



DP WORLD
LOGISTICS

LG94

94,452 SQ FT (8,775 SQ M)

**PRIME LOGISTICS OPPORTUNITY WITH
POTENTIAL TO EXTEND TO 138,493 SQ FT**

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



LG94



YOUR IDEAL SPACE IN THE VERY BEST PLACE

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

LG94 is a highly-specified logistics facility, available to let now. An option to extend the unit by a further 44,000 sq ft is available.

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.



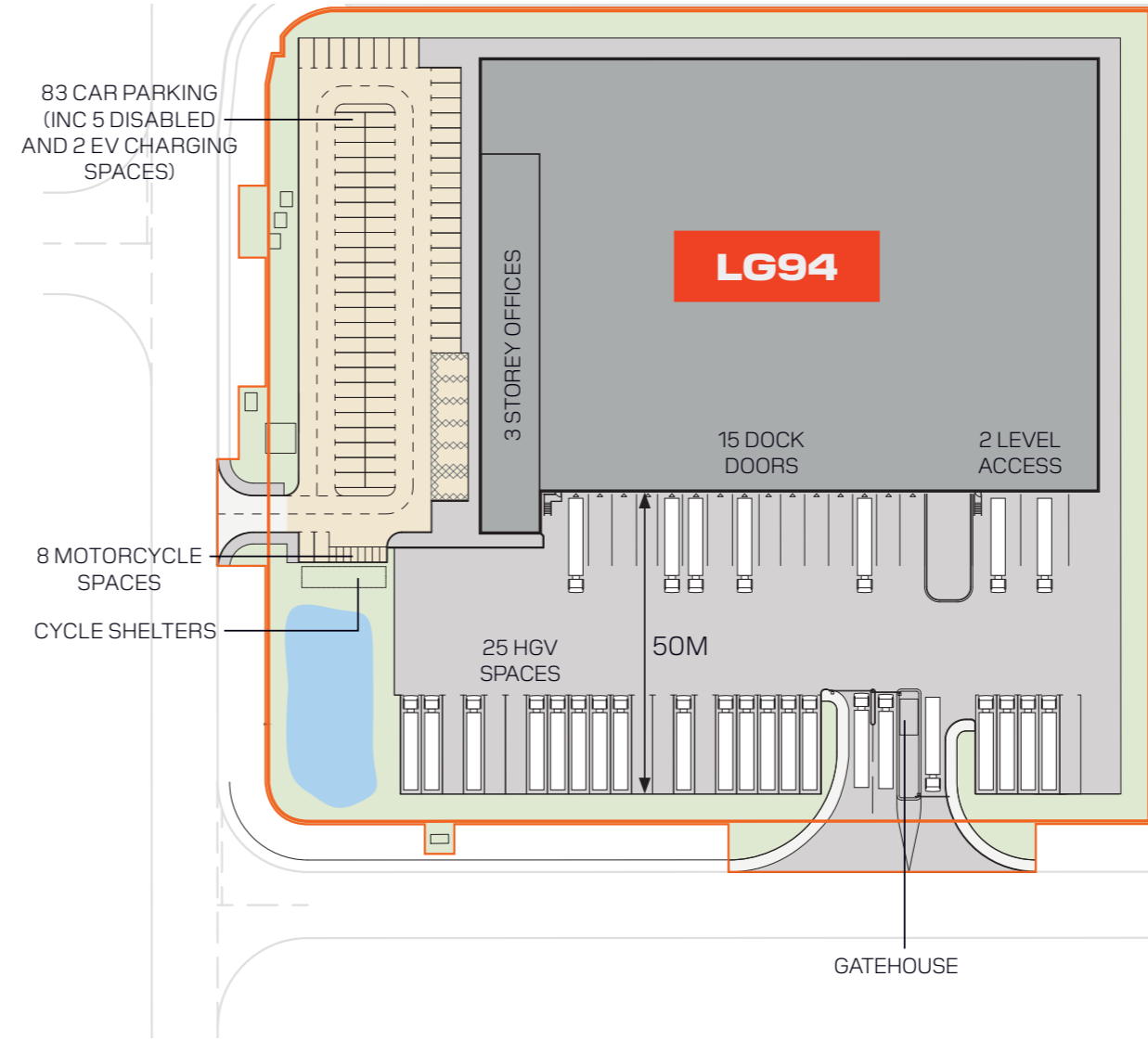
PLANET MARK

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



94,452 SQ FT LOGISTICS FACILITY AVAILABLE NOW

INDICATIVE GIA	SQ FT	SQ M
Warehouse	71,513	6,644
Office (3 storeys)	21,182	1,968
Plant Room	1,757	163
Total (GIA approx)	94,452	8,775



