

PROLOGIS *RFI*
DIRFT

DC115 - UNDER CONSTRUCTION

A NEW 115,824 SQ FT
LOGISTICS / DISTRIBUTION UNIT
AVAILABLE Q3 2017



PROLOGIS RFI

DIRFT

DC115 - UNDER CONSTRUCTION;

A SPECULATIVE DEVELOPMENT OF 115,824 SQ FT
RAIL SERVED LOGISTICS / DISTRIBUTION FLOORSPACE

AVAILABLE Q3 2017

DC115 is being built speculatively at Prologis
RFI DIRFT - the UK's premier rail served
logistics park at junction 18 of the M1.



THIS IS GRADE A SPECIFICATION

DC115 has the very latest Prologis specification, featuring sustainable initiatives to lower operational costs, all of which are years ahead of regulation. Combined with an ideal M1 location this opportunity offers unbeatable scale, quality, flexibility and credibility.

Warehouse

- BREEAM Very Good and EPC rating of A
- Built-up cladding with 25-year system guarantee
- FM2 (special) floor slab: Uniformly distributed loading of 50kN/m²
- 10% of the building regulated energy from rooftop photo-voltaic array
- LED lighting to external yard areas
- Adjustable dock levellers rated to 6,000kg with retractable shelters, LED traffic lights and lighting

Office

- Enhanced cladding and curtain walling to improve natural lighting with Brise Soleil to reduce solar gain
- Rainwater harvesting
- LED office lighting with automatic movement and daylight controls
- Energy monitoring system with 'smart meters'

The Prologis approach

Prologis provides distribution and industrial buildings for many of the UK's leading companies and it has earned a reputation for delivering high quality facilities at strategic locations across the country.

Applying robust design guidelines to each new facility, Prologis consistently delivers high quality buildings that not only meet the customer's operational needs, but also help to reduce occupational costs and the customer's carbon footprint.

Prologis pays close attention to the management of its property portfolio and maintains close relationships with each of its customers.

Accommodation

Warehouse 110,308 sq ft 10,248 sq m

Office (2 storeys) 5,516 sq ft 512 sq m

Total 115,824 sq ft 10,760 sq m

Approximate floor areas (GIA)

- 12.5m Clear internal height
- 89 Car parking spaces
- 29 HGV trailer parking spaces
- 12 Dock access doors (inc. 4 no. double deck shelter)
- 2 Level access doors

