

PROLOGIS **RFI**
DIRFT III

THIS IS AN INDICATIVE MASTERPLAN

DIRFT III – the proposal to extend the unrivalled Daventry International Rail Freight Terminal has been some time in the making but we anticipate that the scheme delivery will soon start. An application for Development Consent to allow the project to be undertaken has been submitted and we anticipate a favourable outcome.

In line with National, Regional and Local government objectives DIRFT III provides the step change for more occupiers to experience the opportunity of being located on the UK's premier rail served logistics park.

The DIRFT III proposals would include:

- A rail link from the existing terminal to a replacement rail terminal which includes new transshipment sidings, container storage and an HGV reception area
- Up to 7.86 million sq ft (731,000 sq m) of rail served storage and distribution floorspace
- Minor highway works
- A lorry park (for some 300 vehicles and free to use for drivers servicing DIRFT III)
- Operational facilities including rail control building and staff facilities
- Expected to employ around 9,000 people
- Strategic open space
- 173 acre (70 hectare) landscape and ecology zone known as Lilbourne Meadows

7.8

million sq ft

of rail connected distribution space located in the Golden Triangle

32

trains per day

capacity to handle up to 32 freight trains in and out per day

500,000

containers

new terminal will have the capacity to handle over 500,000 freight containers per annum

£100m+

infrastructure fund

intended to be funded from Prologis in-house resources

M1

junction 18

is immediately adjacent to the development and is accessible within 3 minutes

4

miles from

the M1 / M6 / A14 interchange with fast access to the National motorway network

£1billion

projected value

buildings developed are intended to be held by Prologis funds

2.7

million labour pool

available within 45 minute drive time across Daventry and East Midlands

6,300

TEU's

new terminal will have capacity to store 6,300 twenty foot equivalent units (TEU)

