



# LG200

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

NEW PRIME LOGISTICS OPPORTUNITY

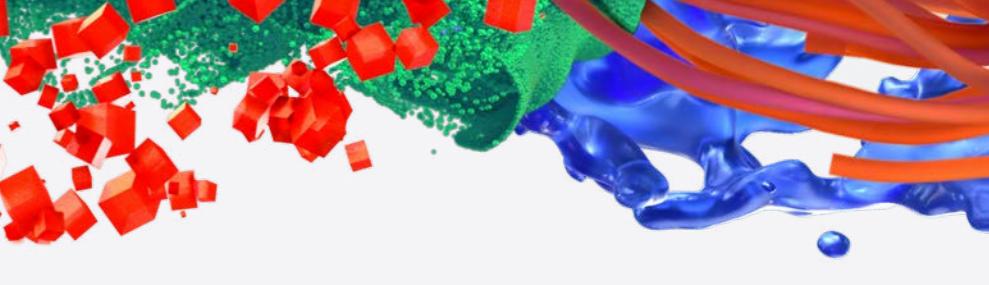
FREEPORT STATUS | AVAILABLE NOW

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POSSIBILITY IS JUST A QUESTION OF LOGISTICS



DP WORLD



## 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.



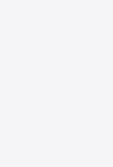
## ENHANCE YOUR SUPPLY CHAIN

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



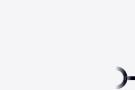
## EXCELLENT LABOUR CATCHMENT

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



## WELL MANAGED ESTATE

24-hour on-site security patrols.



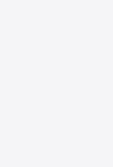
## FREEPORT STATUS

This site has Freeport Status.



## EXCEPTIONAL QUALITY

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

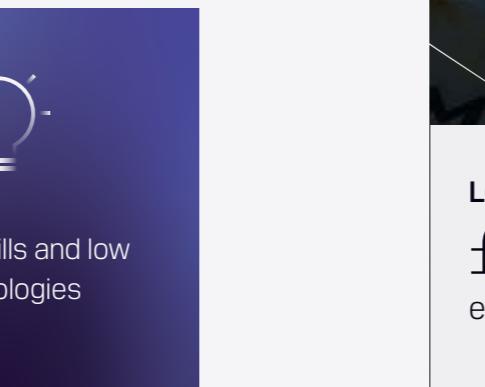
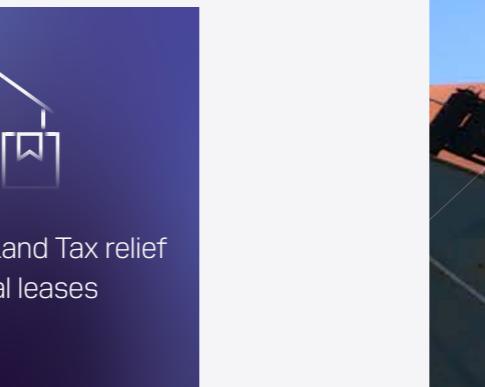
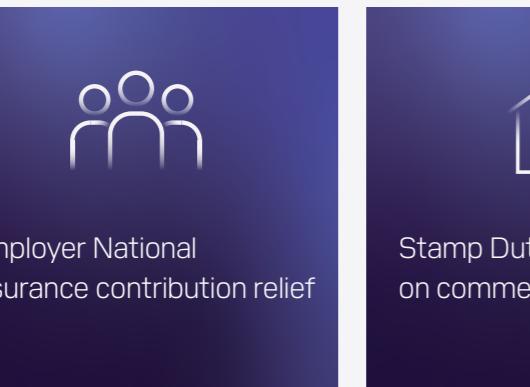
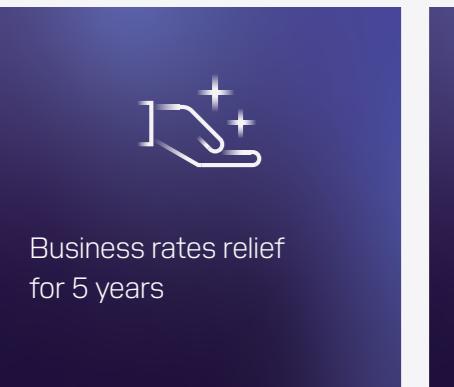


