

LONDON GATEWAY

LOGISTICS AND MANUFACTURING OPPORTUNITIES
FROM 20,000 TO 1.6 MILLION SQ FT

SAT NAV: SS17 9DY
POSSIBILITY IS JUST A QUESTION OF LOGISTICS



DP WORLD



9.25 MILLION SQ FT: DELIVERING FLEXIBLE, WELL CONNECTED SPACE

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

Equivalent in area to 400 football pitches, we are the largest logistics development opportunity in Western Europe.

WORLD CLASS BUILDS

- Build-to-suit opportunities up to 1.6 million sq ft.
- Class-leading quality and specifications tailored to the individual needs of your business.
- Building heights range from 16m to 42m.
- Chilled store option.
- Sustainability built in, with BREEAM 'Outstanding' and Planet Mark certification on all new builds, plus a range of green options.

FAST DELIVERY

- Fast track delivery from nine months.
- We have a rolling speculative development programme. Contact us for latest availability.

OUR CURRENT OCCUPIERS INCLUDE:

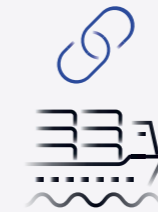


BENEFITS TO CUSTOMERS



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.



FREEPORT INCENTIVES WORKED EXAMPLES


Typical potential savings on a new unit with us equates to two years rent-free equivalent.



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

120k unit

£3.26M

Potential rental saving for the first 5 year period

500k unit

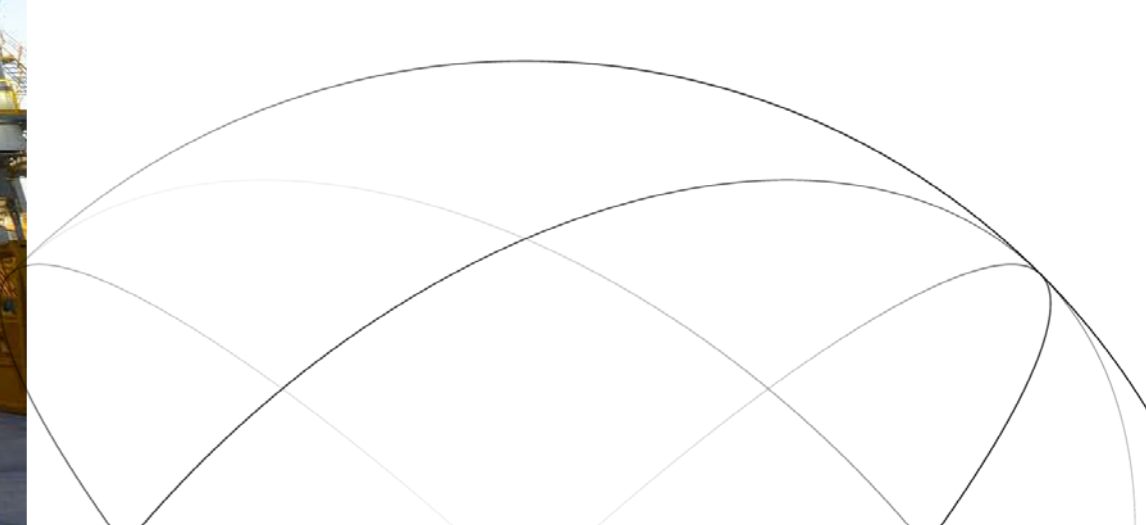
£13.53M

Potential rental saving for the first 5 year period

1m unit

£26.94M

Potential rental saving for the first 5 year period



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

LED floodlights illuminate the service 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

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

Electric vehicle charging points

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

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

Smart energy metering is provided to monitor the energy usage of the building - via Trend Energy manager

