

DIRFT IV VISION SUMMARY

THE UK'S LEADING RAIL-SERVED
LOGISTICS PARK

[PROLOGIS.CO.UK/DIRFT](https://prologis.co.uk/dirft)

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INTRODUCTION

This document sets out Prologis' vision for the future expansion of Prologis RFI DIRFT on land east of the M1.



ABOUT PROLOGIS

Prologis is the largest global investor, developer and long-term owner of modern, sustainable logistics space. We deliver more than just buildings; we create places where our customers and communities can flourish.

PROLOGIS RFI DIRFT

ABOUT DIRFT

Over the last 18 years at Prologis RFI DIRFT, we are proud to have worked with the Local Council and communities to create the UK's most successful rail served logistics park. Employing well over 10,000 people in an ever-expanding range of jobs, it is the first park of its type to deliver:



A LORRY PARK TO PROVIDE WELFARE FOR DRIVERS



A HUB BUILDING AND DEDICATED TRAINING PROGRAMME



CREATION OF LILBOURNE MEADOWS NATURE RESERVE



RAIL TERMINAL

a 800m long rail terminal that allows the sustainable transportation of goods via rail freight that will save money and help save the planet

OUR VISION

Prologis is expanding its flagship RFI DIRFT Project to deliver DIRFT IV – an exemplar logistics destination that sets new standards in technology, design, and sustainability. It will drive innovation across the sector, fostering the next generation of talent and sustainable industrial logistics solutions.

The expansion of RFI DIRFT is a nationally significant project that would deliver sustainable growth, jobs and critical national infrastructure for the future – ensuring a resilient and effective supply chain for UK plc.

“We’re investing in places and partnerships that power progress – creating opportunity, supporting innovation, and delivering long-term, sustainable growth.”
Robin Woodbridge, Senior Vice President, Head of Capital Deployment UK



Shenley Gardens at DIRFT



Roof terrace at Prologis RFI DIRFT DC10



DC12 DIRFT



The Hub at DIRFT

OUR PROPOSALS

Prologis RFI DIRFT is the UK’s premier logistics park due to its optimum location for warehousing and logistics in the centre of Britain, with strategic road connections to the M1 and M6/A14 interchange.

We are seeking to build on the success and legacy of DIRFT through the expansion of the park to **deliver up to 5.5 million sq ft of logistics floorspace set within a vast parkland area that will create new habitat areas. The expansion of DIRFT will be achieved via private road connections to the existing estate on the west of the M1.** The ability to link the site to DIRFT is a unique benefit that only Prologis can deliver and will reduce the number of commercial vehicles using the strategic highways network. The development will deliver a network of sustainable transport linkages and a multi-modal public transport hub that supports active travel. Together, these will form part of the park-wide amenity, enhancing connectivity, accessibility and well being for all users and the community.

The site will also deliver the **UK’s first ever Prologis ICE (Innovation Centre for Excellence) which will focus on driving technological advancement in the logistics sector** cementing RFI DIRFT as the leader in logistics real estate in the UK and Europe. Our ambitious approach is fully aligned with Government objectives for the future of logistics in the UK and will unlock wide ranging environmental, social and economic benefits.



The Green at DIRFT

PROPOSAL MASTER PLAN



INTEGRATION

Integration with the existing DIRFT estate via two new bridges over the M1. This is a unique benefit only Prologis can deliver and will reduce the number of commercial vehicles using the strategic highways network.

The site includes no listed buildings, Scheduled Ancient Monuments or Conservation Areas.

RAIL FREIGHT

Promote the use of freight for the transportation of goods where possible.

EXTENSION

Over 50% of the proposals will be landscape through an extension of Libourne Meadows delivering recreational and biodiversity benefits with public access.

YELVERTOFT MEADOWS

Creation of Yelvertoft Meadows with substantial areas of open space, new footpaths, woodland, watercourse enhancements and other habitats.

PROLOGIS ICE

Provide the UK's first ever Prologis ICE (Innovation Centre for Excellence) which will focus on driving technological advancement and advanced logistics at the heart of the golden triangle for logistics.

SUSTAINABILITY

A game changer in sustainability that will provide a photovoltaic solar cell and battery system that would fully serve the energy needs of the park.

THRIVING

Creation of a thriving park community through a new amenity hub and Lorry Park.

STRATEGIC LOCATION

DIRFT IV's location adjacent the M1, A5 and West Coast Mainline ensure goods can move quickly across the UK via road or rail.

- Key**
- Site Boundary
 - Proposed Development Zone
 - PROW Bridleway (Footpath Link)
 - Potential Footpath
 - Primary Access
 - Proposed Plot Access
 - Proposed Plot Access Point
 - Proposed Emergency and Construction Access
 - Proposed Prologis ICE (Innovation Centre for Excellence)
 - Lorry Park/Open Storage/Energy Ctr
 - Enhanced Landscape Buffer Along Development Edge
 - Potential Green / Blue Infrastructure to Support Biodiversity
 - Proposed New Bridge Vehicle and Pedestrian Access (Indicative)
 - Proposed New Pedestrian/Cycle Bridge
 - Existing Bridge PROW Pedestrian Access
 - Yelvertoft Solar PV Park

WHAT ARE THE BENEFITS OF THE SCHEME?