## PLANET MARK

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

# THAMES FREEPORT

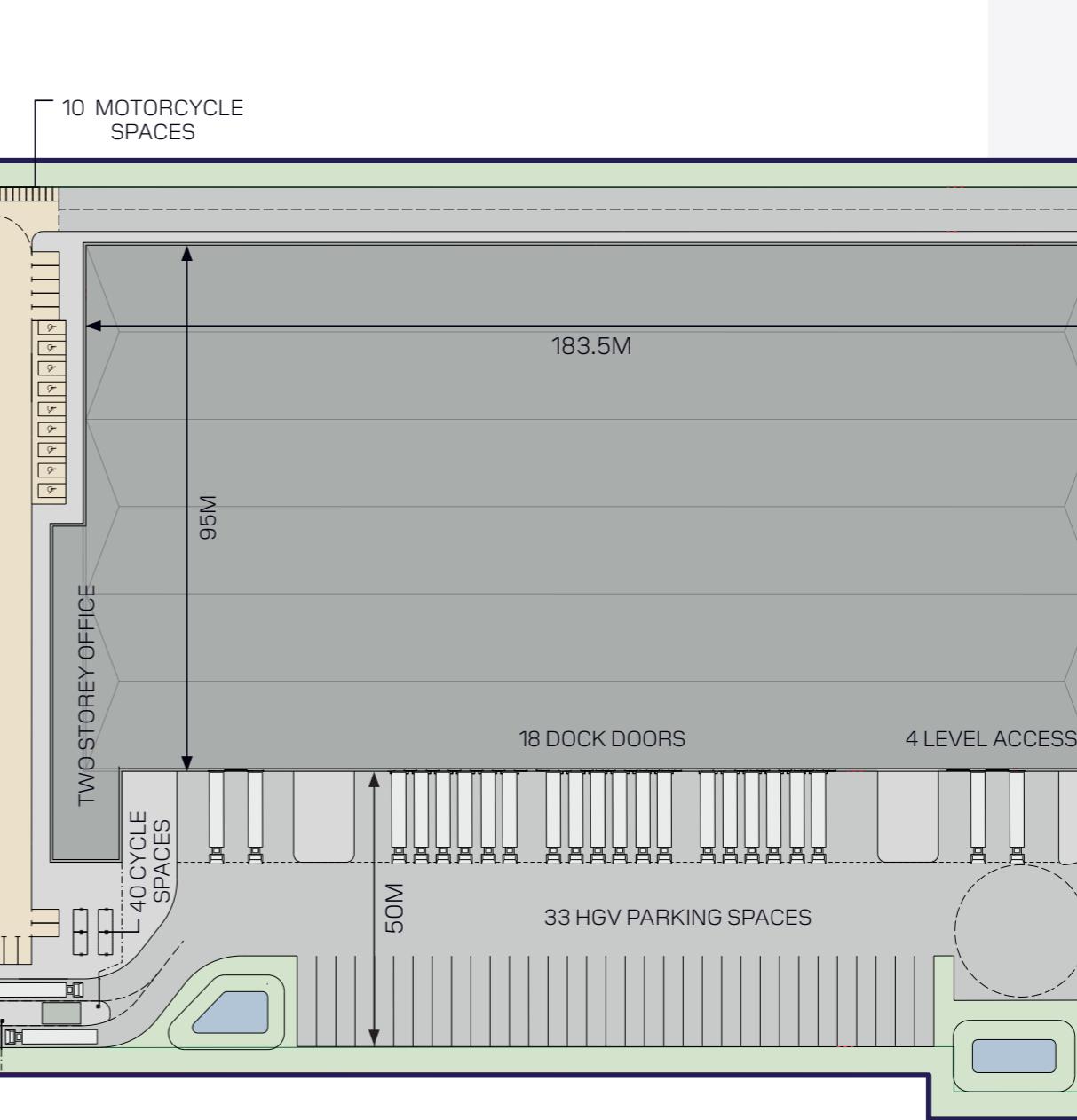
We are a designated Thames Freeport tax site that provides new occupiers with substantial tax incentives and customs facilitation.







