

# DC403 DIRFT STATE OF THE ART LOGISTICS FACILITY 403,990 SQ FT

📍 BOOHOO GROUP DC | DC403 | DIRFT | DANES WAY | NORTHAMPTON | NN6 7GZ

# DTRE







TESCO

ZARA

Royal Mail

GXO

Sainsbury's

Clipper

CAMPUS 450

Royal Mail

DHL

Clipper

M1 Junction 18

boohoo

Kinaxia Logistics

TESCO

TESCO

DHL

Butcher's

COSTCO WHOLESALE

M1

A5

A5

A5

A5

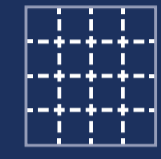
A5

Daventry International Rail Freight Terminal

Brand new, 403,990 sq ft state of the art logistics facility located on DIRFT, in the heart of the 'Golden Triangle'.



# SITE SUMMARY



Brand new, **403,990 sq ft state of the art logistics facility** located on DIRFT, in the heart of the 'Golden Triangle'.



Developed by Prologis in 2019, a market leader in logistics real estate.



Features a clear **eaves height of 21m**, suitable for large-scale storage.



Cross-docked with **68 dock level doors** and **8 level access loading doors**.



Dedicated transport office hub for streamlined logistics management.



Equipped with **energy-efficient LED lighting** throughout the facility.