1

INVESTMENT, JOBS AND TRAINING

At Prologis we are committed to investing in people through the Prologis Warehousing and Logistics Training Programme (PWLTP) to train and reskill unemployed people by equipping them with the knowledge needed to pursue a career in logistics.

AT DIRFT IV WE WILL:

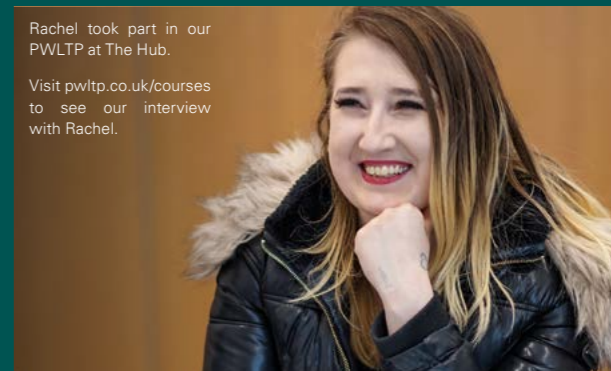
- Provide the UK's first ever Prologis ICE (Innovation Centre for Excellence) which will focus on driving technological advancement and bring together industry and academia within the Golden Triangle of Logistics and the Oxford to Cambridge Growth Corridor.
- Continue the successful training programme at RFI DIRFT by investing in people further, through the creation of over 5,250 jobs at the operational phases of development.

Our research has shown that logistics jobs are evolving and will create specialist and highly skilled, advanced logistics careers in HR, robotics, engineering, and coding.



THE PROPOSALS WILL GENERATE OVER:

- \$1.5BN OF OF NEW FOREIGN INVESTMENT INTO WNC
- £228M GVA PER ANNUM
- £32.05 MILLION IN BUSINESS RATES REVENUE PER ANNUM



Rachel took part in our PWLTP at The Hub. Visit pwltp.co.uk/courses to see our interview with Rachel.

2

ENVIRONMENTAL STEWARDSHIP, SOCIAL RESPONSIBILITY AND GOVERNANCE (ESG)

Sustainability is built into the fabric of every one of our buildings. We place people, communities and the future of the planet at the forefront of our design process to create buildings that are great places for our customers to work, and that are flexible and efficient to operate from.

AT DIRFT IV WE WILL DELIVER:

A game changer in sustainability through the following measures:

- Provision of photovoltaic solar cell and battery system that would fully serve the energy needs of the park.
- A net zero carbon development through exemplar standards in sustainable design and construction.
- Promotion of the use of rail freight for transportation where possible.
- Target of BREEAM 'Outstanding'.

OUR VISION

Create and foster change – deliver cheaper power and lower energy costs.

THE RELEVANCE

We want to counter climate change and be a catalyst to deliver more sustainable power generation.

THE BENEFIT

We want DIRFT IV to generate more power than it uses.

THE EVIDENCE

DIRFT III will house the largest BREEAM Outstanding building in the world once M&S' new flagship facility completes.



Prologis is the only logistics developer, globally, to be awarded HRH Terra Carta Seal for Sustainability.

All of our buildings built since 2008 have BREEAM certificates, with more than 25 million sq ft of our UK portfolio achieving BREEAM Excellent or Outstanding rating. This means sustainability has been considered at every stage of the design and build, and will endure for the life of the building.

Our global commitment is to achieve Net Zero emissions in operations by 2040.

3

PARKlife™

At Prologis, the creation of a place that provides customer and local community well-being is integral to the success of our Parks.



AT DIRFT IV WE WILL DELIVER:

A landscape-led development which delivers biodiversity net gain and will create recreational benefits for the whole community through the provision of:

- An extension of Lilbourne Meadows to include extensive native planting and habitats and public access.
- Creation of Yelvertoft Meadows with substantial areas of open space, new footpaths, woodland, watercourse enhancements and other habitats.
- Creation of a thriving park community through provision of an amenity hub and Lorry Park.
- Integration with the existing DIRFT estate via two bridges over the M1 which will create real highways benefits.
- Footpath and cycleway connections between Rugby and Yelvertoft.

IN CONCLUSION

Prologis is a global investor that is committed to sustainability and innovation. We are proud to be a long-term, significant inward investor in the UK and a partner in place-making and long-term economic growth.

The expansion of Prologis RFI DIRFT provides a unique opportunity for the continued growth of rail freight and will deliver clean, green growth through the adoption of exemplar standards in sustainable design and construction.

This ground-breaking nationally significant project will be central to the delivery of Government ambitions in the industrial logistics sector and provide critical infrastructure that is vital for the economic growth, resilience and sustainability of UK plc.