**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/m<sup>2</sup> floor loading
- 18 dock doors
- 4 level access
- 20% solar PV's
- 15% roof lights

**OFFICES:**

- Two-storey office
- LED lighting with PIR system
- VRV 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 disabled spaces & 16 electric charging
- 10 motorcycle parking
- 40 cycle parking

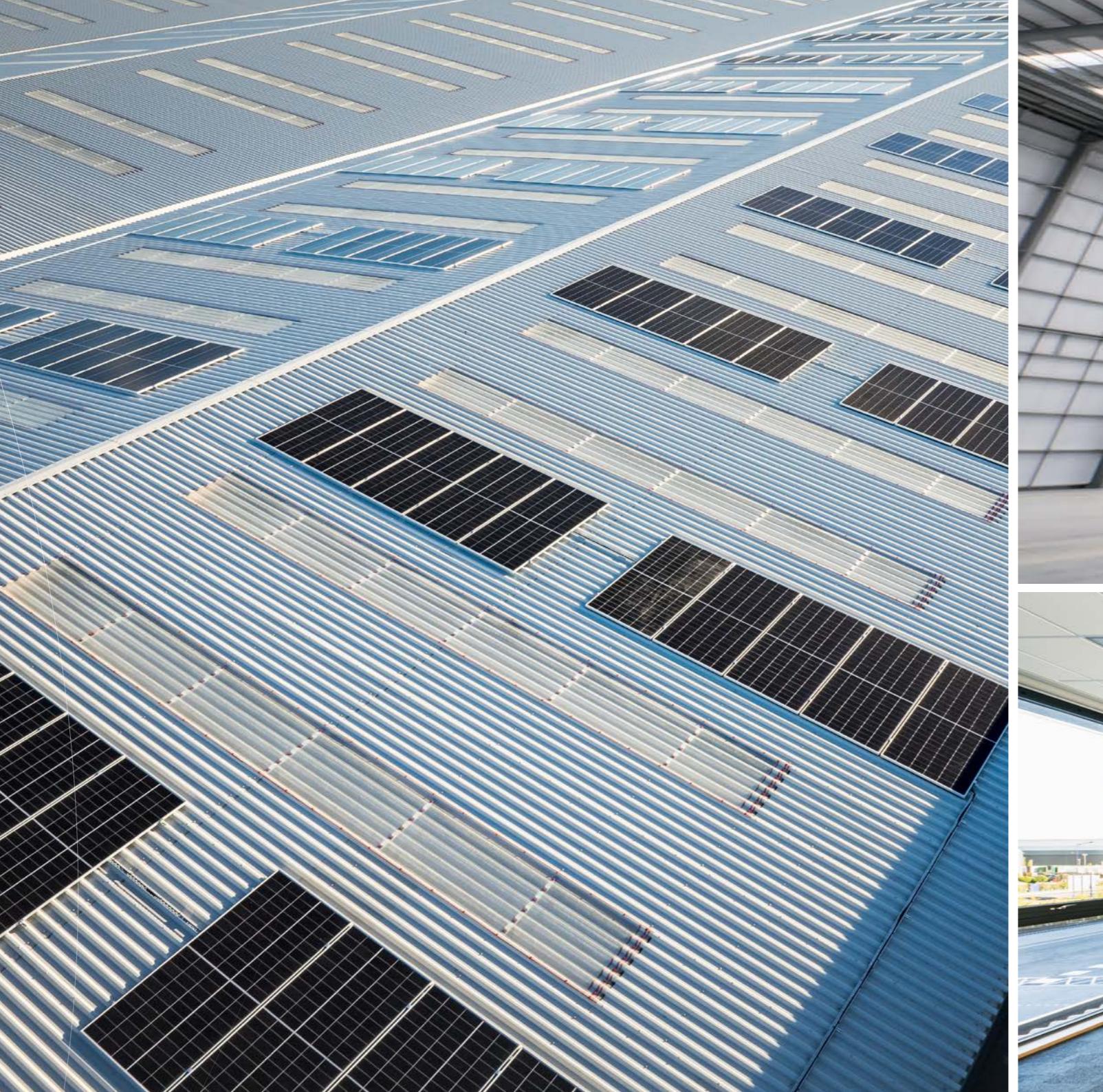
**ENVIRONMENTAL:**

- BREEAM Outstanding
- EPC A rating
- Plant Mark accreditation
- Energy monitoring system

FREE PV ENERGY