Enhanced landscape boundaries, providing wildlife habitat

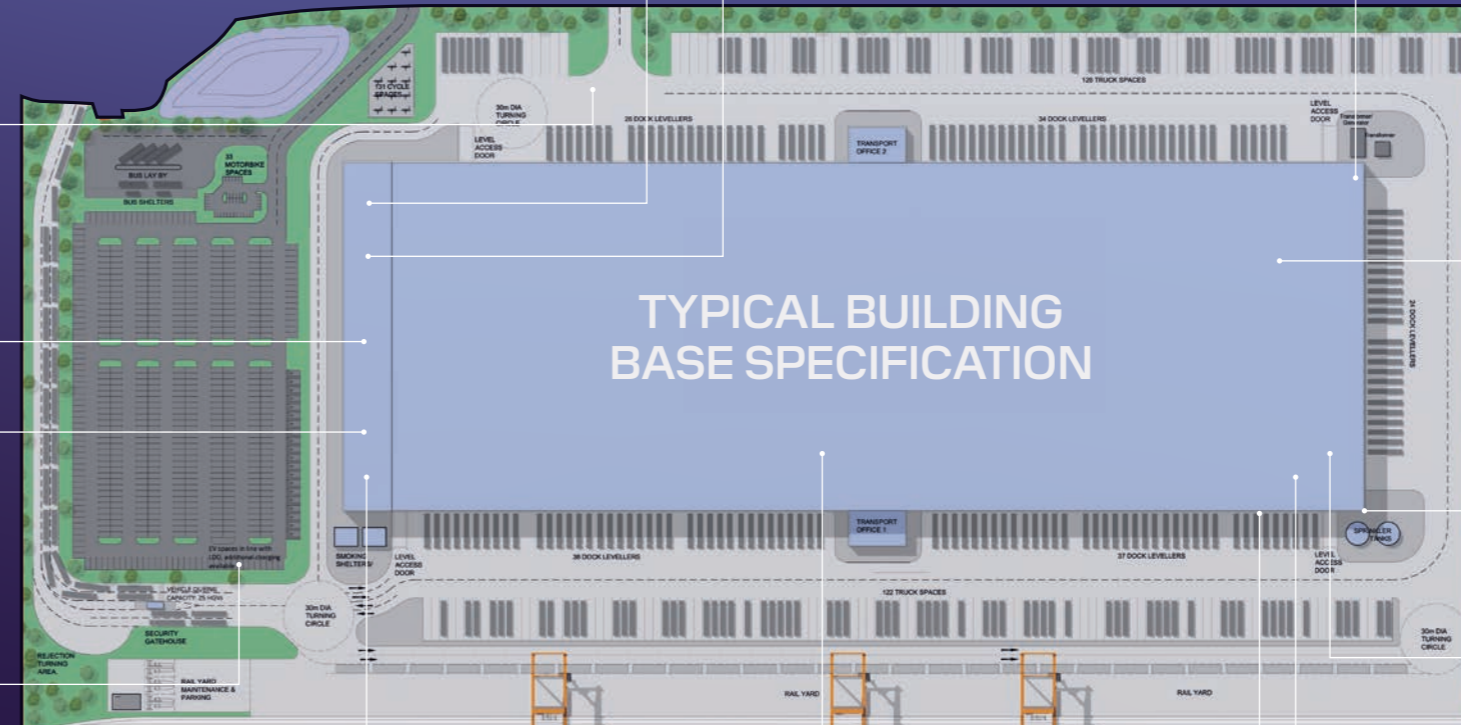
Foul water treated by on-site Effluent Treatment Plant

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



FLEXIBLE, SCALABLE, BUILT AROUND YOU

BUILD-TO-SUIT FROM 20,000 TO 1.6 MILLION SQ FT (1,858 TO 148,645 SQ M)



AVAILABLE NOW TO LET

	sq ft	sq m
LG186	186,405	17,318
LG150 (Plot 3020D)	150,765	14,000
LG94	94,184	8,750

SPEC BUILD OPPORTUNITIES

	sq ft	sq m
LG200 (Plot 3020C)	200,424	18,620

BUILD TO SUIT OPPORTUNITIES

	sq ft	sq m
LG387 (Plot 1010)	387,064	35,959
LG576 (Plot 5020)	576,515	53,560
LG714 (Plot 5010)	714,557	66,391
LG784 (Plot 3030)	783,774	72,814
LG873 (Plot 2030)	872,745	81,080
LG1301 (Plot 2050)	1,301,744	120,935

Indicative masterplan * On all new builds

SUPERB SPECIFICATION AS STANDARD



24/7/365 OPERATIONS

CROSS DOCK POTENTIAL

TRIMODAL LOGISTICS

GREEN BUILD OPTIONS

UP TO 36M CLEAR HEIGHT

BREEAM 'OUTSTANDING'

WELL MANAGED ESTATE

24 HOUR ROAMING SECURITY PATROLS



Halo Handling is a new business venture of SH Pratt Group one of the UK's largest importers of fruit – particularly bananas, of which it brings between 23 and 30 million per week into the country.

