



DP WORLD
LOGISTICS

LONDON GATEWAY

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





YOUR BESPOKE SPACE IN THE VERY BEST PLACE

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

OUR CURRENT OCCUPIERS INCLUDE:





FREEPORT STATUS

Substantial tax incentives and customs facilitation available to new occupiers.

SUPERB TRANSPORT CONNECTIVITY

Just 10 miles from M25 (Junction 30) and 28 miles from central London.



PLANET MARK

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



WELL MANAGED ESTATE

24 hour roaming security patrols.

WE ARE LONDON GATEWAY



EXCELLENT LABOUR CATCHMENT

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



EXCEPTIONAL QUALITY

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



ENHANCE YOUR SUPPLY CHAIN

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

THAMES FREEPORT – A GAME CHANGER

We are an operational Thames Freeport site that provides substantial tax incentives and customs facilitation available to new occupiers.



Business Rates Relief
for 5 years



Employer National
Insurance contribution
relief



Stamp Duty Land Tax
Relief on commercial
leases until March 2026



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





FREEPORT INCENTIVES – WORKED EXAMPLES

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

120k unit

£2,052,000

Potential rental saving for
the first 5 year period

500k unit

£12,100,000

Potential rental saving for
the first 5 year period

1m unit

£17,728,000

Potential rental saving for
the first 5 year period



9.25 MILLION SQ FT: DELIVERING FLEXIBLE, WELL CONNECTED SPACE

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
- ▶ 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

- ▶ Under our Local Development Order, full planning consent can be achieved within 28 days for a warehouse of any size between 20,000 and 1.6 million sq ft
- ▶ Fast track delivery from nine months
- ▶ We have a rolling speculative development programme. Contact us for latest availability