**Comprehensive sprinkler system** installed for enhanced fire safety.



**40,294 sq ft of grade A office space**, equating to approx. **10% office content**.



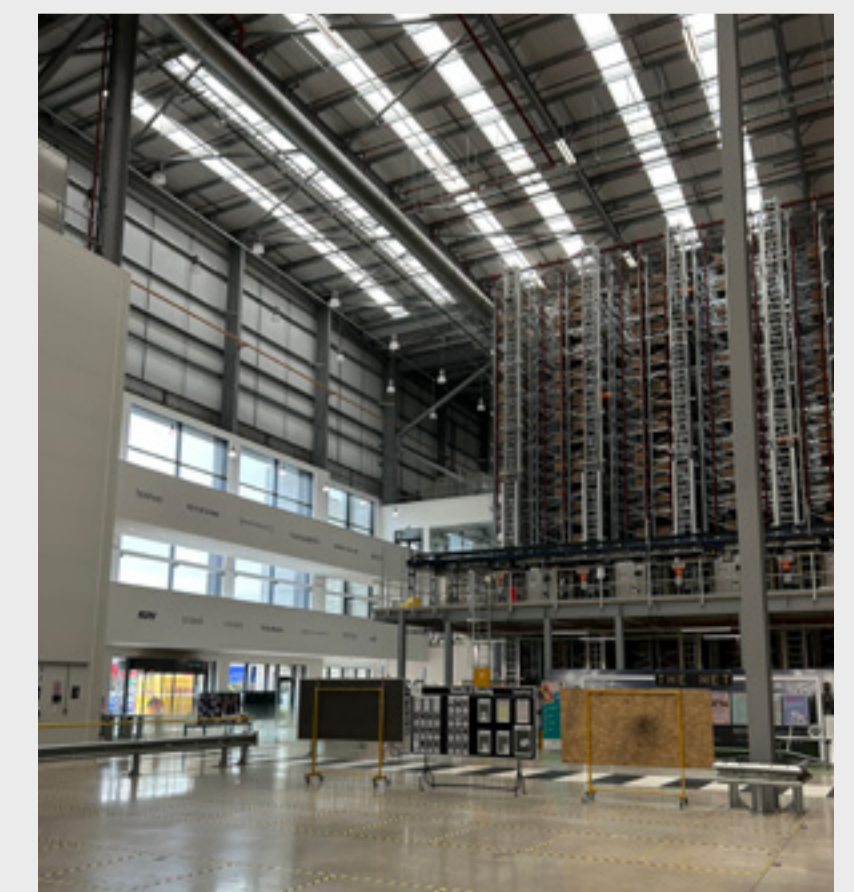
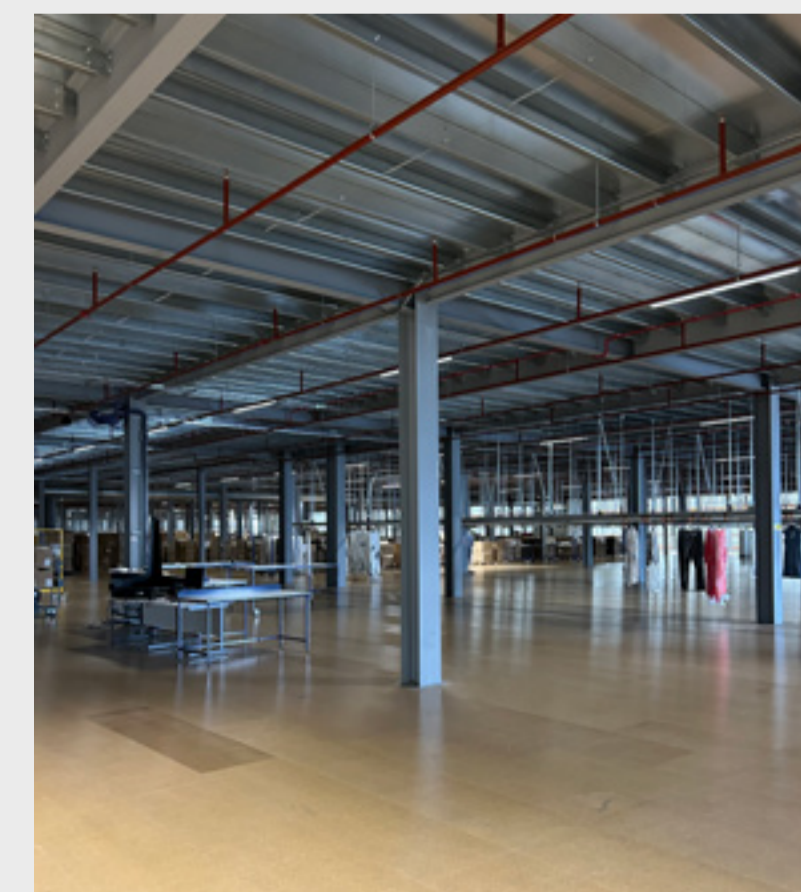