One of the key reasons Halo is located at DP World London Gateway is because of its proximity to a deep-sea port linked to markets exporting vast amounts of fresh fruit to the UK.

Halo handles soft fruits arriving into the UK from the Mediterranean, South America, Southern Europe and the Caribbean. It packages and labels the products before taking them to depots for major retailers.

Having this operation located at the port and closer to a densely-populated area of consumption means Halo is reducing its truck movements, its fruit miles and therefore its carbon emissions by thousands of tonnes each week.



DHL Supply Chain is the world's leading contract logistics provider.

Its 482,000 sq ft, state-of-the-art 42m high bay warehouse on site uses high levels of automation, with 36m clear internal eaves height and boasting an internal volume equivalent to 645 Olympic swimming pools.

DHL's significant investment in automation underpins its decision to locate at London Gateway, and represents a major milestone in DHL's strategy to combine value-added and management services with traditional fulfilment and distribution.

Through London Gateway, DHL will benefit from being in a strategic location with the right infrastructure and the right technology, enabling it to more efficiently serve Greater London and the South East over the long term.



Compagnie Fruitière UK, a leading supplier and ripener of bananas to the UK marketplace, has taken occupation of a 69,718 sq ft ripening facility at our logistics park.

The built-to-suit ripening centre replaces the supplier's previous operations in Dartford as part of the company's growing network of worldwide distribution centres.

"The location of the site at port, combined with the use of technology to deliver efficiency and enhance freshness, will strengthen our reputation for excellent quality and service with our customers."

Keith Sadler
Managing Director of Compagnie Fruitière

**MAKING
THEIR MARK
AT LONDON
GATEWAY**



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

- 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

SAT NAV: SS17 9DY
WHAT3WORDS: ///SPINE.SHINY.CHIEF



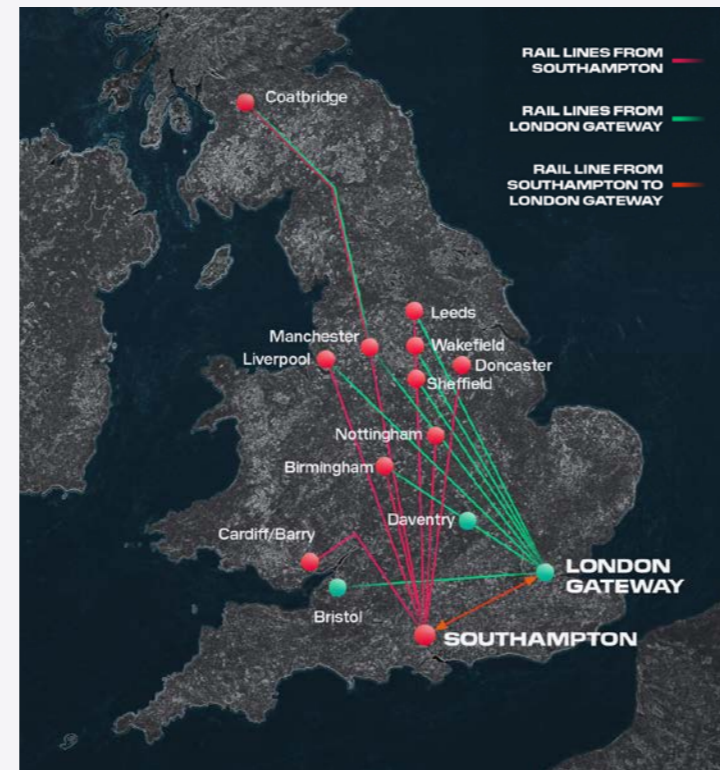
SCAN TO FIND OUT MORE

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.