SUPERB SPECIFICATION AS STANDARD:

WAREHOUSE

- 12.5m internal clear height
- 50kN/m² floor loading
- 15 dock doors
- 2 level access doors
- Solar PVs
- High level sprinklers
- 15% roof lights

OFFICES

- Three storey offices
- LED lighting with PIR system
- VRF heating/cooling system

EXTERNAL

- LED security lighting
- 50m service yard
- 25 HGV parking spaces
- 83 car parking spaces including 5 disabled and 2 EV charging
- 20 cycle parking spaces
- Gatehouse
- Male and female shower/locker rooms

12.5M CLEAR INTERNAL HEIGHT

24/7/365 ACCESS

THREE STOREY OFFICES

BREEAM 'EXCELLENT'

50M SECURE YARD

SOLAR PVS

EPC 'A' RATED

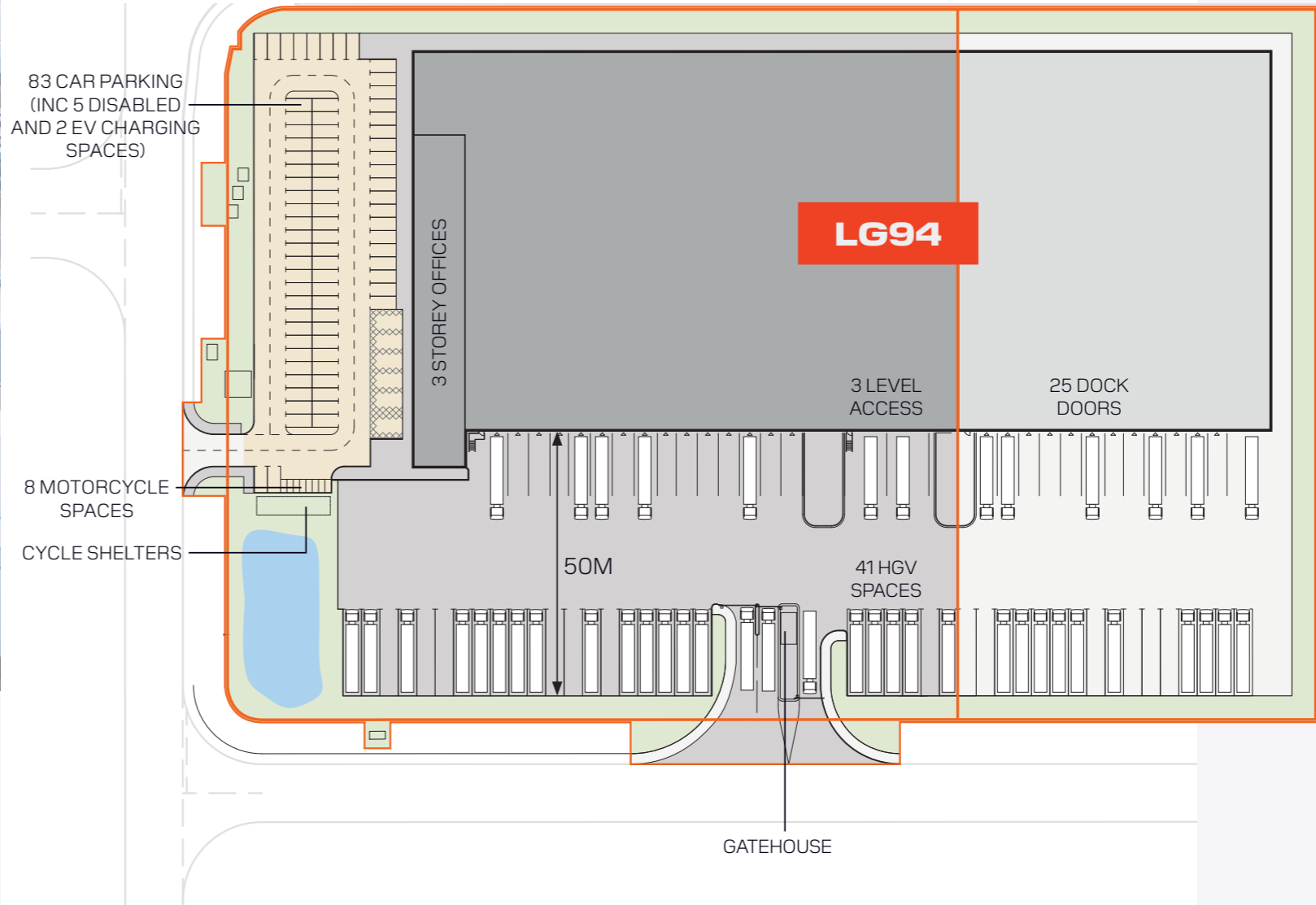
83 CAR PARKING SPACES

138,493 SQ FT LOGISTICS FACILITY EXTENDED OPTION CAN BE READY FOR OCCUPATION Q4 2024



CGI image of the extended single unit

INDICATIVE GIA	SQ FT	SQ M
Warehouse	115,403	10,721
Office (3 storeys)	21,333	1,982
Plant Room	1,757	165
Total (GIA approx)	138,493	12,868