24

hour security

fully managed on site with mobile units patrolling the entire development

9,000

people

are expected to be employed in the completed development

B8

warehouse / distribution

facilities totalling 7.8 million sq ft with total flexibility and choice



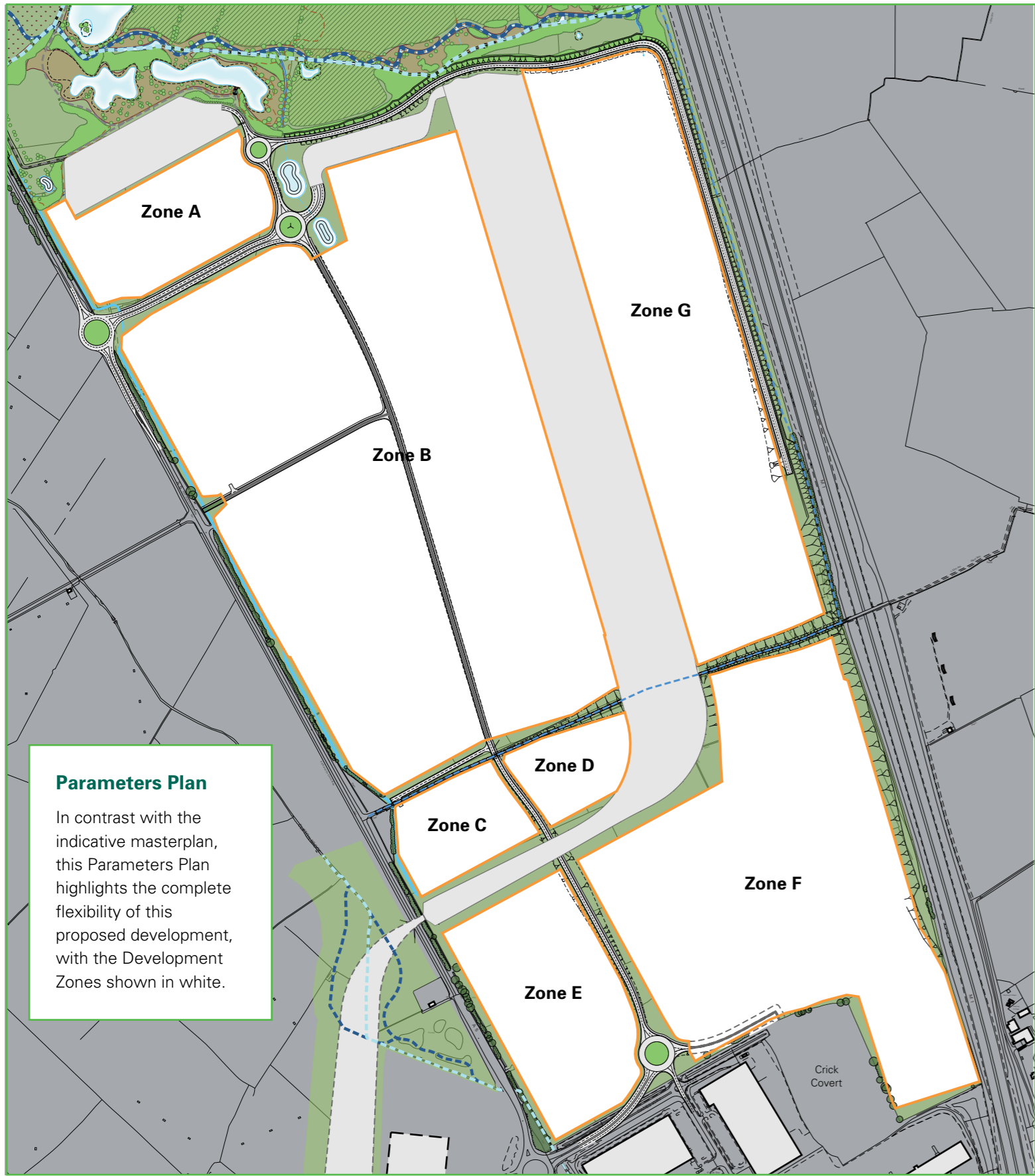
THIS IS OUR VISION



In addition to extensive landscaping around and throughout the site, a new 173 acres (70 hectare) area of open space would be created at the northern end of the site.

A secure Lorry (HGV) park would be provided on site, providing space for some 300 HGVs. This would make it one of the largest in Northamptonshire. It is intended that its operation would be funded via the estate service charge, encouraging drivers serving DIRFT III to use it at no charge.

The DIRFT III proposals would include: a rail link from the existing terminal to a replacement rail terminal which includes new transhipment sidings, container storage and an HGV reception area; up to 7.86 million sq ft (731,000 sq m) of rail served storage and distribution floorspace including rail control building and staff facilities. The development is likely to be completed over approximately 15 years. The proposals are also expected to employ around 9,000 people.



Parameters Plan
In contrast with the indicative masterplan, this Parameters Plan highlights the complete flexibility of this proposed development, with the Development Zones shown in white.

DIRFT II provides over 2 million sq ft (185,000 sq m) of rail served logistics accommodation. Occupiers include Sainsbury's and Tesco.

The original DIRFT I estate includes 16 warehouse buildings and a rail port (the 'intermodal area') with associated rail sidings. As part of the proposals for DIRFT III, the current intermodal area would be closed, with the sidings remaining. DIRFT I has a range of occupiers including Tesco, Malcom Group, Royal Mail, Eddie Stobart and an IBIS hotel.



THIS IS AN INDICATIVE MASTERPLAN

ZONE H : PLOT 1
185,000 sq ft
13.19 acres

ZONE A : PLOT 1
375,000 sq ft
19.39 acres

ZONE B : PLOT 1
347,000 sq ft
22.93 acres

ZONE B : PLOT 2
370,000 sq ft
20.15 acres

ZONE B : PLOT 4
433,000 sq ft
22.93 acres

ZONE B : PLOT 5
282,000 sq ft
15.42 acres

ZONE B : PLOT 7
250,000 sq ft
12.40 acres

ZONE C : PLOT 1
183,000 sq ft
10.51 acres

ZONE E : PLOT 1
474,000 sq ft
28.08 acres

ZONE F : PLOT 1
474,000 sq ft
27.12 acres

ZONE F : PLOT 2
824,000 sq ft
39.88 acres

ZONE F : PLOT 3
243,000 sq ft
12.44 acres

ZONE G : PLOT 2
672,000 sq ft
33.02 acres

ZONE G : PLOT 1
927,000 sq ft
43.91 acres

Prologis is the leading global provider of logistics real estate. Working with retailers, manufacturers and 3PL operators the company owns and manages 20 million sq ft of industrial space in prime locations across the UK. Across the Americas, Europe and Asia, Prologis' modern facilities in 21 countries are leased to more than 4,500 customers with properties and development projects of 569 million sq ft.

Prologis operates as a publicly traded real estate investment trust (REIT), managing \$43.9 billion in combined total assets and is one of the few real estate companies able to take a leading role in both global and regional markets as a property developer, owner and manager. Prologis offers the development expertise required to manage complex infrastructure projects and build bespoke facilities to high standards of sustainability, designed to meet customers' precise needs.

DIRFTIII.COM



Conditions under which particulars are issued:

Burbage Realty, Jones Lang LaSalle and Savills for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Burbage Realty, Jones Lang LaSalle or Savills has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. October 2013.

