



DP WORLD

LG200

200,424 SQ FT (18,620 SQ M)

NEW PRIME LOGISTICS OPPORTUNITY

FREEPORT STATUS | AVAILABLE NOW

SAT NAV: SS17 9DY

POSSIBILITY IS JUST A QUESTION OF LOGISTICS



LG200



YOUR IDEAL SPACE IN THE VERY BEST PLACE

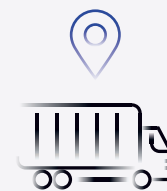
We are London Gateway Logistics Park, perfectly positioned to serve local, national and international markets.

LG200 is a new speculative 200,424 sq ft logistics and manufacturing facility available now to let.

OUR CURRENT OCCUPIERS INCLUDE:



BENEFITS TO CUSTOMERS



SUPERB TRANSPORT CONNECTIVITY

Just 10 miles from M25 (Junction 30) and 28 miles from central London.



ENHANCE YOUR SUPPLY CHAIN

Directly linked to the UK's most advanced deep sea port and rail network.



EXCELLENT LABOUR CATCHMENT

A large, young, engaged and skilled workforce available, connected via established public transport links.



WELL MANAGED ESTATE

24 hour roaming security patrols.



EXCEPTIONAL QUALITY

BREEAM 'Outstanding' and EPC 'A' rating and the ability to optimise building operations.



PLANET MARK

Construction of building Planet Mark Certified, with construction and embodied CO2e emissions and savings calculated.



FREEPORT STATUS

This site has Freeport Status.

THAMES FREEPORT

We are a designated Thames Freeport tax site that provides new occupiers with substantial tax incentives and customs facilitation.



Business rates relief
for 5 years



Employer National
Insurance contribution relief



Stamp Duty Land Tax relief
on commercial leases



Enhanced capital
allowances, tax relief on new
plant and machinery



Benefits include duty
deferral, tariff inversion plus
VAT suspension



Innovation, skills and low
carbon technologies
support

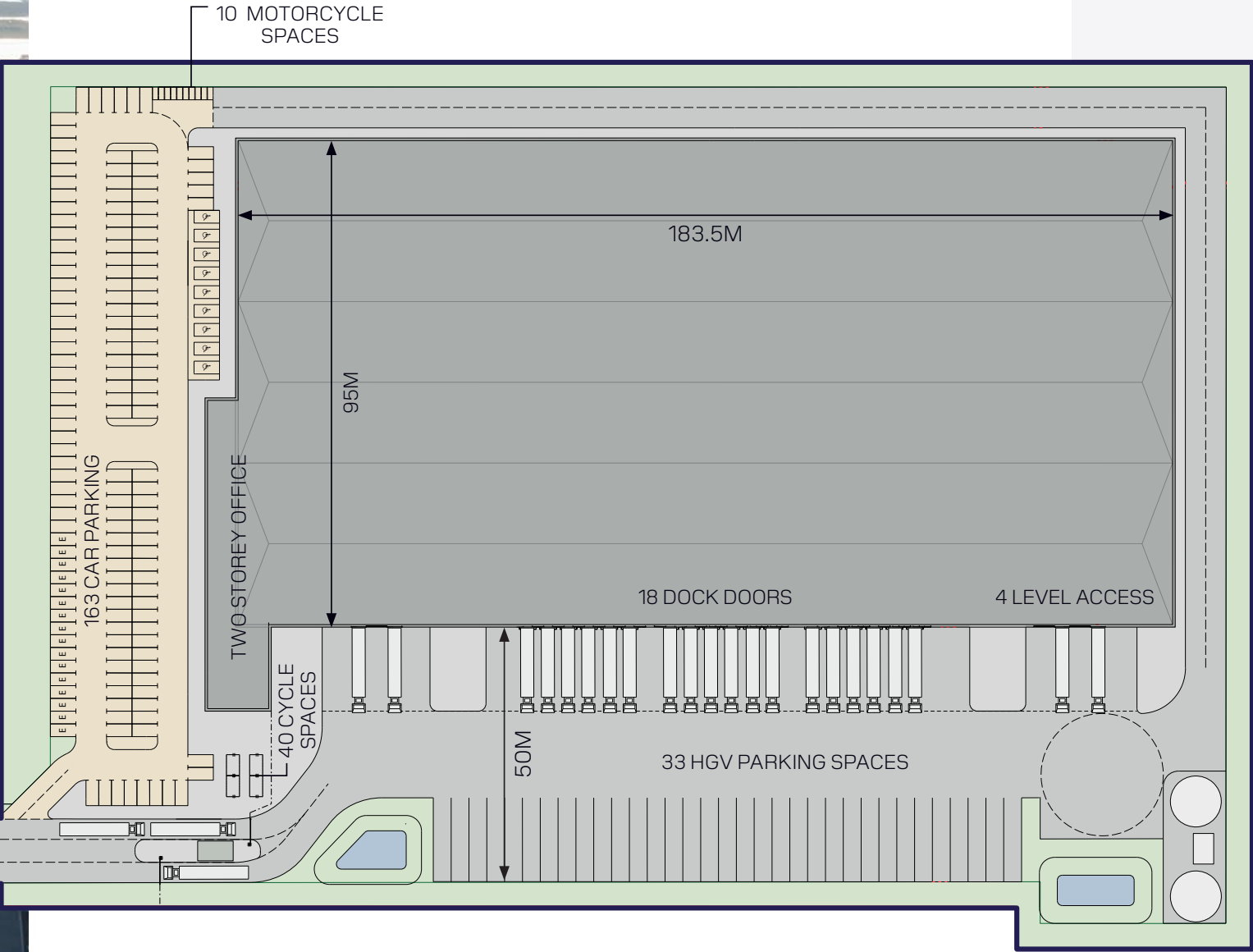
LG200: DIRECT SAVINGS OF
£4.3 MILLION
equivalent to 18 months rent free







