



# LG186

186,405 SQ FT (17,318 SQ M)

PRIME LOGISTICS OPPORTUNITY

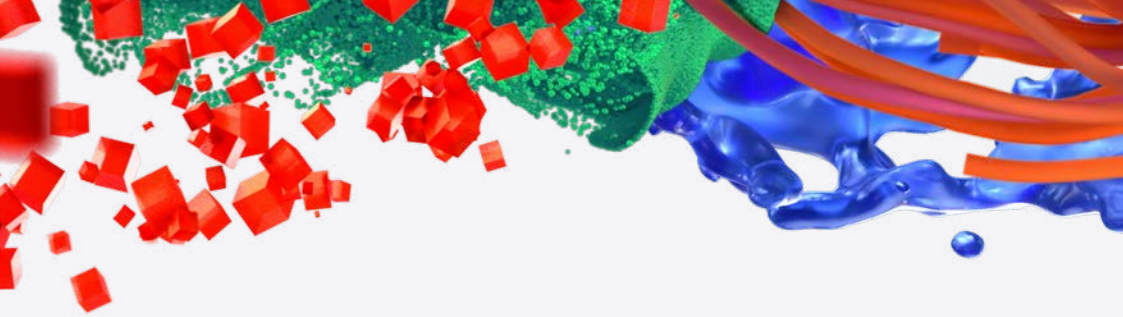
AVAILABLE NOW | FLEXIBLE LEASE OPTIONS  
POSSIBILITY IS JUST A QUESTION OF LOGISTICS



**DP WORLD**



LG186



## YOUR IDEAL SPACE IN THE VERY BEST PLACE

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

LG186 is a highly-specified cross-docked logistics facility, available to let now with flexible lease options.

### 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.



## EXCEPTIONAL QUALITY

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



## WELL MANAGED ESTATE

24 hour roaming security patrols.