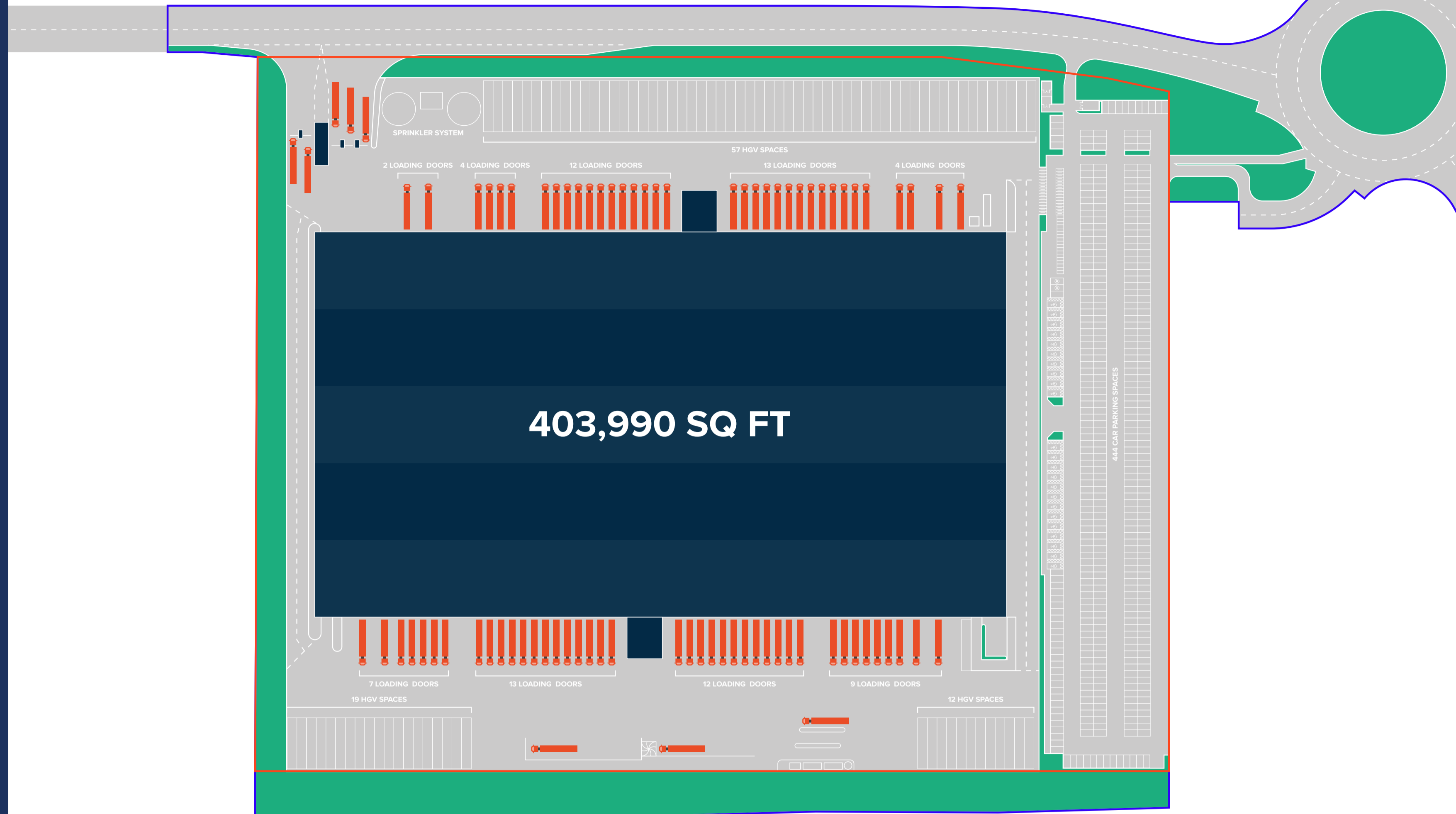
**4 storey mezzanines** totalling an additional **703,225 sq ft** (1st 180,464 sq ft, 2nd to 4th 3 x 174,245 sq ft) (occupying c. 50% of the footprint). Plans available on request.