LG200
A NEW 200,424 SQ FT (18,620 SQ M) FACILITY
AVAILABLE NOW



INDICATIVE GIA	SQ FT	SQ M
Warehouse	184,795	17,168
Two storey office	15,629	1,452
Total (GIA approx)	200,424	18,620

Site area 4.16 ha (10.29 acres)
Site density 43.7%

**SUPERB SPECIFICATION
AS STANDARD:**

WAREHOUSE

- 18m internal clear height
- 50kN/m2 floor loading
- 18 dock doors
- 4 level access
- 20% solar PVs
- 15% roof lights

OFFICES

- Two-storey office
- LED lighting with PIR system
- VRF heating/cooling system
- Raised floors

POWER

- 1MVA power supply
- 100% certified renewable power supply

EXTERNAL

- Secure service yard (50m depth)
- LED security lighting
- 33 HGV parking spaces
- 163 car parking including 9 disabled spaces & 16 electric charging
- 10 motorcycle parking
- 40 cycle parking

ENVIRONMENTAL

- BREEAM 'Outstanding'
- EPC 'A' rating
- Planet Mark accreditation
- Energy monitoring system

FREE PV ENERGY

£40,000

ANNUAL COST SAVING THROUGH EXCLUSIVE USE OF 20% ROOF PV'S



WORKING SUSTAINABLY

At London Gateway we are continually working to reduce our carbon footprint. One of the ways we do this is by working with Planet Mark - a certification programme recognising commitment to continuous improvement in sustainability.

During the construction stage, carbon reduction measures include making use of sand dredged from the River Thames during the pre-construction of the port to raise ground level by two metres on park developments, using steel instead of concrete for ground beams and installing flooring made from 20-44% recycled content. SH Pratt's Halo handling facility (108,555 sf) was the first warehouse to receive Planet Mark accreditation in 2018. The project achieved a 16% carbon reduction during the build.

We have committed to certifying every new building on our Logistics Park. By using less carbon emissions in the construction phase and by reducing the amount of carbon we use in operations, we can make a vital contribution to facilitate trade in the greenest, most efficient ways.

This commitment extends outside the Park in the local community, where we have worked with a local primary school to deliver a workshop on reducing our carbon footprint.

This inclusion within the local community, combined with real reductions in carbon emissions on site, can combat climate change, support biodiversity and contribute to the society that it serves.