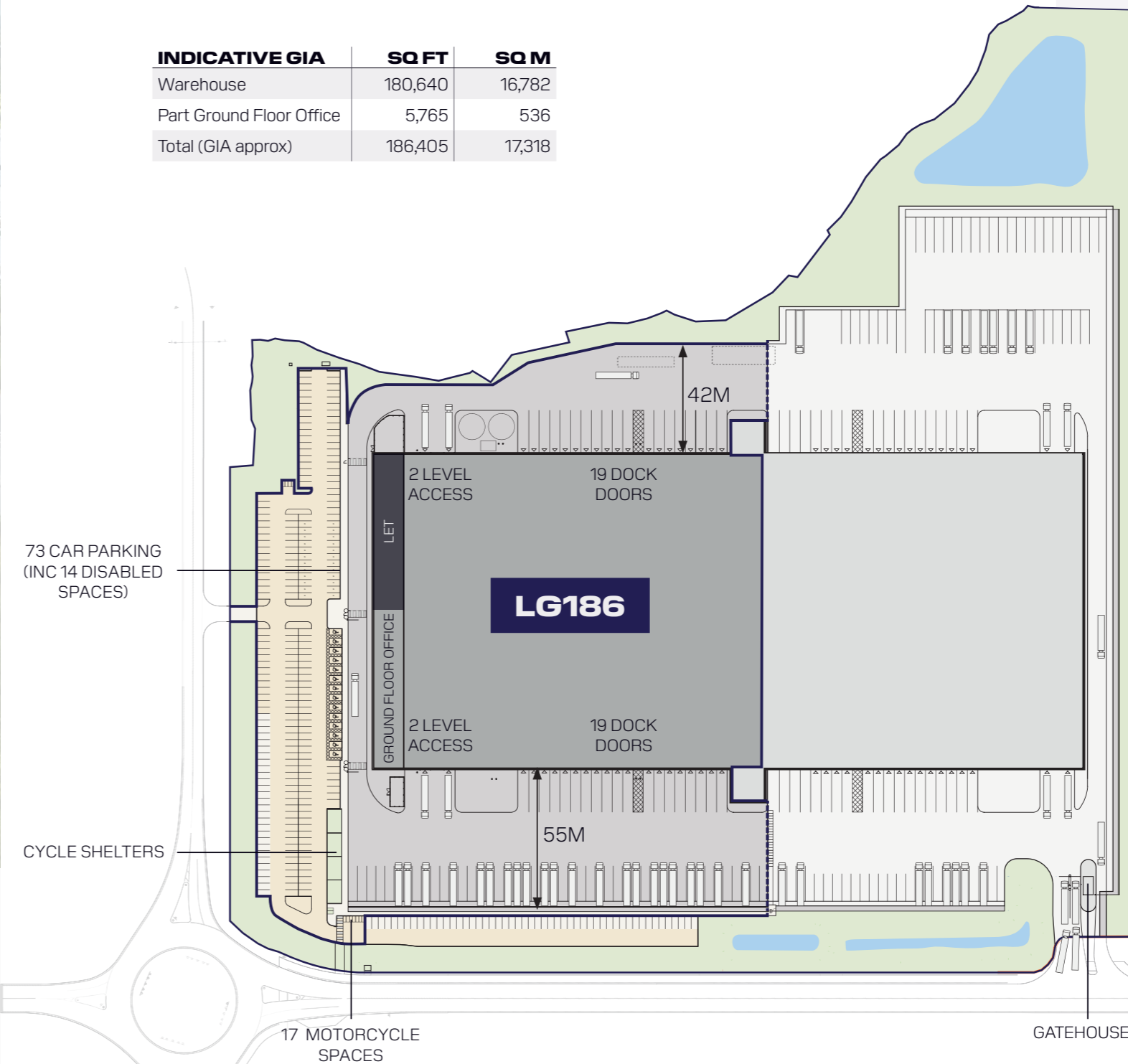
## PLANET MARK

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

# 186,405 SQ FT LOGISTICS FACILITY AVAILABLE NOW | FLEXIBLE LEASE OPTIONS



| INDICATIVE GIA           | SQ FT   | SQ M   |
|--------------------------|---------|--------|
| Warehouse                | 180,640 | 16,782 |
| Part Ground Floor Office | 5,765   | 536    |
| Total (GIA approx)       | 186,405 | 17,318 |



## SUPERB SPECIFICATION AS STANDARD:

### WAREHOUSE

- 12m internal clear height
- 50kN/m<sup>2</sup> floor loading
- Cross-dock
- 38 dock doors
- 4 level access doors
- Solar PVs
- High level sprinklers
- Heating to warehouse
- LED lighting (PIR sensors)
- Forklift charging
- Drivers office
- 15% roof lights

### OFFICES

- Part ground floor office
- LED lighting with PIR system
- VRF heating/cooling system
- Perimeter trucking on ground floors

### EXTERNAL

- LED security lighting
- 42m rear service yard
- 55m front service yard
- 46 HGV parking spaces
- 73 car parking spaces including 14 disabled
- Male and female shower/locker rooms

### ENVIRONMENTAL

- BREEAM 'Very Good'
- EPC 'A' rating
- Planet Mark accreditation

12M CLEAR INTERNAL HEIGHT

24/7/365 ACCESS

CROSS-DOCKED

BREEAM 'VERY GOOD'