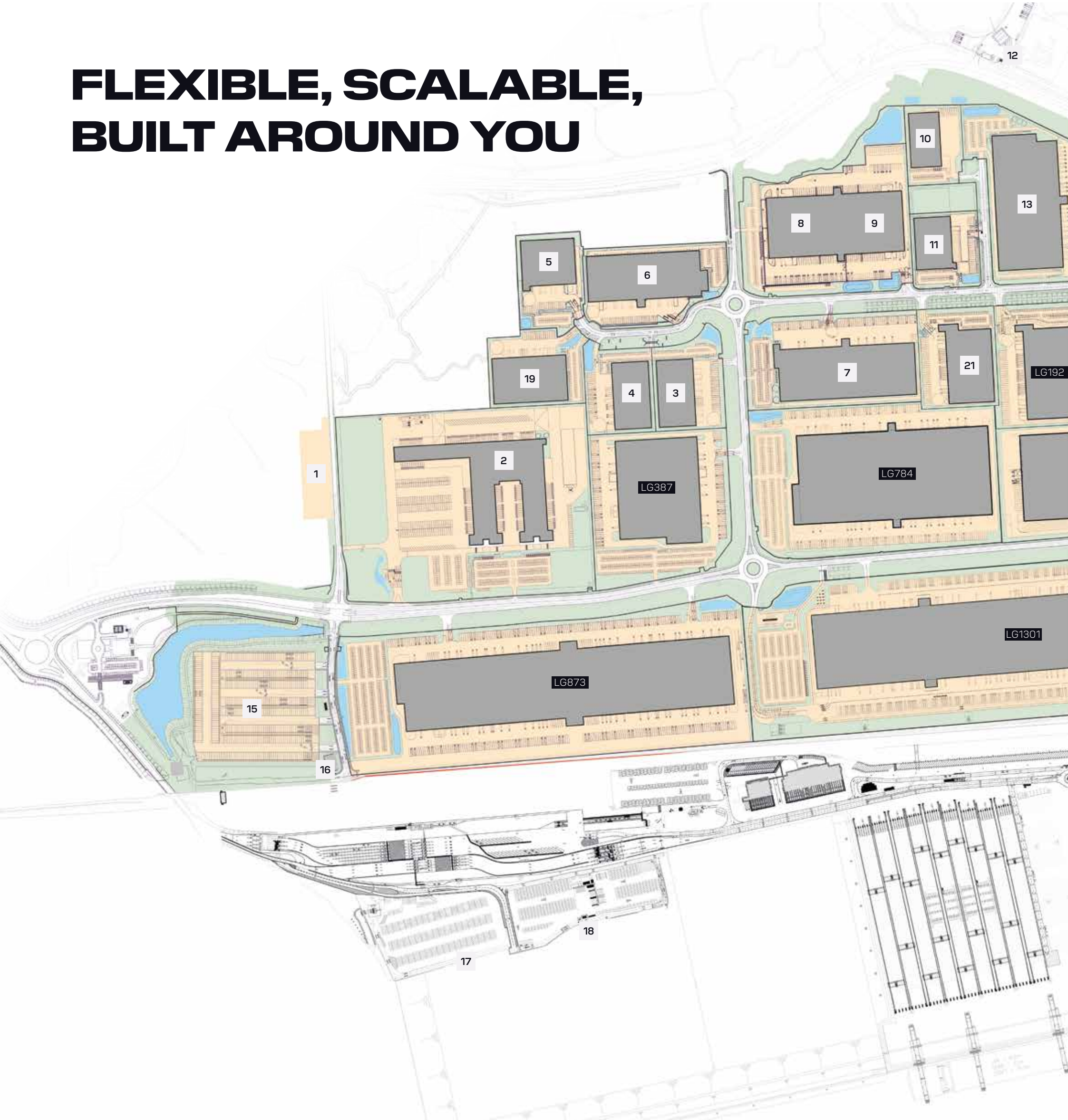
PROVEN LOCATION

Current occupiers include:

- ▶ Currys
- ▶ CEVA Logistics
- ▶ Lidl
- ▶ SH Pratt Group
- ▶ UPS
- ▶ Made.com
- ▶ Compagnie Fruitiere
- ▶ Ziegler
- ▶ P&O Ferrymasters
- ▶ DHL
- ▶ Oasis
- ▶ London City Bond
- ▶ Transmec Group

On site amenities include a café located in No.1 London Gateway, and Marlon's Bistro.

FLEXIBLE, SCALABLE, BUILT AROUND YOU



CURRENT OCCUPIERS

- | | | | | |
|------------------|------------------------|-------------|--------------------|----------------------|
| 1 KBC Logistics | 6 P&O Ferrymasters | 11 Ziegler | 15 Express Freight | 16 Marlon's Bistro |
| 2 UPS | 7 Currys | 12 HireCo | ATL Haulage | 17 Pentalver |
| 3 OASIS Group | 8 Lidl | 13 Made.com | Contractors | 18 Solent Stevedores |
| 4 SH Pratt Group | 9 Made.com | 14 DHL | Seven Logistics | 19 London City Bond |
| 5 CEVA Logistics | 10 Compagnie Fruitiere | | Cosco Shipping | 21 Transmec Group |
| | | | HireCo | |

24/7/365
OPERATIONS

CROSS DOCK
POTENTIAL

TRIMODAL
LOGISTICS

GREEN BUILD
OPTIONS

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

SUPERB SPECIFICATION
AS STANDARD



Indicative masterplan

* On all new builds



SPEC BUILD OPPORTUNITIES

	sq ft	sq m
LG119 (Plot 4040)	119,050	11,060
LG192 (Plot 3020C)	192,640	17,897
LG387 (Plot 1010)	387,059	35,959

	sq ft	sq m
LG87 UNIT 3 (Plot 3020B)	22,120	2,055
LG87 UNIT 2 (Plot 3020B)	22,120	2,055
LG87 UNIT 1 (Plot 3020B)	43,420	4,034

Units 1, 2, and 3 can be combined into a single unit

BUILD TO SUIT OPPORTUNITIES

	sq ft	sq m
LG99 (Plot 3020A)	99,491	9,243
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

UP TO 36M
CLEAR HEIGHT

BREEAM
‘OUTSTANDING’*

WELL MANAGED
ESTATE

24 HOUR ROAMING
SECURITY PATROLS

WORKING SUSTAINABILITY

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.