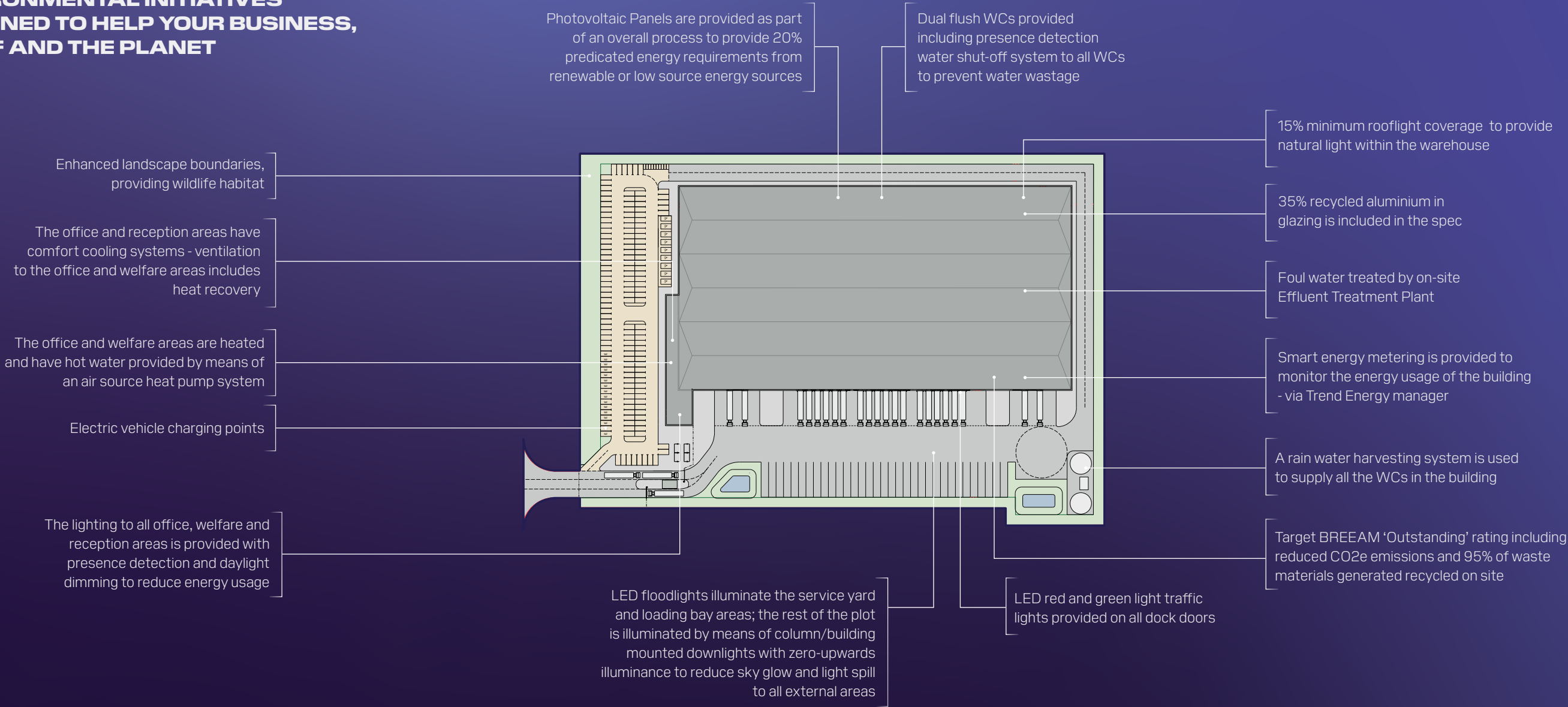


PlanetMark

Construction of building Planet Mark Certified, with construction and embodied CO2e emissions and savings calculated.



ENVIRONMENTAL INITIATIVES DESIGNED TO HELP YOUR BUSINESS, STAFF AND THE PLANET





PROMOTING A HEALTHIER WORK/LIFE BALANCE

At London Gateway you will benefit from a good public transport network, landscaped cycle and walking paths, and on-site cycle parking, all geared towards promoting healthier and more environmentally friendly journeys.

All buildings on the Park are surrounded by green landscaping, dedicated walking and cycle paths throughout, ideal for a spot of lunchtime exercise or a walking meeting.

Two eateries are located on site, Marlon's Bistro and a café at No.1 London Gateway, whilst other local shops, supermarkets, parks and recreational areas are just minutes away.



READY TO WORK

Benefiting from a young, logistics-focused workforce on our doorstep.



760,000

economically active residents of working age (16-64) within a 30 min drivetime

2,000

residents looking for work within a 30 min drivetime

51,000

new households under construction in the next 5 years within a 30 min drive

58,000

increase in working age population over the next 20 years (a rate of more than three times the national average)

Source: Savills report 2024



RAIL CONNECTIVITY

We run multiple rail services per day to all corners of the UK through 3 carriers. Trains to mainland Europe can be run via the Channel Tunnel.

We offer logistics and shipping companies, retailers and manufacturers a unique opportunity to work more efficiently and sustainably, closer to key consumer markets, in turn reducing road miles and offering a full service on one site.

We are committed to reducing our environmental footprint whilst providing cost savings to our customers. By using our dedicated rail terminals, we remove 300,000 HGV journeys from UK roads per year*. Each tonne of freight transported by rail can reduce carbon emissions by 76 per cent on average compared to HGV, whilst providing a fast and reliable link to the UK and international markets.