TWO SECURE YARDS

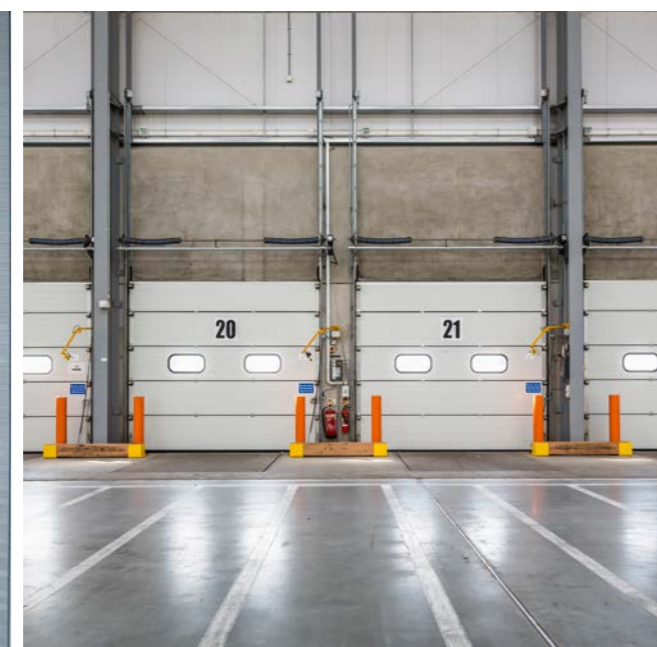
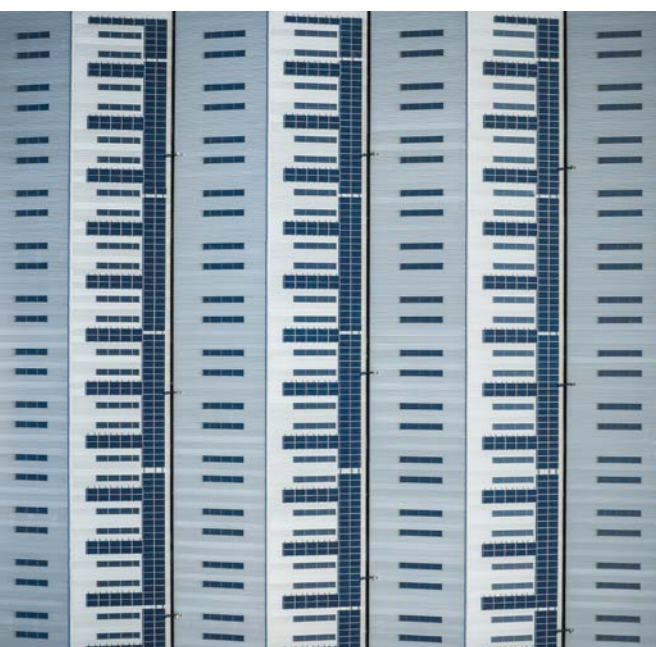
SOLAR PVS