A5

63.85m

DC115
115,824 sq ft
10,760 sq m

160.85m

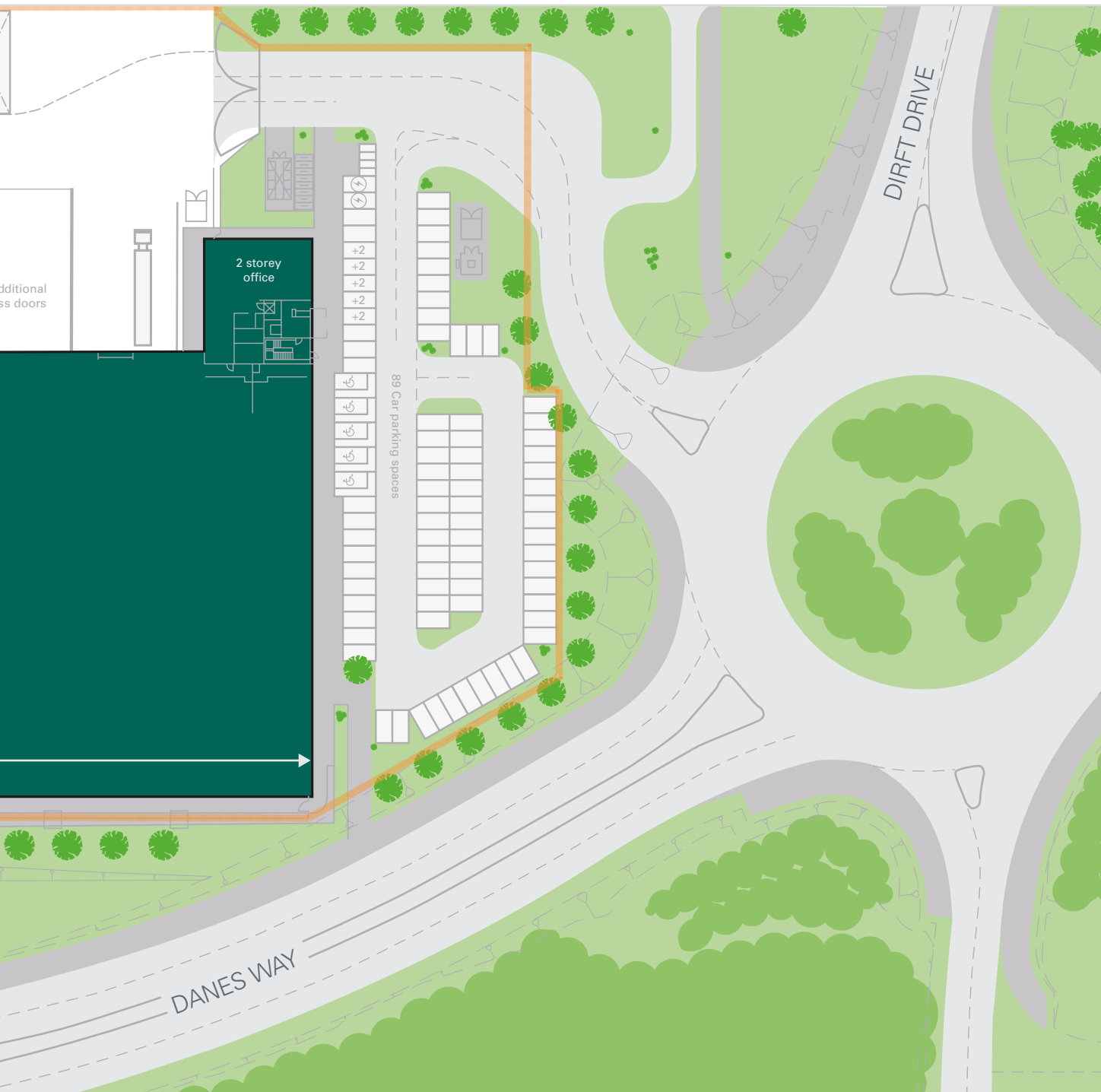
29 HGV trailer parking spaces

Zone for additional dock access doors

Zone for additional dock access doors

50m





Estate management and services

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
- Pro-active estate management including maintenance and gritting of the private estate roads
- Access to Prologis' comprehensive and competitive buildings insurance policy

Why DIRFT?

Prologis RFI DIRFT provides significant new opportunities at the UK's premier road and rail distribution hub to meet the growing demands of global trade. In the form of container traffic, this is increasing both worldwide and nationally at almost three times that of GDP (since early 1990s). Prologis RFI DIRFT is especially well placed to meet these demands as it offers pathways to deep sea ports, which accounts for 90% of UK container traffic. Container traffic is expected to rise by a further 182% by 2030.

Source: dft.gov.uk

THIS IS UNRIVALLED CONNECTIVITY

85%

OF THE UK
ACCESSIBLE
WITHIN 4.5 HOURS
DRIVE TIME



Location



DIRFT is ideally situated for warehousing and logistics in the centre of Britain. It is also strategically positioned on the electrified West Coast Main Line providing rail links to mainline ports, the rest of the country and ultimately Continental Europe.

Population



Population figures within drive times to DIRFT:

| | |
|------------------|------------|
| Within 1.5 hours | 7,416,254 |
| Within 2 hours | 33,033,323 |
| Within 4.5 hours | 47,474,564 |

Road



DIRFT has strategic connections to the M1 (adjacent to J18) and M6/A14 interchange (within 4.5 miles) providing access to the entire country. 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, including Felixstowe, one of the UK's largest deep sea ports.

| | |
|---------|------------|
| M1 J18 | 0.5 miles |
| M69 J2 | 16.7 miles |
| M40 J14 | 29.6 miles |

Port



For sea freight the ports of Tilbury, London Gateway, Felixstowe and Southampton can all be reached within 4 hours.

| | |
|----------------|-----------|
| London Gateway | 107 miles |
| Tilbury | 107 miles |
| Immingham | 118 miles |
| Southampton | 122 miles |
| Felixstowe | 136 miles |
| Dover | 166 miles |