SUPERB SPECIFICATION AS STANDARD:

WAREHOUSE

- 12.5m internal clear height
- 50kN/m² floor loading
- 25 dock doors
- 3 level access doors
- Solar PVs
- High level sprinklers
- 15% roof lights

OFFICES

- Three storey offices
- LED lighting with PIR system
- VRF heating/cooling system

EXTERNAL

- LED security lighting
- 50m service yard
- 41 HGV parking spaces
- 83 car parking spaces including 5 disabled and 2 EV charging
- 20 cycle parking spaces
- Gatehouse
- Male and female shower/locker rooms

12.5M CLEAR INTERNAL HEIGHT

24/7/365 ACCESS

THREE STOREY OFFICES

BREEAM 'EXCELLENT'

50M SECURE YARD

SOLAR PVS

EPC 'A' RATED

83 CAR PARKING SPACES



CGI image of the extended single unit



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.



- 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

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

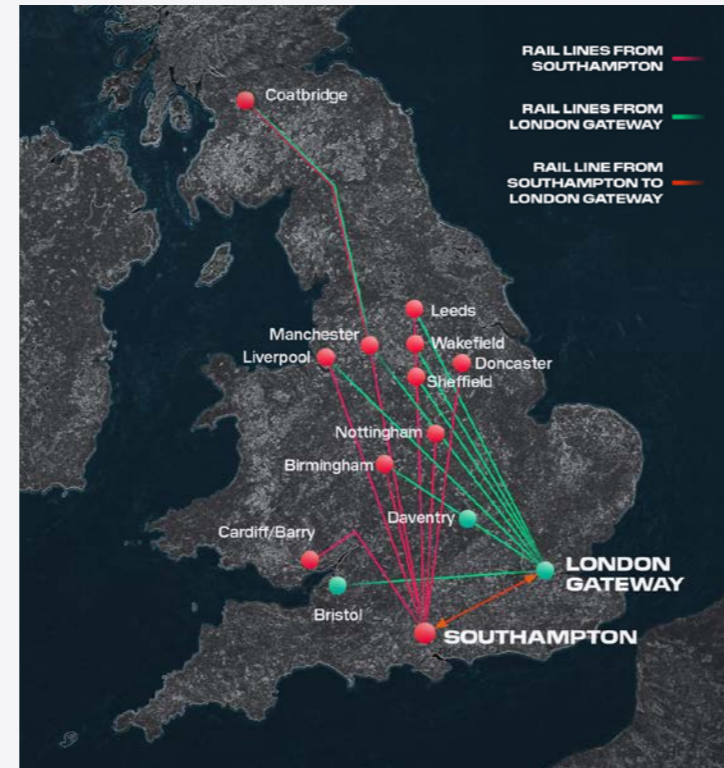


SUPPLY CHAIN ENHANCEMENT

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.

