



THE VOLUME

UP TO 1.3M SQ FT (120,770 SQ M)
NEW PRIME LOGISTICS OPPORTUNITY

THE BIGGEST BUILD-TO-SUIT OPPORTUNITY IN THE SOUTH EAST
FREEPORT STATUS | SAT NAV: SS17 9DY
POSSIBILITY IS JUST A QUESTION OF LOGISTICS



THE VOLUME

YOUR IDEAL SPACE IN THE VERY BEST PLACE

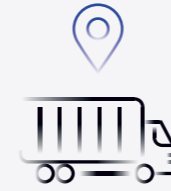
We are London Gateway Logistics Park, perfectly positioned to serve local, national and international markets.

The Volume is the biggest build-to-suit opportunity in the South East, with up to 1.3m sq ft of floor space and internal volume of 2.3million m³.

OUR CURRENT OCCUPIERS INCLUDE:

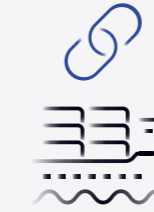


BENEFITS TO CUSTOMERS



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

Ability to be designated as a Freeport Customs site within the Thames Freeport to enable import Duty and VAT suspension and tariff inversion for imported goods with simplified procedures.

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



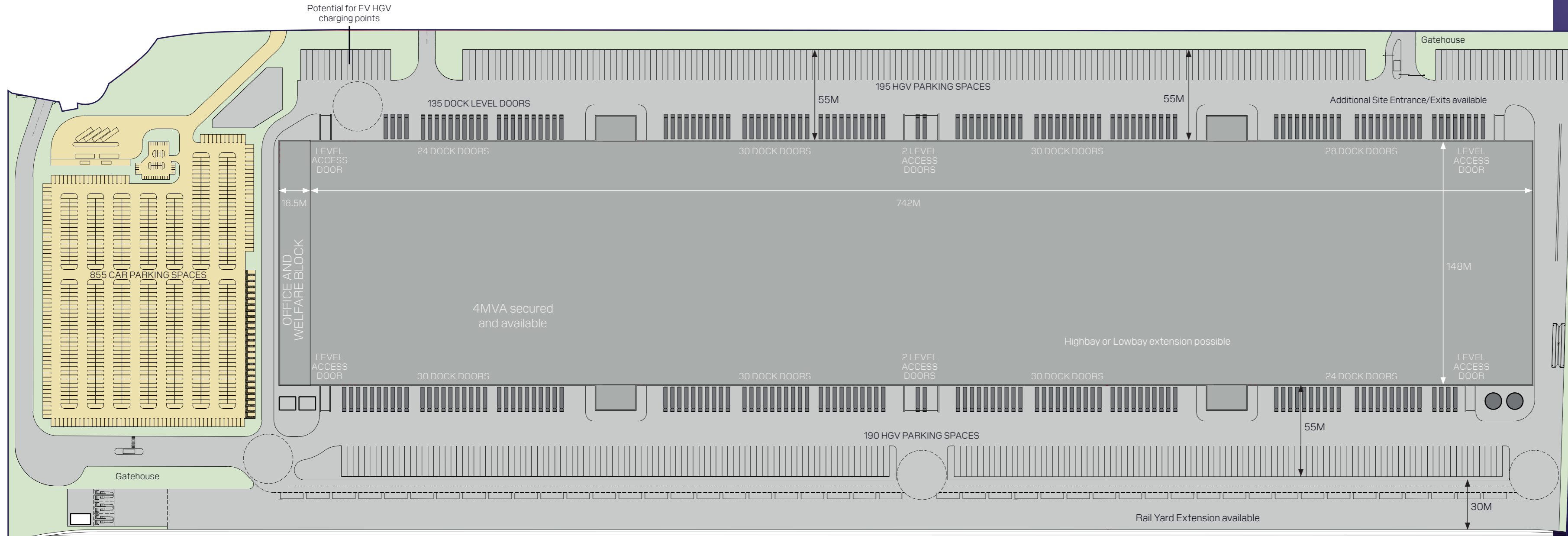
Innovation, skills and low carbon technologies support