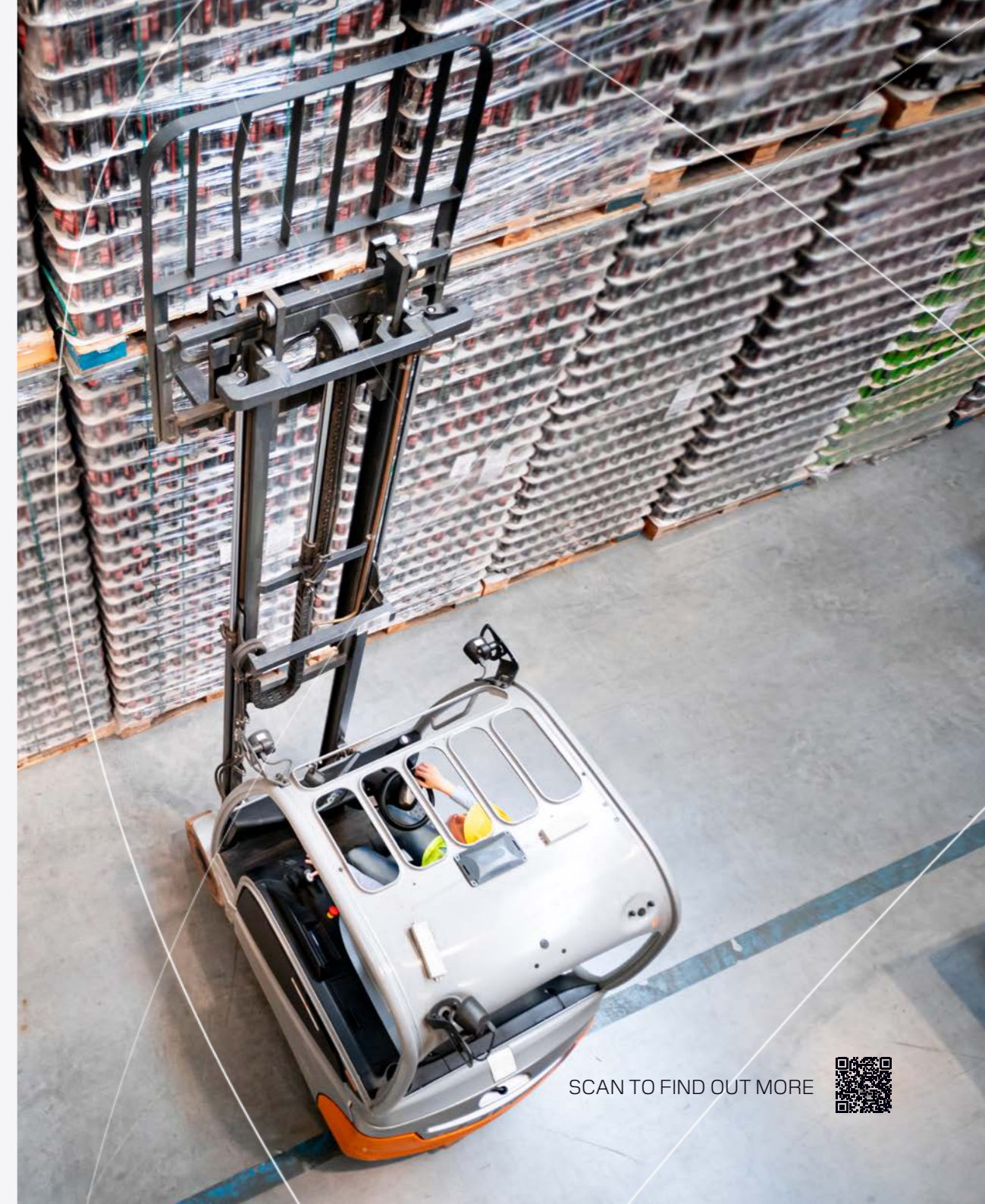
We're London Gateway Logistics Park, a 9.25million sq ft site for the development of distribution, logistics and manufacturing facilities.

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



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

Conditions under which particulars are issued: Savills and Glenny for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Savills or Glenny has any authority to make or give any representation or warranty whatever in relation to this property. 17057 04.24 tasseldesign.co.uk