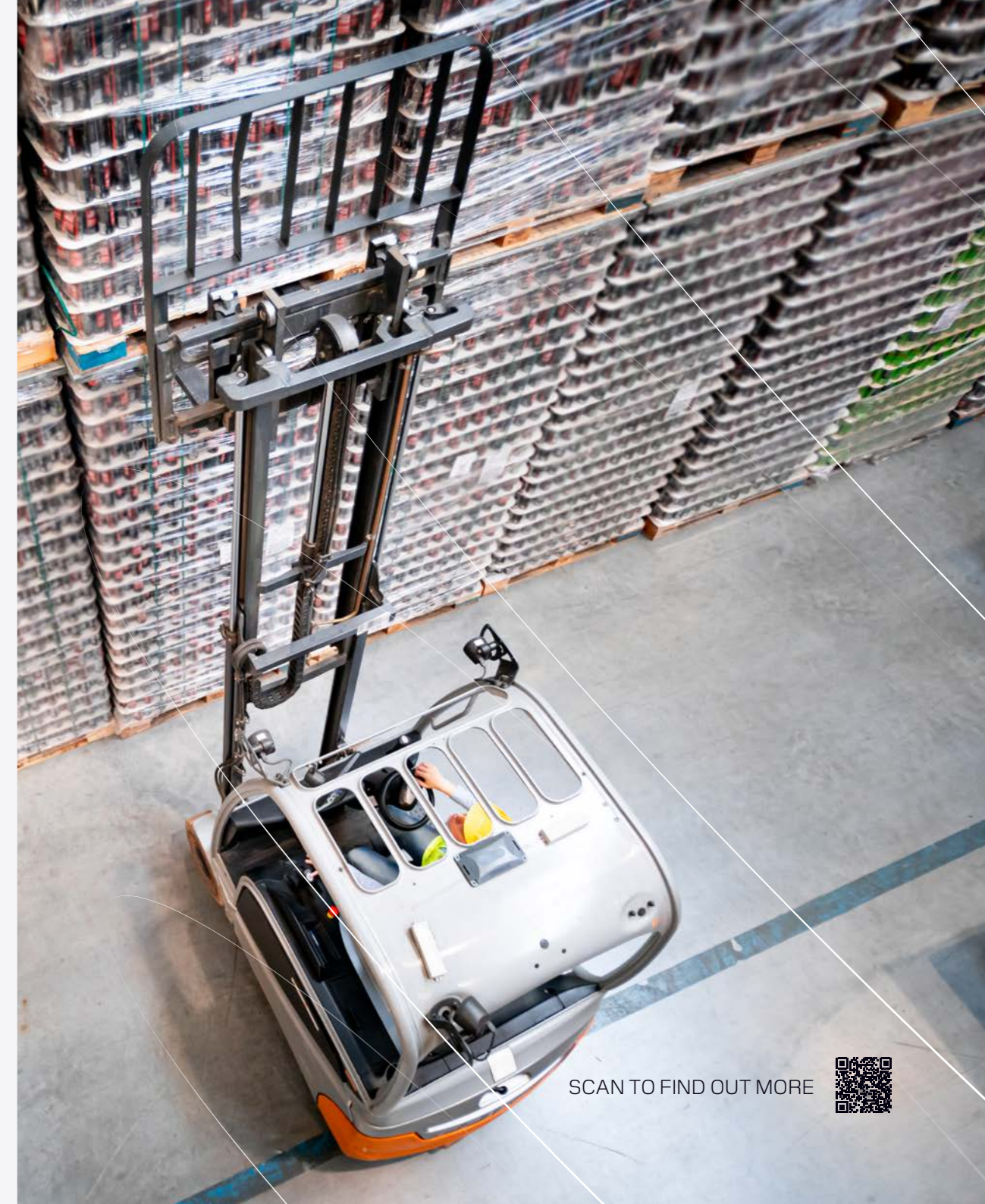
We're London Gateway Logistics Park, a 9.25million sq ft site for the development of distribution, logistics and manufacturing facilities.

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