

MULTI-USER WAREHOUSING SPACE ADJACENT TO J18 M1 NORTHANTS **DIDC1, MIDLANDS**



THE OPPORTUNITY

- Modern, fully facilitated warehousing space within an existing multi-user site
- A premium location on the DIRFT Campus at Crick, Northants
- The warehouse property totals 670,000 sqft of industrial accommodation
 - A ground floor footprint of 239,000 sqft with 4 additional 98,000 sqft mezzanine floors
 - Incorporating a mix of APR and VNA storage and a Gartner hanging garment system
 - The site has full perimeter fencing and 24/7 security
 - Includes offices, canteen, parking, fuel island, weighbridge and vehicle wash
 - Site comprises a total of 13.6 acres

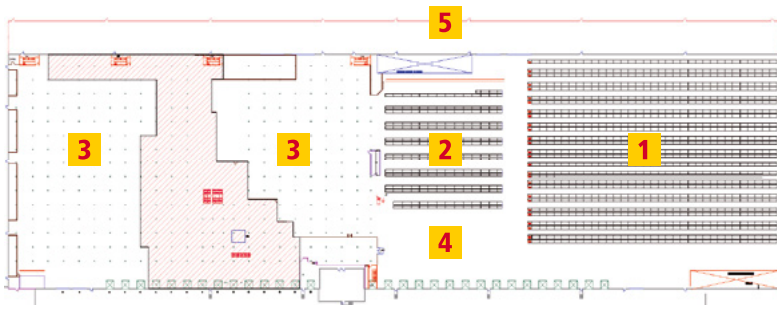
FACTS & FIGURES

Internally the premises provides a mixture of open plan and cellular office spaces, together with a staff canteen, cloakrooms and external seating area.

The warehouse area offers:

- Capacity for 500 staff across shifts
- 30 loading docks, 7 level access doors
- Automated hanging garment system
- Direct link to rail port
- 120 vehicle parking bays
- 2 x fuel pumps, weighbridge and vehicle wash
- Sprinkler system throughout
- Back-up generator
- 24/7 manned security

DIDC 1 FLOORPLAN

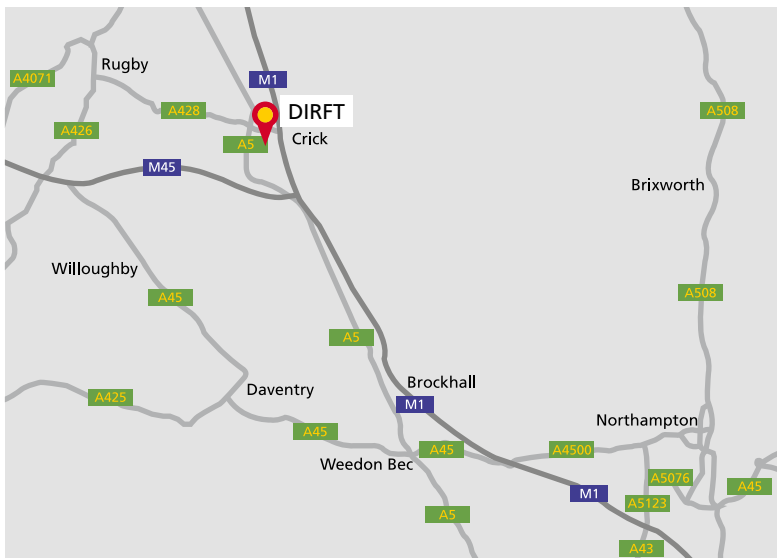


LOCATION

DIRFT is located immediately adjacent to J18 of the M1 and just a few miles from the M1, M6, A14 interchange, offering major road networks north, south, east and west.

Northampton, Leicester and Coventry are all within a 20 mile radius of DIRFT.

DIDC 1 RAILPORT APPROACH DIRFT SOUTH DAVENTRY, NN6 7EL



INTERESTED IN A SITE VISIT?

Contact our supply chain experts:

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AVAILABLE SPACE

Area 1

- VNA (very narrow aisle) pallet storage
 - 60,000 sqft
 - 13 Aisles
 - 13,500 pallet locations

Area 2

- WA (wide aisle) pallet storage
 - 19,000 sqft
 - 8 Aisles
 - 2,500 pallet locations

Area 3

- Ground floor – under mezzanine
 - 68,000 sqft
 - 3 dock level loading bays
 - 2 level access doors

Area 4

- Ground floor – full building height
 - 26,000 sqft
 - C.15 m clear height
 - 15 dock level loading bays
 - MHE charging area

Area 5

- Ground floor – rail siding
 - 29,000 sqft
 - C.6 m clear height
 - 4 level access doors
 - Potential rail access

- A further 395,000 sqft of lightweight mezzanine with 30,000 sqft of ground floor access