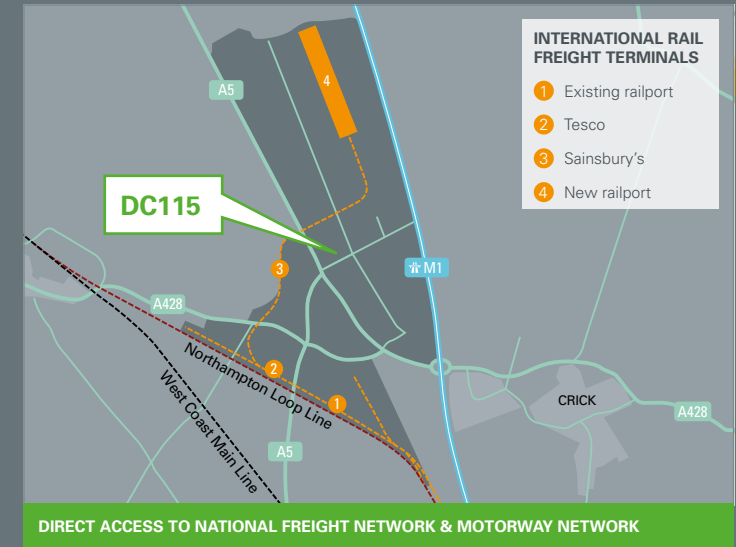
Airport



Airports around the UK are easily accessed from DIRFT. Located only 37 miles away, is East Midlands Airport, Britain's largest dedicated air freight hub which provides access to three major air couriers.

| | |
|----------------------------------|------------|
| Birmingham International Airport | 32 miles |
| East Midlands Airport | 38.1 miles |
| London Heathrow Airport | 81.4 miles |
| Stansted Airport | 93 miles |
| London Gatwick Airport | 118 miles |

Rail



Prologis RFI DIRFT is immediately adjacent to a loop of the West Coast Main Line with direct access to major UK and European destinations. Since its opening by HRH The Princess Royal in 1997, the existing open access Railport has enjoyed substantial growth in rail freight traffic and is one of the busiest intermodal interchanges in the UK. It is now used as a national model for Railport development.

| | |
|--------------------|------------|
| Hams Hall | 34.9 miles |
| Barking | 96 miles |
| Wakefield Europort | 110 miles |
| Trafford Park | 120 miles |
| Cardiff | 145 miles |

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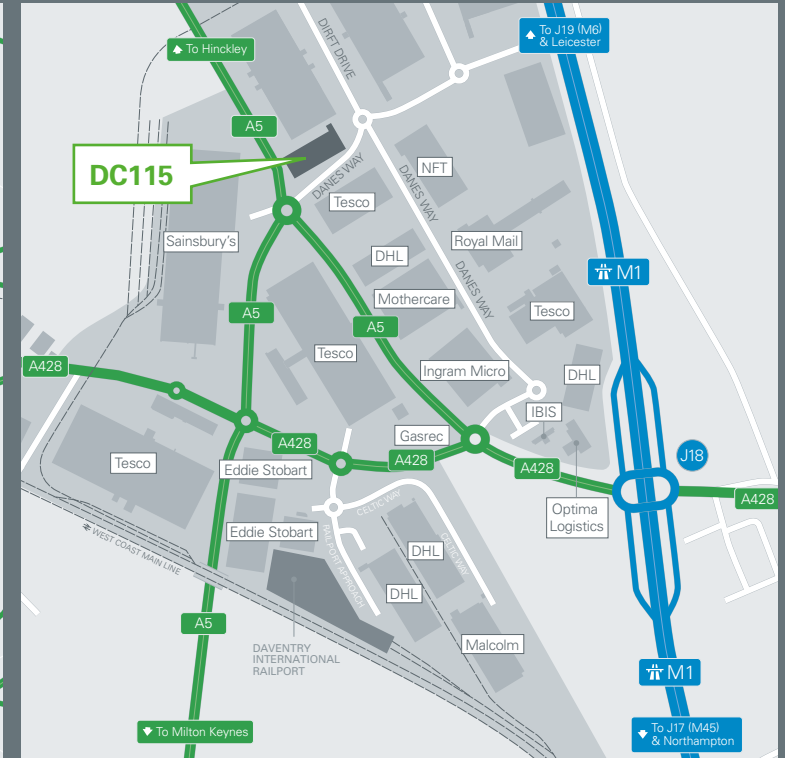
About Prologis

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

| Toward Times | Miles |
|---------------------|------------|
| M1 J18 | 0.5 miles |
| M69 J2 | 16.7 miles |
| M40 J14 | 29.6 miles |
| E. Midlands Airport | 38.1 miles |
| Birmingham | 39.6 miles |
| London | 80.9 miles |
| London Gateway | 107 miles |
| Southampton | 122 miles |
| Felixstowe | 136 miles |

Source: Google maps



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