**£40,000**

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



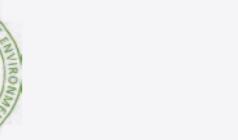
# WORKING SUSTAINABLY

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.

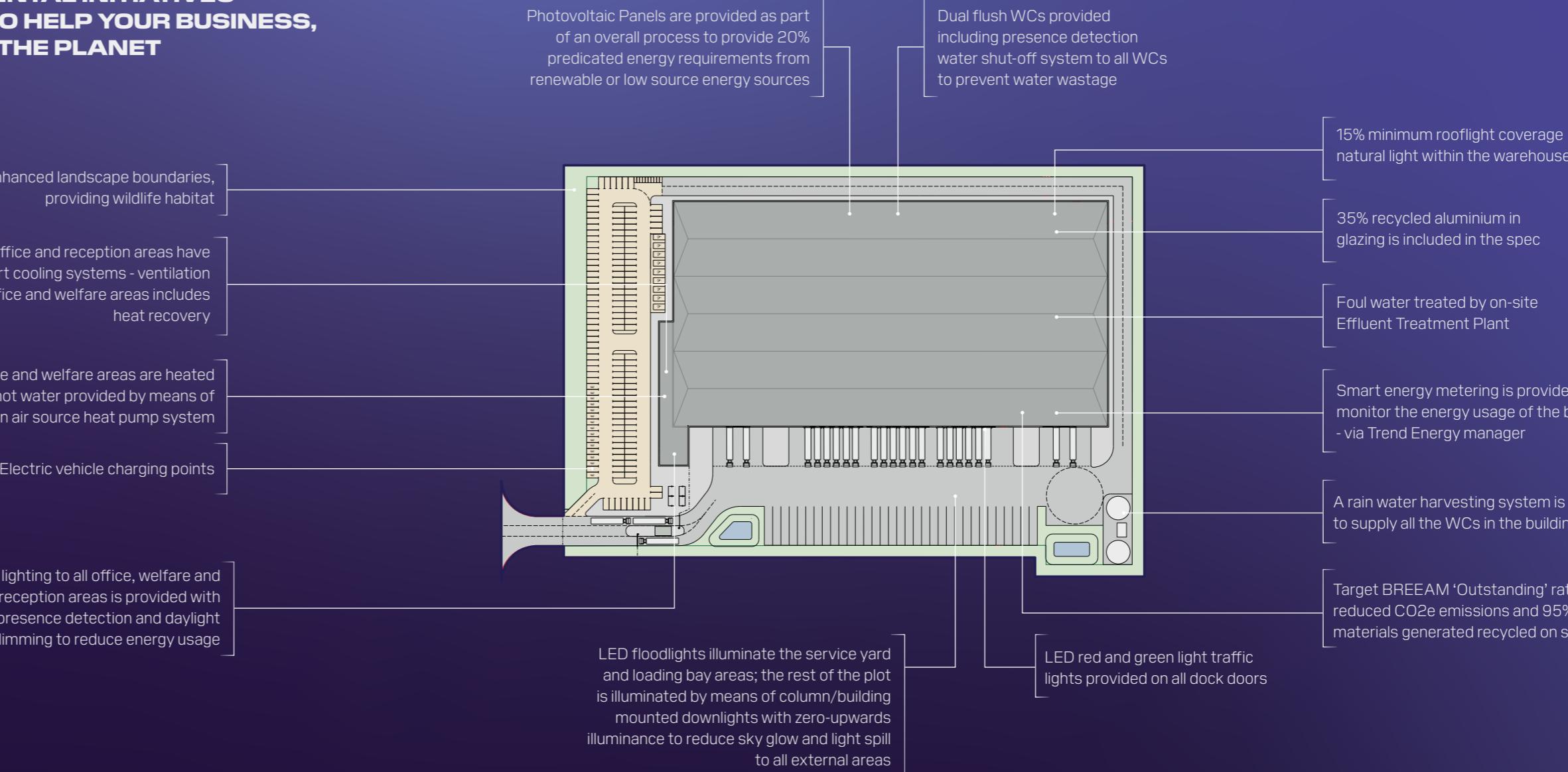
During the construction stage, carbon reduction measures include making use of sand dredged from the River Thames during the pre-construction of the port to raise ground level by two metres on park developments, using steel instead of concrete for ground beams and installing flooring made from 20-44% 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.