THE VOLUME: DIRECT SAVINGS OF
£22,868,246
over the first 5 years - equivalent to
2 years rent free

THE VOLUME

UP TO 1.3M SQ FT (120,770 SQ M)



INDICATIVE GIA	SQ FT	SQ M
Warehouse	1,181,510	109,765
Two storey office	58,930	5,475
4 optional hub offices	15,500	1,440
2 security gatehouses	540	50
Total (GIA approx)	1,256,480	116,730

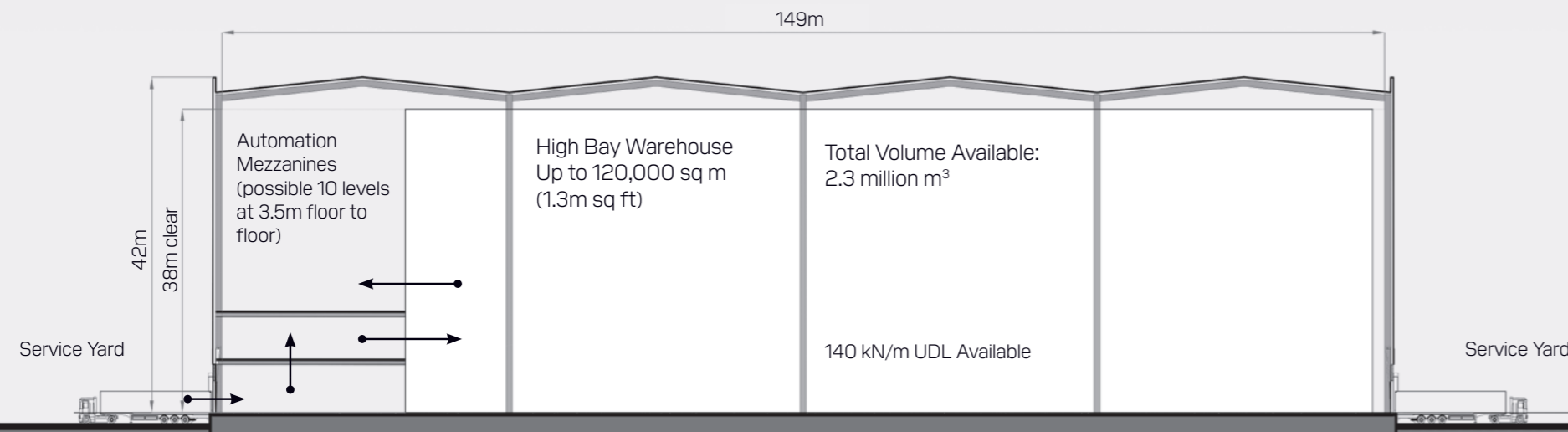
Site Area 29.16 ha (75.1 acres)
 Site Density 39.4%

- 226 dock doors
- 8 level access doors
- 55m service yards
- Solar PVs
- 385 HGV parking excluding loading bays
- 38m maximum internal clear height
- 855 car parking including 25 disabled and 86 EV spaces plus addition infrastructure provision for additional 86 spaces
- 215 cycle parking

A VOLUME INCREASE

TOTAL VOLUME AVAILABLE 2.3 MILLION M³

More volume offers greater capacity,
greater flexibility and greater
operational solutions.