EPC 'A' RATED

73 CAR PARKING SPACES



**PRIME LOGISTICS  
OPPORTUNITY**





## **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

**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





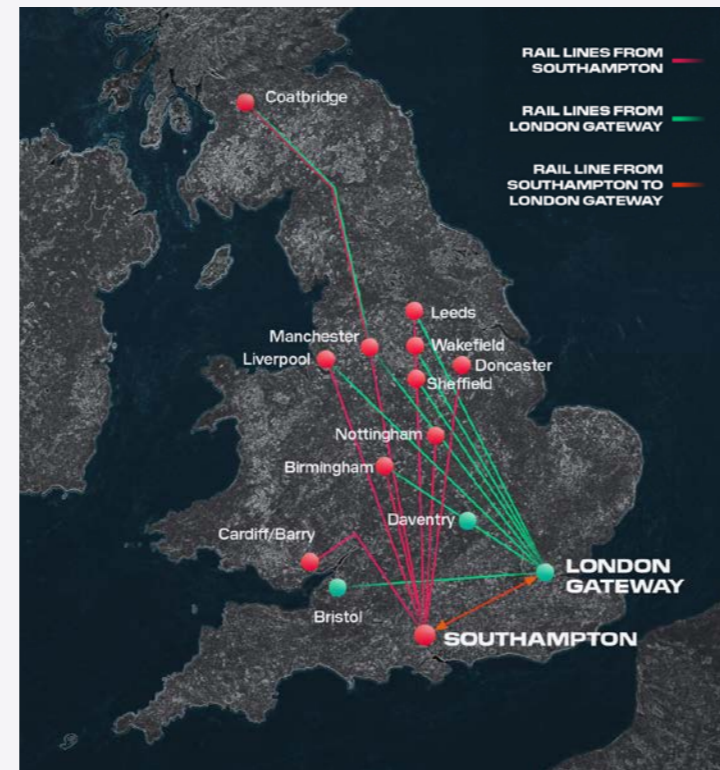
SCAN TO FIND OUT MORE

## 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.

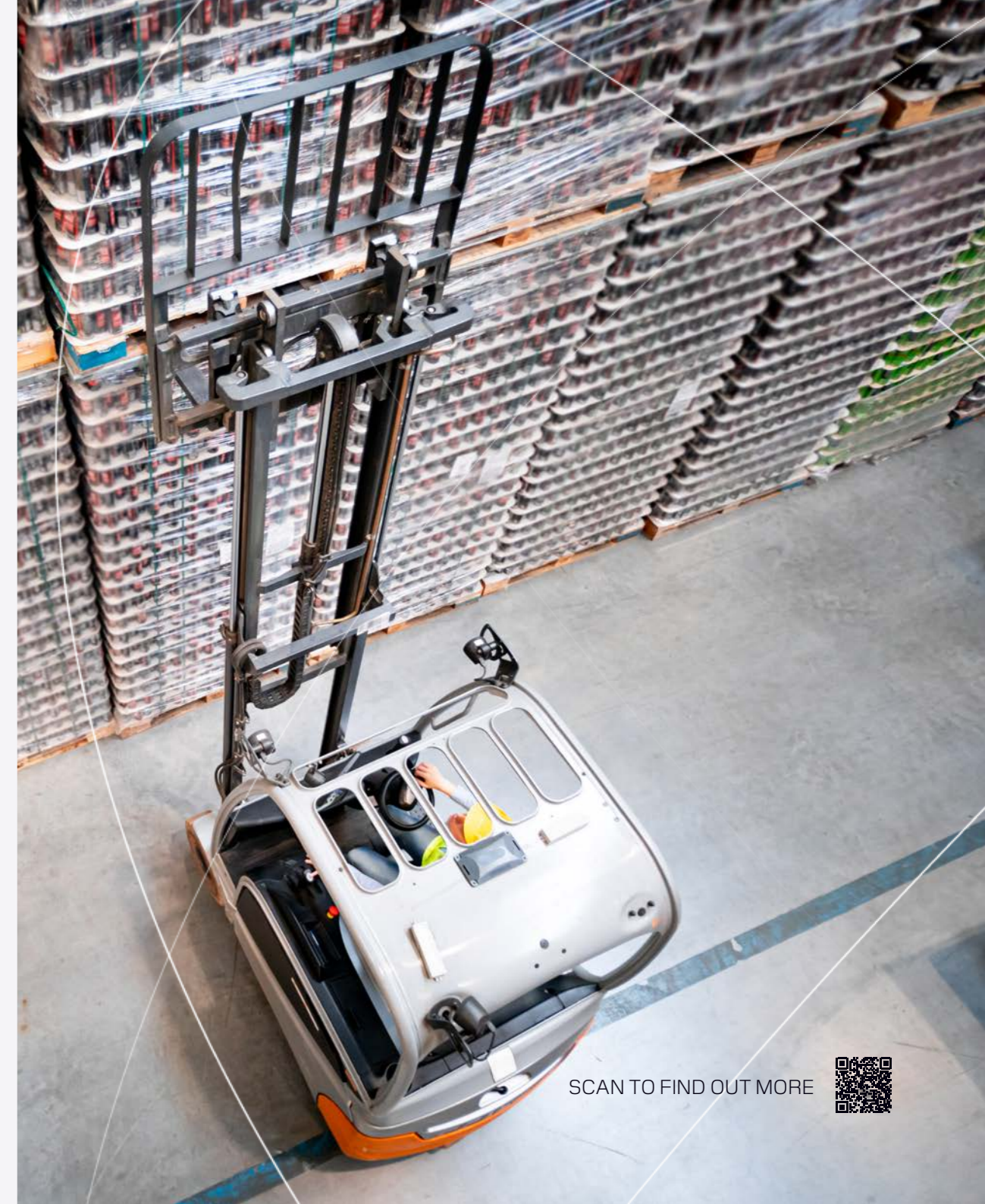
We're London Gateway Logistics Park, a 9.25million sq ft site for the development of distribution, logistics and manufacturing facilities.

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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## DPWORLD.COM/LONDON-GATEWAY/LOGISTICS-PARK

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