Construction of building Planet Mark Certified, with construction and embodied CO<sub>2</sub>e 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.

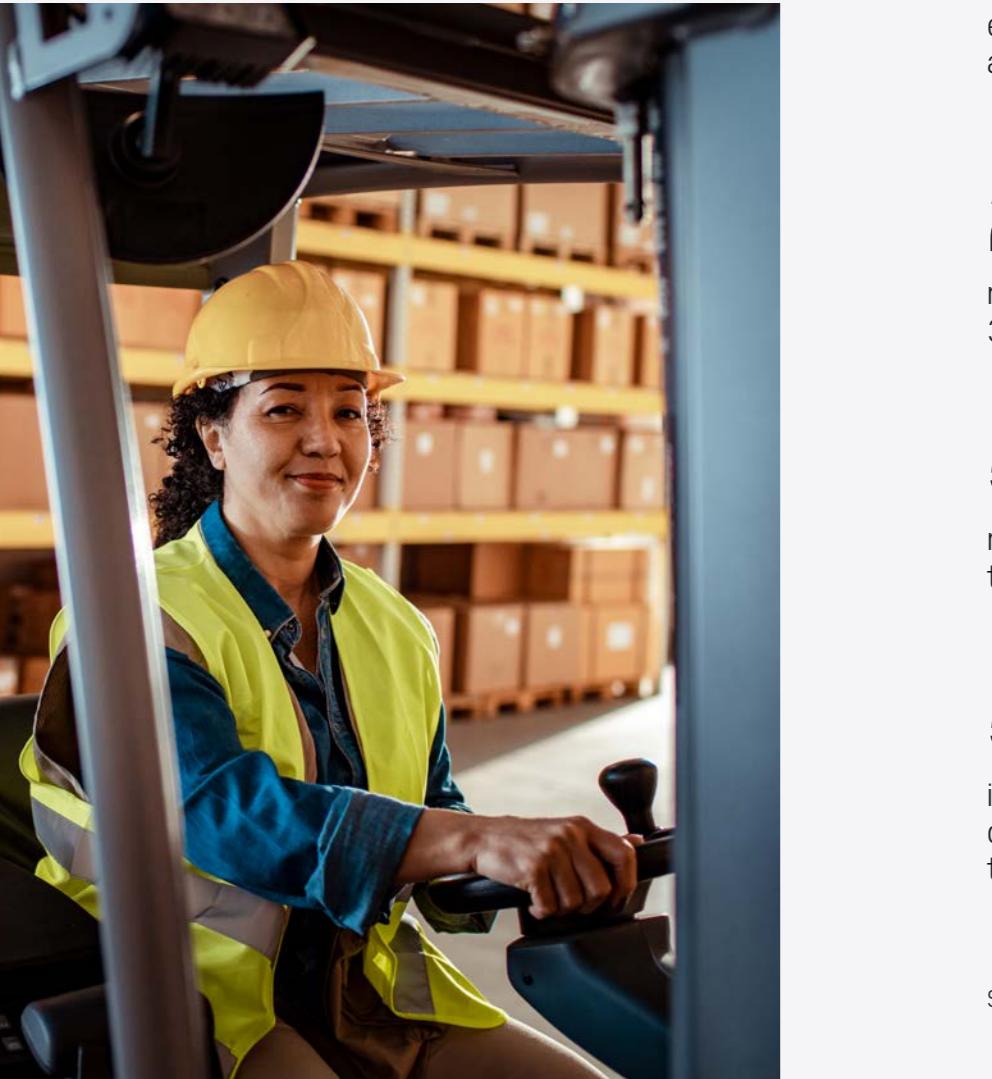
All buildings on the Park are surrounded by green landscaping, dedicated walking and cycle paths throughout, ideal for a spot of lunchtime exercise or a walking meeting.