HIGH BAY WAREHOUSE OPTION - 38M CLEAR INTERNAL



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

The lighting to all office, welfare and reception areas is provided with presence detection and daylight dimming to reduce energy usage

The office and welfare areas are heated and have hot water provided by means of an air source heat pump system

The office and reception areas have comfort cooling systems - ventilation to the office and welfare areas includes heat recovery

Electric vehicle charging points in line with LDO

LED floodlights illuminate the truck yard and loading bay areas; the rest of the plot is illuminated by means of column/building mounted downlights with zero-upwards illuminance to reduce sky glow and light spill to all external areas

35% recycled aluminium in glazing is included in the spec

Dual flush WCs provided including presence detection water shut-off system to all WCs to prevent water wastage

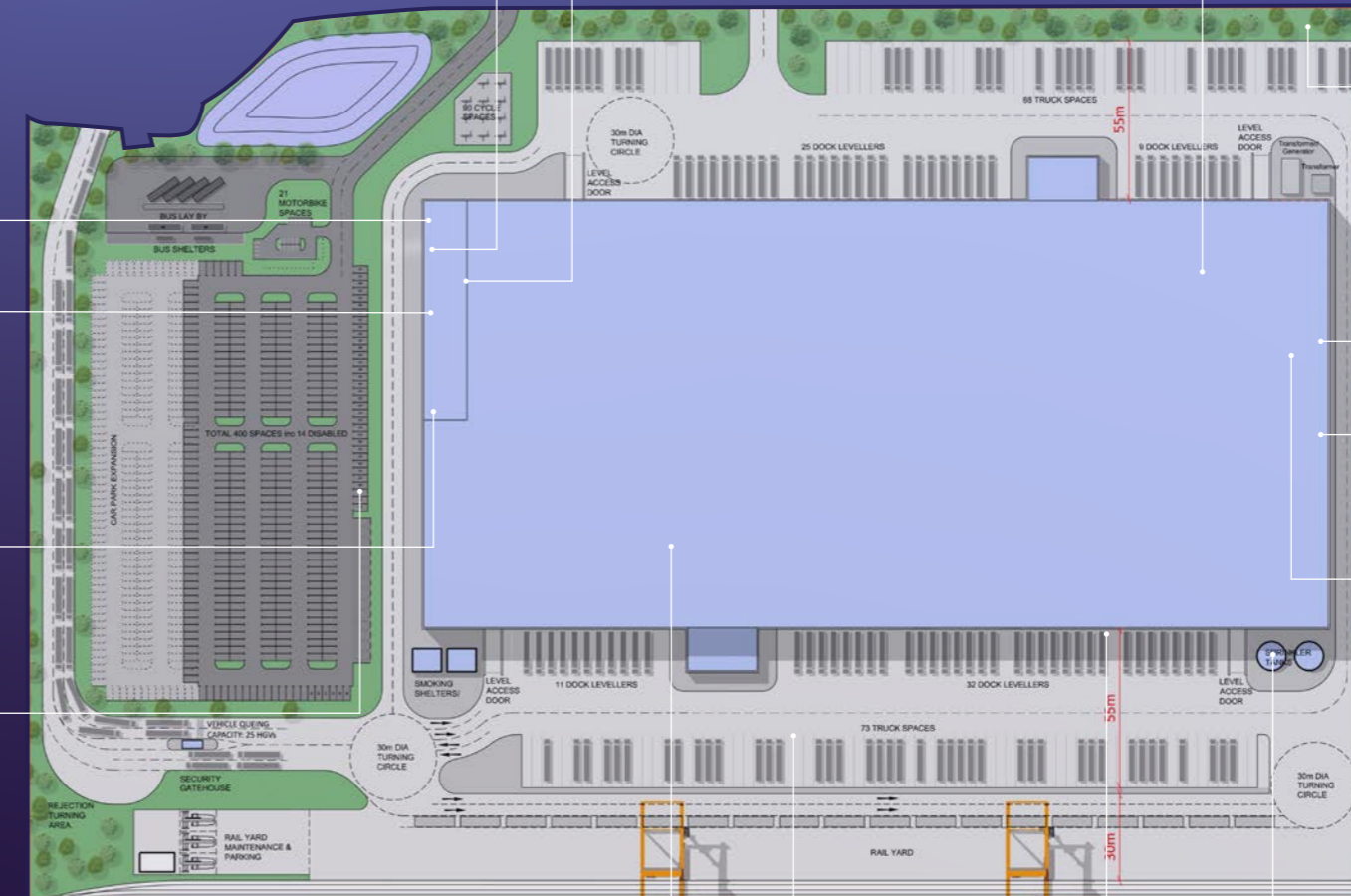
Target BREEAM 'Outstanding' rating including reduced CO2e emissions and 95% of waste materials generated recycled on site