- LONDON GATEWAY
- Birmingham International GB / Maritime

Birmingham Freightliner

Hams Hall GB Rail

Rotherham GB Rail

Wakefield DB / Maritime

Trafford DB / Maritime

Manchester Freightliner

Liverpool Freightliner

Leeds Freightliner

Coatbridge Freightliner

50+

rail services per week

300,000

HGV journeys removed from UK road per year*

76%

reduction in carbon emissions per tonne of freight transported by rail compared to HGV*

*Across both London Gateway and Southampton ports

TO FIND A BETTER LOCATION, YOU’LL HAVE TO GO A LONG WAY



LESS THAN 2 MILES

from the A13 with short links to the A127,A128 and A130 - all major A roads

8 MILES

from the port of Tilbury

10 MILES

from the M25 (Junction 30)

28 MILES

from the centre of London and on the doorstep of the densely populated home counties and London consumer market

SAT NAV: SS17 9DY

WHAT3WORDS: ///SPINE.SHINY.CHIEF



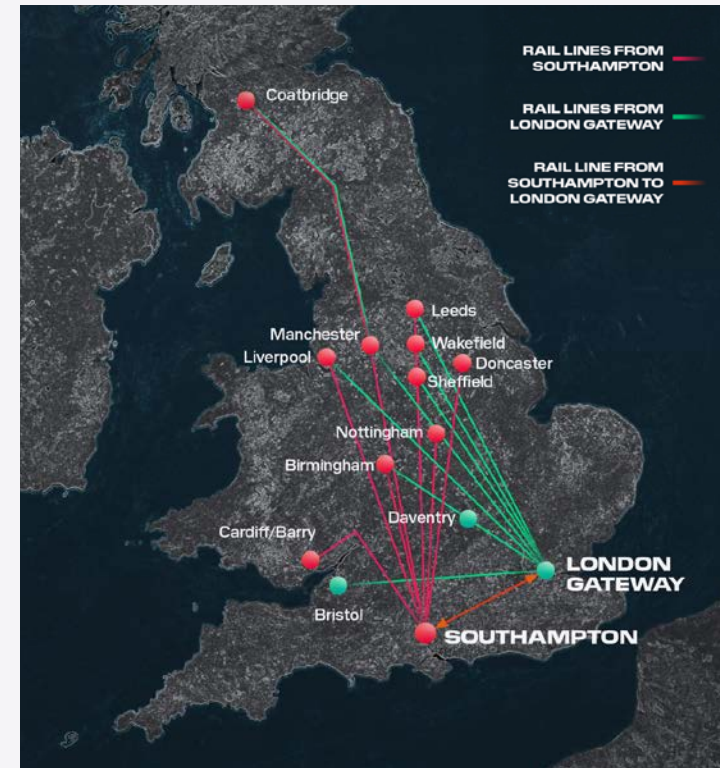
SCAN TO FIND OUT MORE

SUPPLY CHAIN ENHANCEMENT

We harness our infrastructure, expertise and customer service to deliver smarter trade solutions in the UK, that create a better future for everyone.

In an unpredictable and ever-challenging marketplace, our UK set up enables occupiers to serve key UK and European markets seamlessly.

Whether an organisation is seeking to reduce the carbon footprint generated by its supply chain, looking to reduce its cost-to-serve or simply looking for greater certainty and reliability through its logistics operations, we are a leading supply chain partner and trade enabler that can deliver bespoke solutions.



LONDON GATEWAY LOGISTICS PARK

An industrial location offering flexibility, scalability and connectivity: The perfect place for business growth.

We're London Gateway Logistics Park, a 9.25million sq ft site for the development of distribution, logistics and manufacturing facilities.

Buildings can be developed on a build-to-suit basis, from 20,000 sq ft, to 1.6 million sq ft. Planning consent can be obtained in under 28 days. It has a track record of delivering high quality buildings on time and to budget.

Competitive lease terms are available. During that time with us, occupiers get access to the Logistics Park's estates team aftercare service, the opportunity to tap into its in-house supply chain expertise as well as the opportunity to benefit from Freeport Status.

We enjoy an unmatched location adjacent to our port, one of the UK's most efficient and best located gateways – complete with customs inspection facility. The site is linked by rail, road and water to all of the UK's key freight destinations.

And it's not just within the UK that we are delivering world class logistics sites like this. We offer smarter trade solutions in more than 80 countries around the world and are the organisation behind the hugely successful Jebel Ali Free Zone in Dubai, home to over 7,000 businesses.



SCAN TO FIND OUT MORE



Jeremy Cracknell
Senior Director - Park Development
+44 (0) 1375 648 305
Jeremy.Cracknell@dpworld.com

Kofi Ofosu-Asare
Director - Park Development
+44 (0) 1375 648 301
Kofi.Ofosu-Asare@dpworld.com

Jim O'Connell
+44 (0) 7768 070 248
J.O'Connell@glenny.co.uk

Daniel Wink
+44 (0) 7717 545 532
D.Wink@glenny.co.uk

Toby Green
+44 (0) 7870 555 716
TGreen@savills.com

John Madocks Wright
+44 (0) 7807 999 635
JMWright@savills.com

Natasha Ryan
+44 (0) 7812 760 310
Natasha.Ryan@savills.com

DPWORLD.COM/LONDON-GATEWAY/LOGISTICS-PARK

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