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.



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**

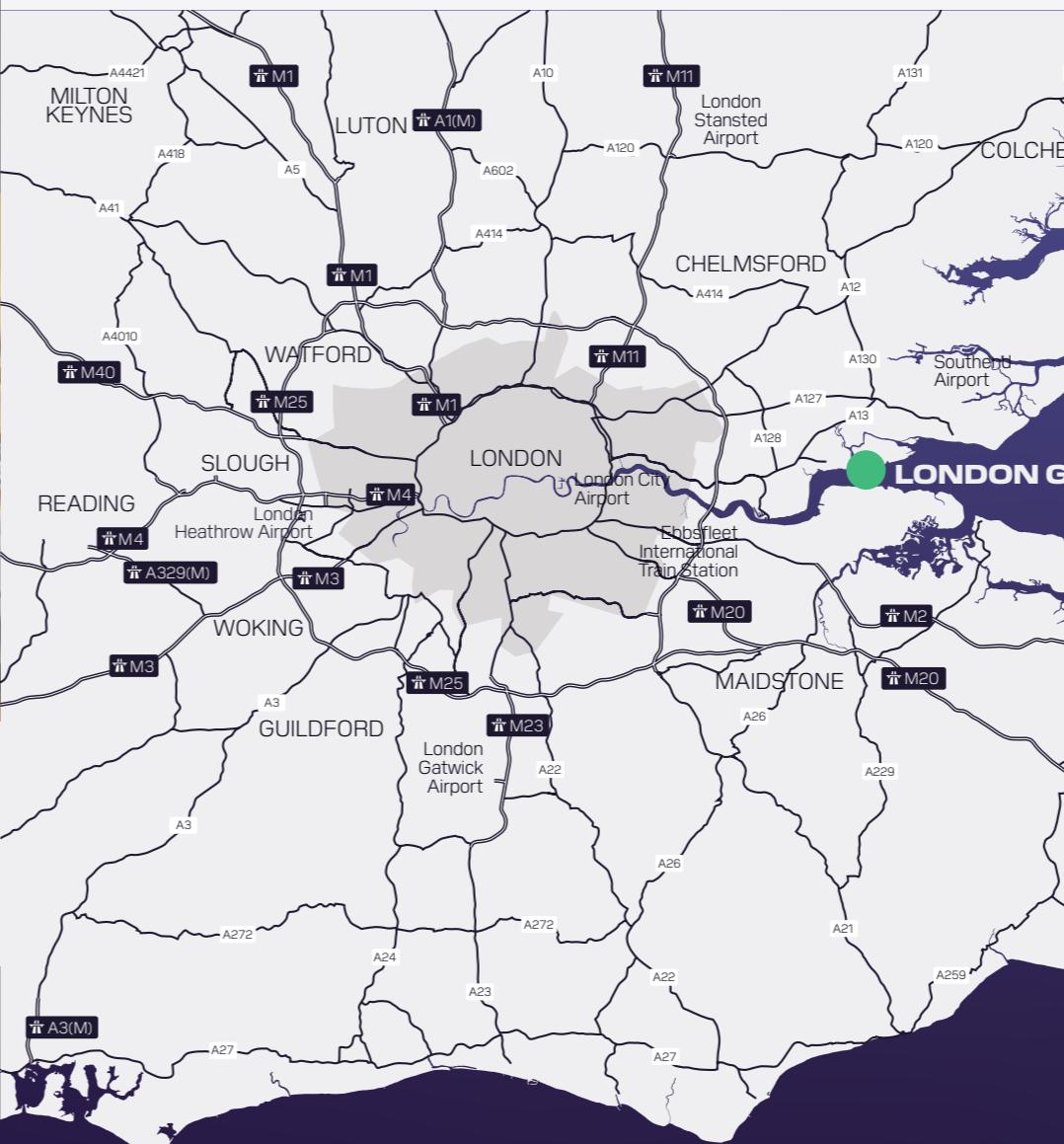
HGV journeys removed from UK road per year\*