Enhanced landscape boundaries, providing wildlife habitat

An energy monitoring system is provided to monitor the energy usage of the building - via Trend Energy manager

Foul water treated by on-site Effluent Treatment Plant

15% minimum rooflight coverage to provide natural light within the warehouse



Photovoltaic Panels are provided as part of an overall process to provide 20% predicated energy requirements from renewable or low source energy sources

LED red and green light traffic lights provided on all dock doors

A rain water harvesting system is used to supply all the WCs in the building

A SITE FULL OF BIG OPPORTUNITIES



- EPC A rating
- 4MVA power supply and potential for more
- Freeport status could be achieved for this facility
- BREEM 'OUTSTANDING'*
- Up to 38m clear height

- Solar PVs
- 86 electric vehicle charging bays plus addition infrastructure provision for additional 86 spaces
- 100% certified renewable power supply
- 140 kN/m UDL maximum floor loading available

- Enhanced single envelope solutions for chill & freezer operations available
- Direct shunting of goods from Port, potentially lowering carbon emissions associated with logistics supply chain
- Potential for private rail siding

- Multiple site entrances/ exits available
- Main entrance provides capacity for 25 HGVs at any one time
- Dedicated bus terminal available
- HGV electric charging possible
- 24/7/365 operations

- Docks level access /doors trailer parking all flexible to suit operator requirements
- Potential for alternative site layouts to suit operator requirements



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

50,000

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

70,000

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

Source: Savills report 2022



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.



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

- 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

LONDON GATEWAY

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



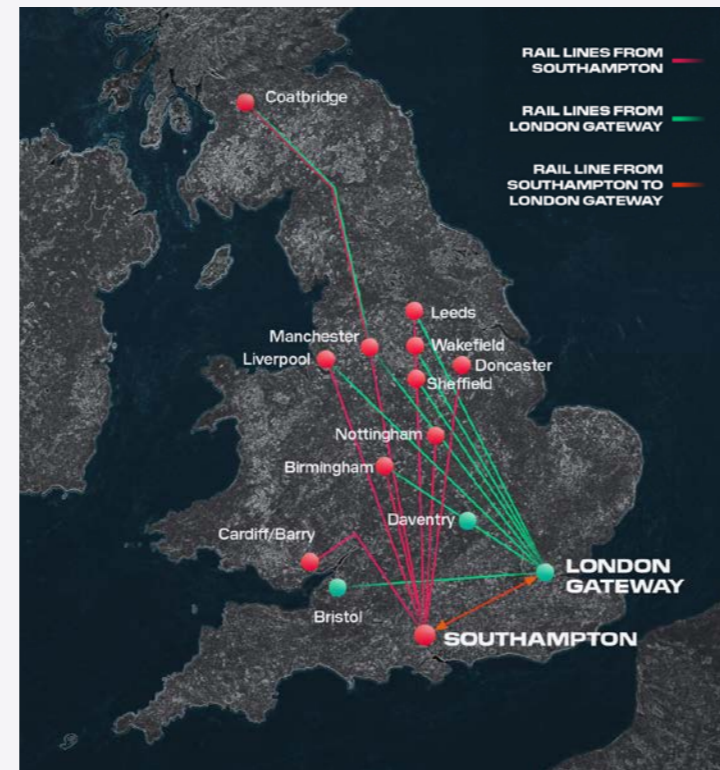
SCAN TO FIND OUT MORE

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.

