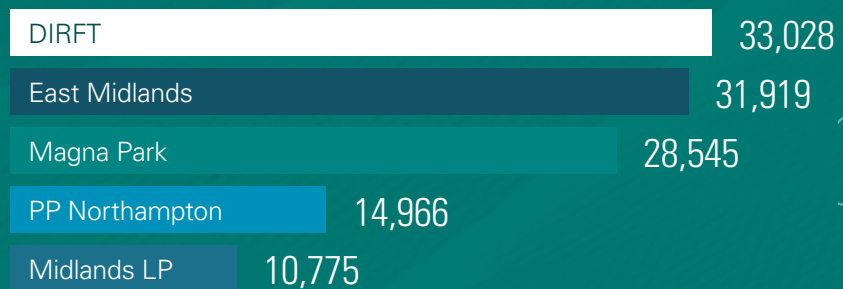
## Retaining quality labour

DIRFT has been designed to create an attractive and high quality working environment with significant welfare both in the buildings and across the wider estate - making it a place people want to work and want to stay.



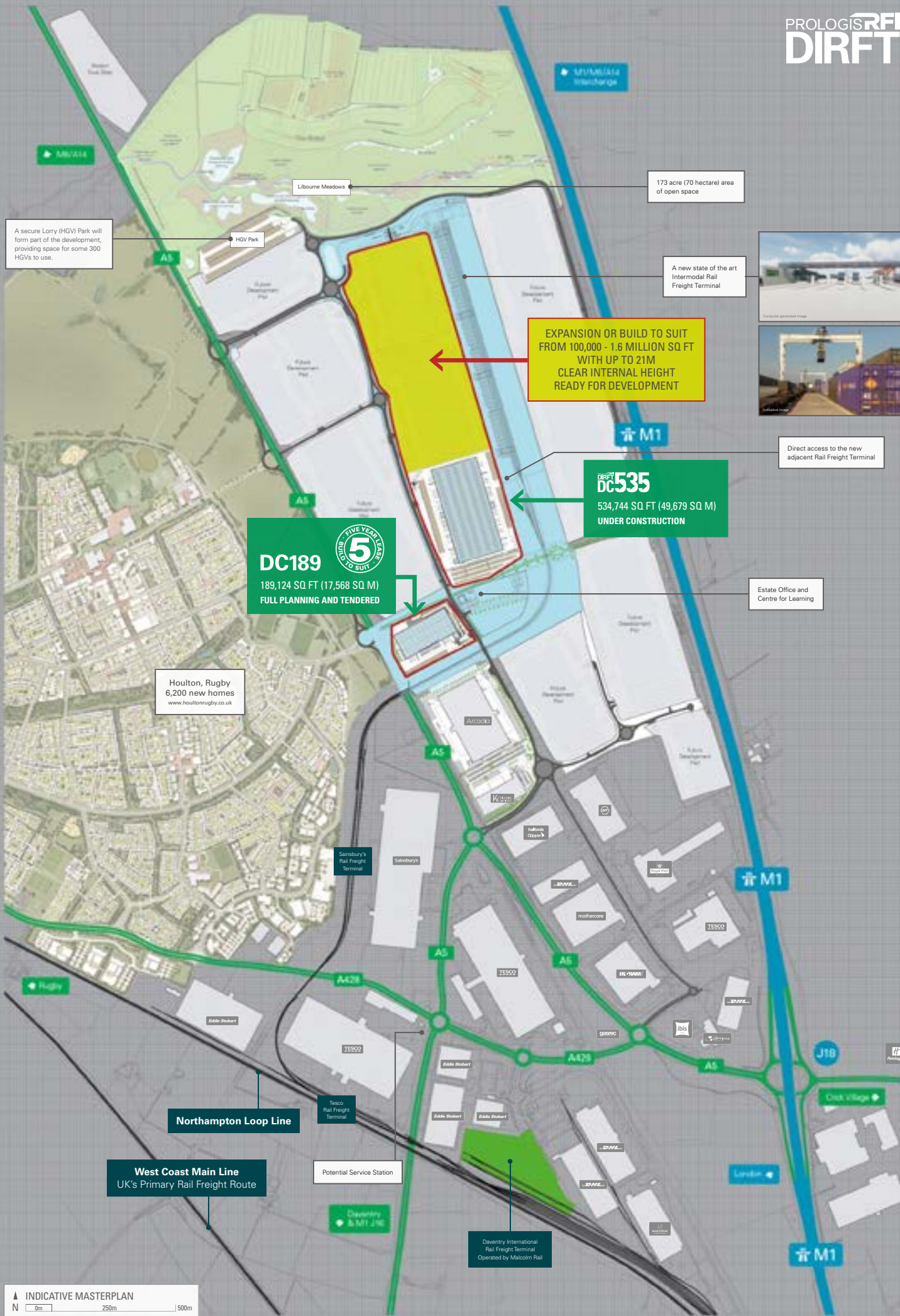
More than 60% of the workforce  
at DIRFT travel less than  
30 minutes to work

Highest availability of truck  
drivers in the region



Source: Hickley & Associates









# PARKlife

Prologis is a long term owner of the buildings that it develops – this model enables us to create unique single ownership parks that offer market leading services and property management, delivering tangible benefits to our customer's operations and their staff.