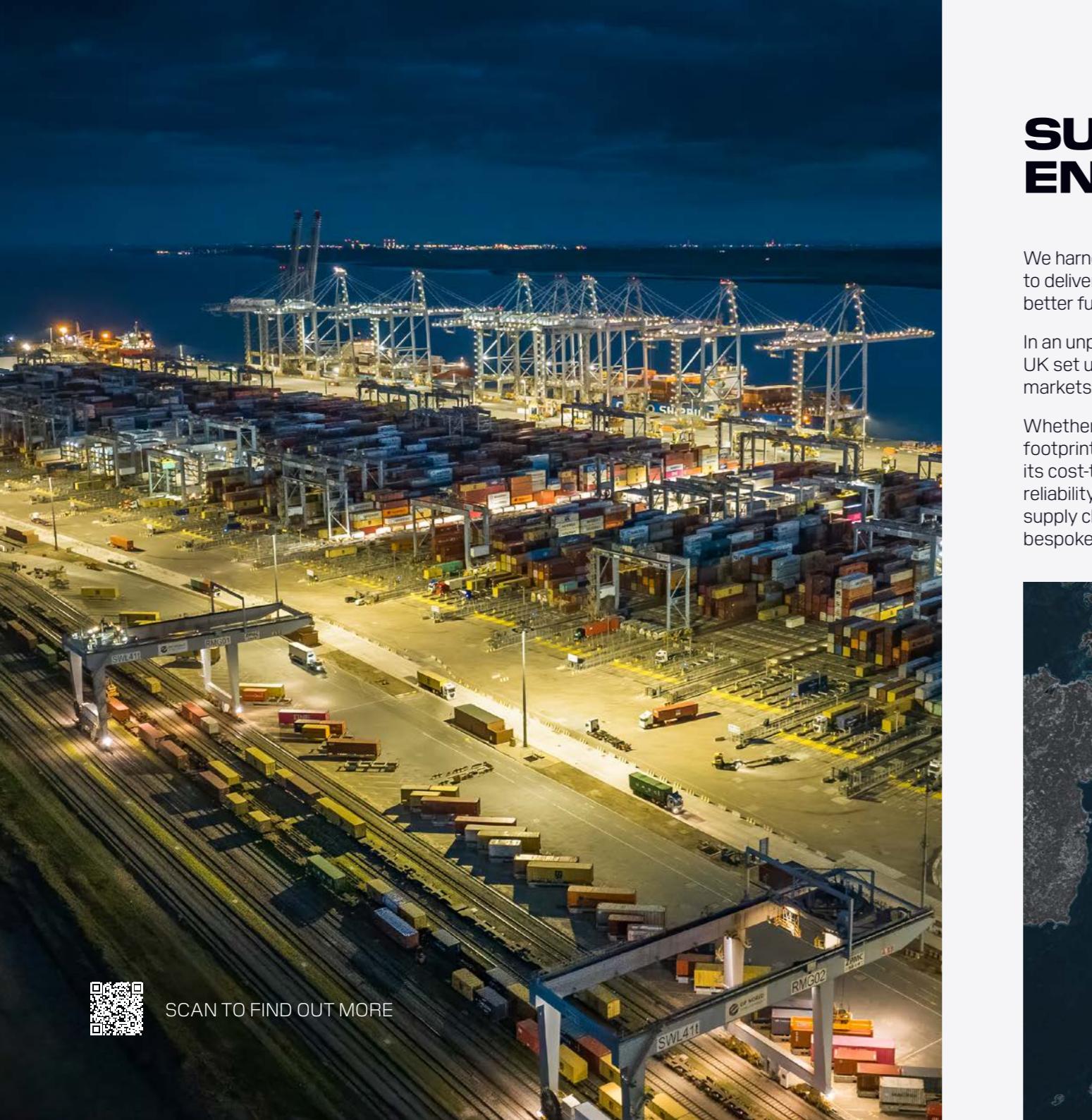
**76%**

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



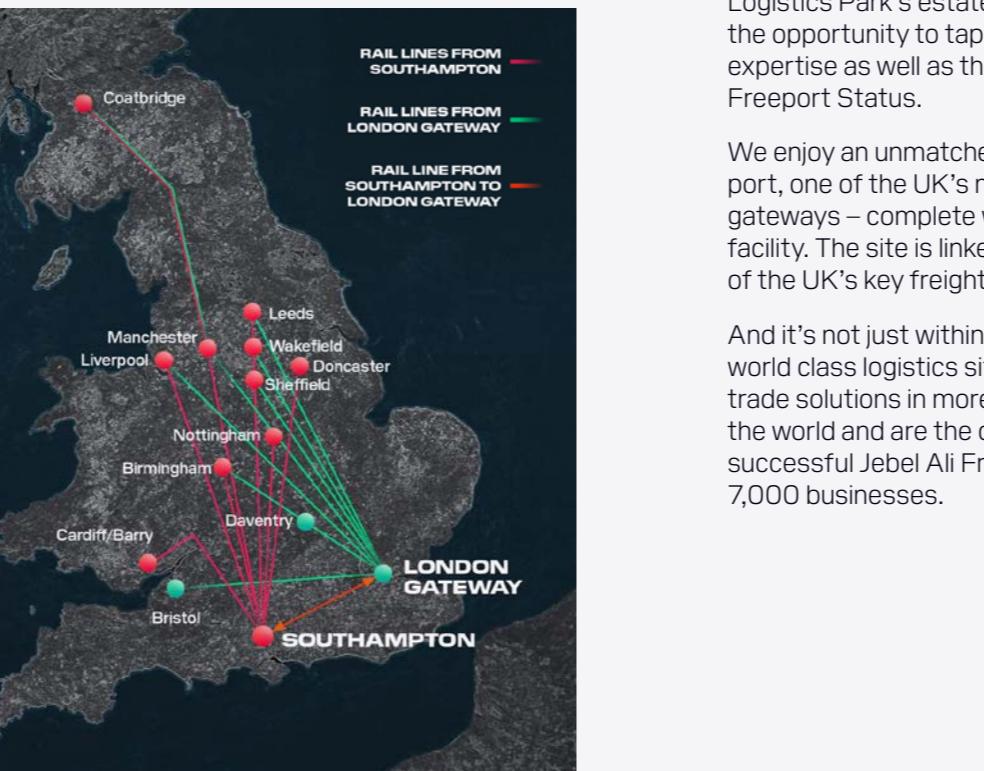


## SUPPLY CHAIN ENHANCEMENT

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.



SCAN TO FIND OUT MORE

## 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





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