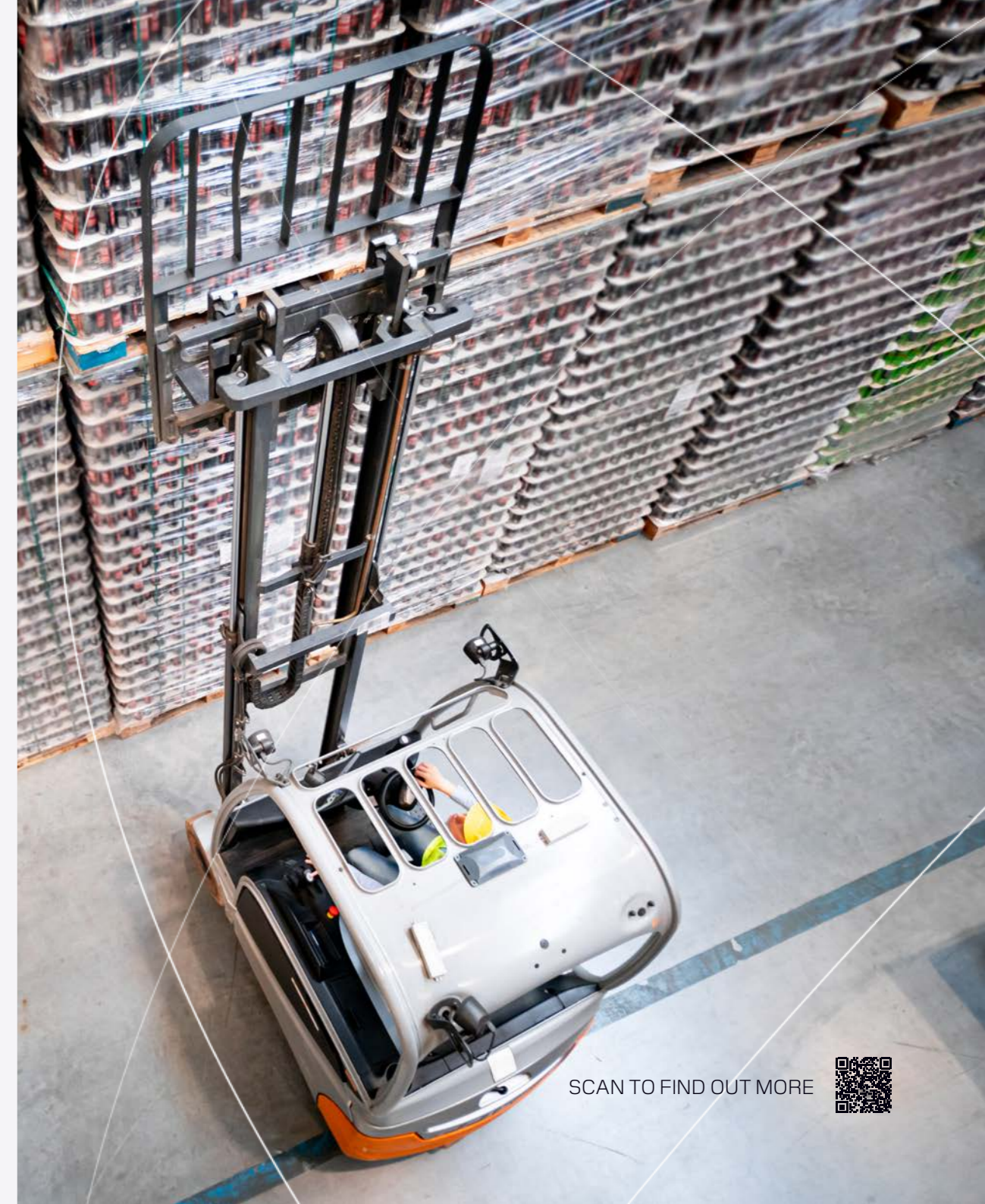
We're London Gateway Logistics Park, a 9.25million sq ft site for the development of distribution, logistics and manufacturing facilities.

Buildings can be developed on a build-to-suit basis, from 20,000 sq ft, to 1.6 million sq ft, with 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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