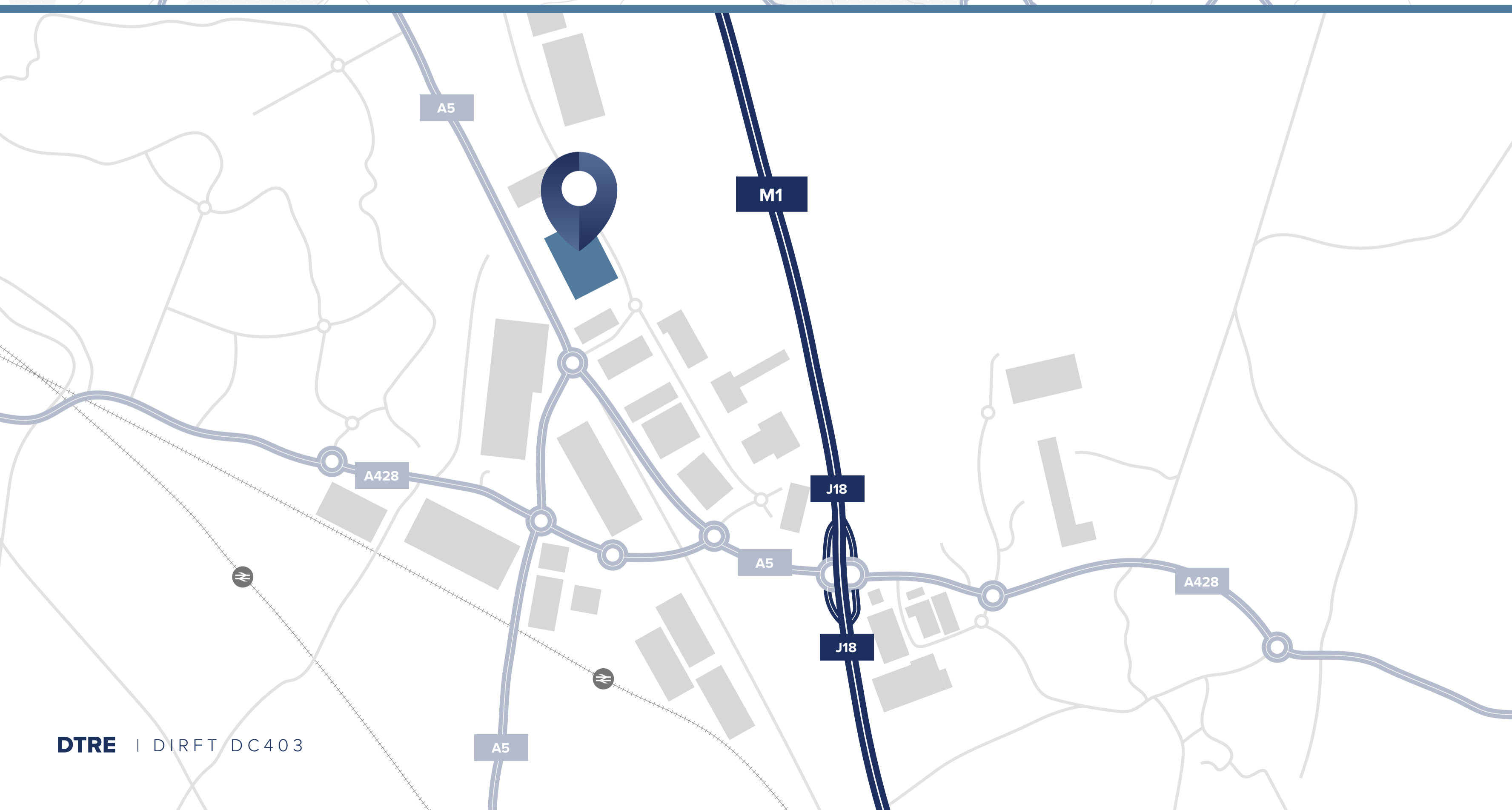
**55m yard depths** with **360 degree circulation**.



**3MVA** existing power supply.











## LOCATION

Situated on Danes Way within the renowned Prologis RFI DIRFT, this location is acclaimed as the most effective intermodal (rail/road) logistics park in the UK. This distinction is largely due to its strategic proximity to key transportation links. It is closely situated to the M1 Motorway at Junction 18, as well as the M6/A14 interchange, providing seamless access to major road networks. Additionally, its proximity to the West Coast Mainline positions it optimally for rail transport.

The addition of the DIRFT rail terminal has recently expanded its capabilities by a significant margin, offering enhanced rapid freight transport along with improved connections to both ports and various European destinations.

	Miles	Mins
A5	0.2	1
M1 (Junction 18)	1.1	2
M6 (Junction 19)	5	6
A14	23	26
		
Rugby	5	12
M6	20	30
Leicester	22	30
Birmingham	38	45
London	81	1hr 50
Manchester	121	2hrs
		
East Midlands	26	18
Birmingham	35	35
		
Bristol Port	107	2hrs
Southampton	118	2hrs 10
Felixstowe	134	2hrs 30





## CONTACT

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**DTRE**



Further information – to include energy performance certificates and data site access is available upon request.

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