- Customers have direct access to our dedicated in-house property and facilities management team with a customer focused approach and unrivalled knowledge of the logistics sector – this means ongoing support throughout your occupation of the building
- Fully serviced with pro-active security and estate management services including maintenance and gritting of the private estate roads
- Private estate road management safeguards against obstructive parking to ensure free flow traffic
- The private estate roads also allow for transportation between buildings and the rail freight terminal with tugs and red diesel to dramatically reduce costs
- Access to Prologis' comprehensive and low cost buildings insurance policy which equates to:
  - Sprinklered building @ 5.7 pence per sq ft (as of 2018)
  - Non-sprinklered building @ 7.2 pence per sq ft (as of 2018)

## PARK SERVICES INCLUDE:



Maintained private roads



On-site security and Police Community Support Officers



Shared external building clean



Customer estate meetings



On-site parking controls



ANPR control and regulation



Park signage



Community liaison



Litter picking



Snow clearance / road gritting



Maintained park drainage



Maintained landscaping

# This is what our existing customers say about DIRFT

## ***Eddie Stobart***

### 420,000 SQ FT FOURTH BUILDING AT DIRFT

“ At Eddie Stobart we’ve been operating freight services in and out of DIRFT since 2011 and the location of the terminal at Daventry remains a critical junction on our UK rail map. The location provides exceptional flexibility and resilience for our customers, enabling them to get fresh produce into regional distribution centres or stores across the UK on the same day. DIRFT is at the heart of the UK intermodal sector and will remain a strategic location for Eddie Stobart Logistics enabling us to offer genuine modal choice for our customers. ”

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**John Clark**  
Business Unit Director,  
Container and Rail Logistics, Eddie Stobart

## **Sainsbury’s**

### 1 MILLION SQ FT WITH UP TO 26M CLEAR HEIGHT

“ Moving goods via rail freight is now an important and growing part of our logistics supply chain and allows us to quickly and reliably move goods to and from our National Distribution Centre at DIRFT and around the UK – ensuring continuity of supply for our customers. The central location of DIRFT from both road and rail perspectives allows us to be highly responsive to changing demand and helps us reduce carbon emissions throughout our operations and supply chain. ”

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**Nick Davies**  
Head of Transport / Logistics,  
Sainsbury’s

## **Arcadia**

### 404,000 SQ FT FIRST BUILDING AT DIRFT

“ Dealing with Prologis was straightforward from start to finish. They demonstrated a flexible and pragmatic approach to meeting our needs. They said DIRFT was ready for development and have proved it! Locating at DIRFT will improve our logistics operations now and into the future. Simply put, Prologis delivered what they promised to deliver. ”

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**Stephen Boyce**  
Property Director,  
Property & Retail Planning, Arcadia

# PROLOGIS<sup>RFI</sup> DIRFT

## 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)

[PROLOGIS.CO.UK/DIRFT](http://PROLOGIS.CO.UK/DIRFT)

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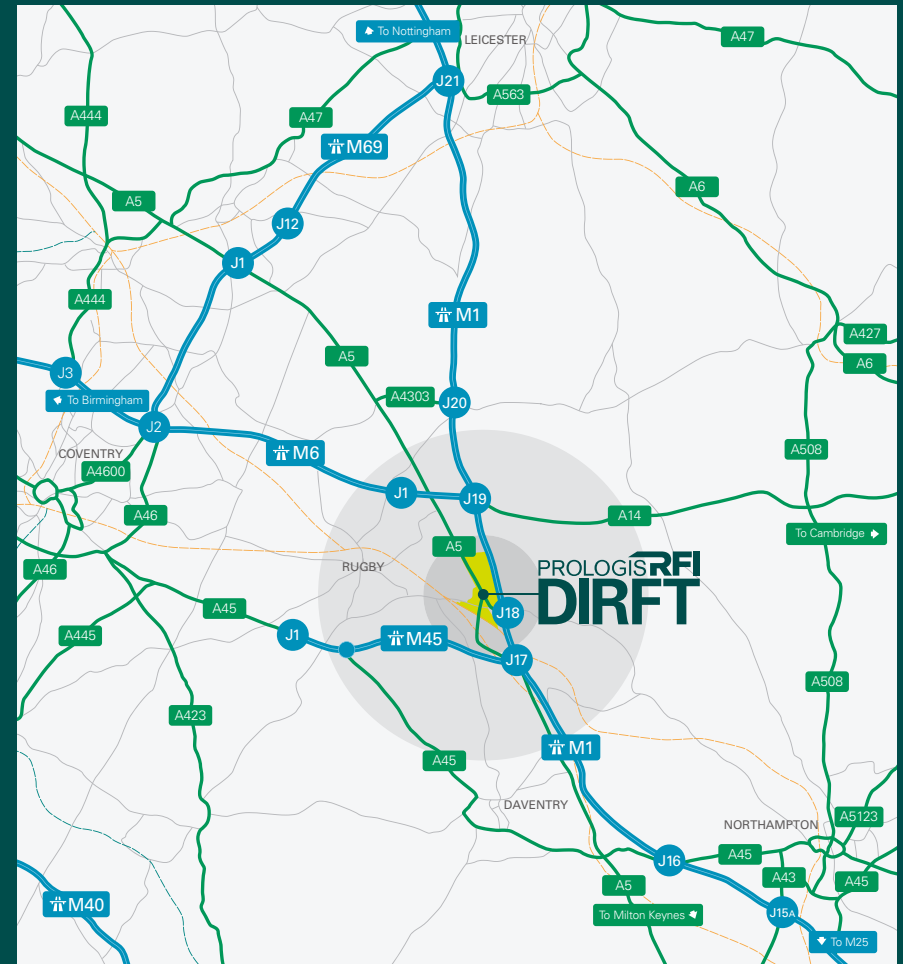
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