PlanetMark

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



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.

ENVIRONMENTAL INITIATIVES DESIGNED TO HELP YOUR BUSINESS, STAFF AND THE PLANET.

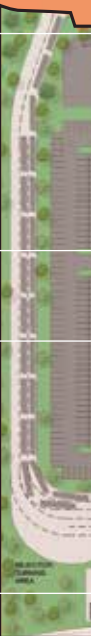
LED floodlights illuminate the truck yard and loading bay areas; the rest of the plot is illuminated by means of column/building mounted downlights with zero-upwards illuminance to reduce sky glow and light spill to all external areas.

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 in line with LDO.

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.

TYPICAL BUILDING BASE SPECIFICATION

An energy monitoring system 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.



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.





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 
VALUE ADDED SERVICES



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

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

The decision to come to London Gateway represents a major milestone in their strategy to combine value-added and management services with traditional fulfilment and distribution.

DHL's significant investment in automation underpins its commitment to this strategic location. They will benefit from the right location, the right infrastructure and the right technology to serve Greater London and the South East over the long term. The perfect choice to save time and instil a level of resilience within their supply chain - offering direct access to the United Kingdom's most connected trade hub.



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.



MADE.COM

MADE.COM is a leading European design brand and fast growing e-commerce retailer.

It has chosen to locate at DP World London Gateway for its proximity to market – enabling two-man deliveries to home and business addresses.

MADE's addition of increased capacity in the UK follows a sustained period of growth which saw the company post a 37% increase in revenue in 2019. The new site forms part of MADE.COM's growing European wide warehousing portfolio.

Increasingly, the retailer is utilising the on-site deep-sea port, with goods inbound to the UK arriving at this centre to save on miles travelled inland by containers.

Two years on and Made have doubled their on-site capacity with an additional 400,000 sq ft of new warehousing over two phases, to help meet customer demand for online retail and further optimize its supply chain.

This decision has been made possible by DP World's unique offering and main USP - for its customers to easily scale up their physical distribution infrastructure and grow their business within London Gateway Logistics Park.

**MAKING
THEIR MARK
AT LONDON
GATEWAY**



READY TO WORK

Benefiting from a young, logistics-focused workforce on our doorstep.





511,200

workers aged 16-64 within a 30-minute drive time

28%

of workers within the catchment are employed in logistics and distribution

43%

of workers within the catchment have level 1 & 2 NVQ qualifications

30,000

new homes under construction to meet growing workforce demand

13%

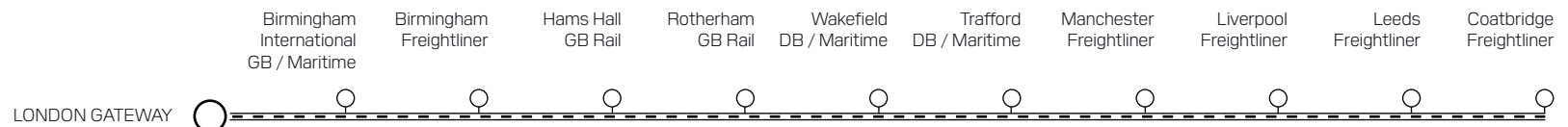
of the local population have skills relevant to transport and storage (3x the national average)

Source: Regeneris report – 2018



RAIL CONNECTIVITY

At DP World London Gateway, we run 50 rail services per week to all corners of the UK through 3 carriers. Trains to mainland Europe can be run via the Channel Tunnel.



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 WITH DP WORLD IN THE UK

AT DP WORLD 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.



TO FIND OUT MORE SCAN

DP WORLD LONDON GATEWAY LOGISTICS

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 DP World London Gateway 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 DP World is delivering world class logistics sites like this. It offers smarter trade solutions in more than 80 countries around the world and is the organisation behind the hugely successful Jebel Ali Free Zone in Dubai, home to over 7,000 businesses.



TO FIND OUT MORE SCAN





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DPWORLD.COM/LONDON-GATEWAY/LOGISTICS-PARK

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