

A dark red, trapezoidal graphic with a white outline, containing the text "London Gateway" in white. The graphic is positioned in the center of the page.

London Gateway

THE GATEWAY TO **SMARTER, GREENER LOGISTICS** AND TRADE
LOGISTICS OPPORTUNITIES FROM **100,000** TO **1.6 MILLION** SQ FT

DP WORLD is working with countries and companies all over the planet to enable smarter trade that creates a better future for everyone.

As an experienced developer and manager of logistics parks and economic zones, we are enabling the most efficient production and movement of cargo globally, connecting the dots between our own global network of ports and terminals.

Our vision is to be the leading global provider of sustainable industrial and logistics infrastructure solutions.

DP World London Gateway, located on the River Thames and in the heart of Western Europe's largest consumer market, is no different.

We have the experience, infrastructure and expertise to help your business fulfill its ambitions in unique ecosystems that offer end-to-end solutions and growth opportunities.

DP WORLD owns and operates **Jebel Ali Free Zone**, one of the world's largest logistics and economic zones, in Dubai.

In just three decades, we have developed this enormous site into home and regional headquarters for thousands of businesses – including 100 Global Fortune 500 enterprises.

Now we either run or are in the process of developing seven more logistics and economic zones, around the world.

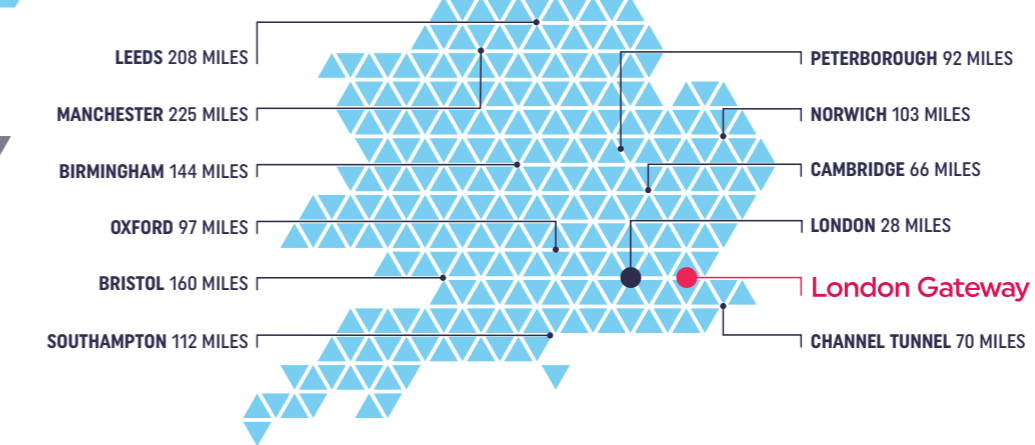
By land. By sea. By the capital.

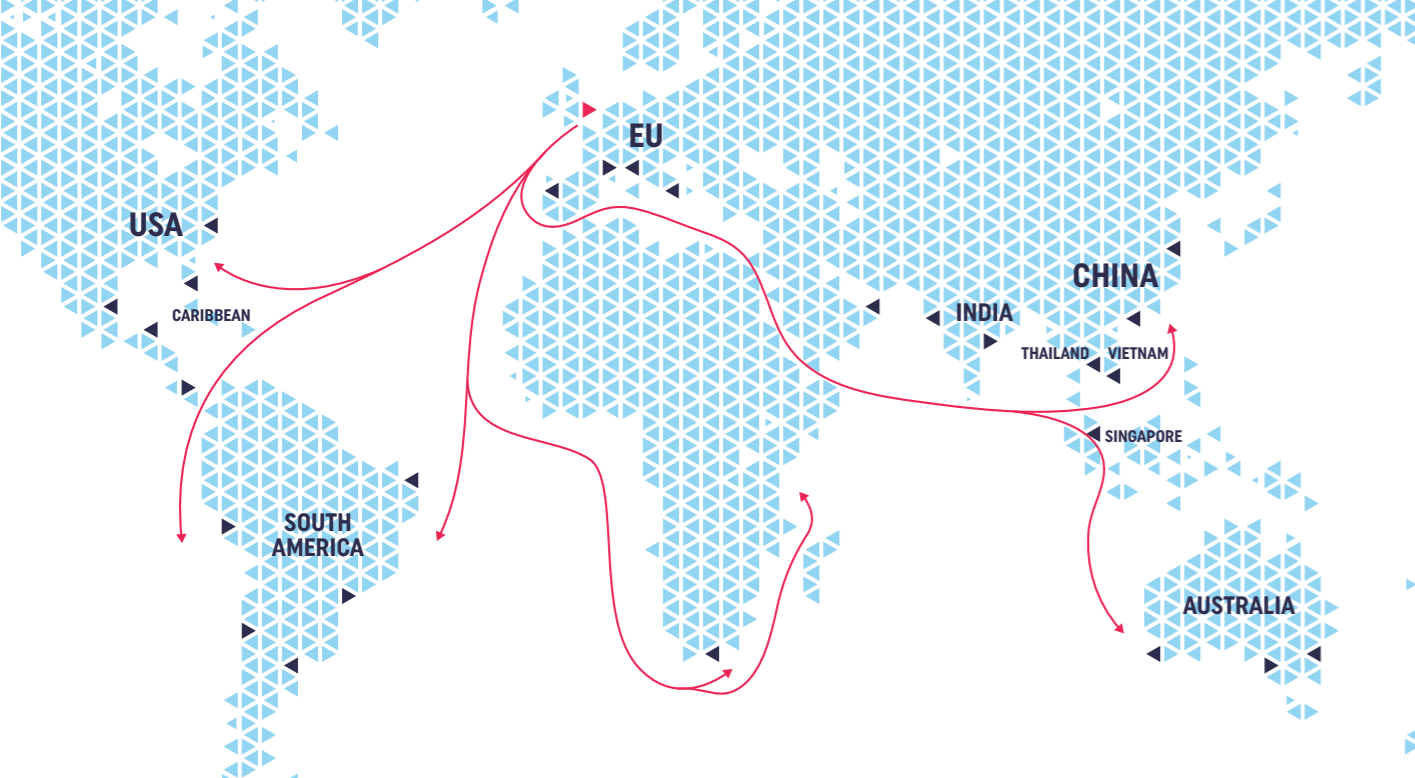
DP WORLD LONDON GATEWAY is a logistics development perfectly positioned to serve local, national and international markets.

It is the sustainable, integrated choice to grow your business:

- ▶ 9.25 million square feet logistics park – largest development of its kind in Europe
- ▶ Build-to-suit and spec build opportunities up to 1.6 million sq ft
- ▶ A home to businesses that are already reducing carbon emissions by being here
- ▶ A development connected to the UK, Europe and fast-growing global markets – with a deep-sea container port and rail terminal on site
- ▶ More than £1.5 billion invested to date, with more than £42 million spent on off-site infrastructure

Whatever your requirement: whether it's e-commerce fulfillment, regional distribution, port-centric operations, manufacturing for export or more, we have the flexibility, expertise and network to partner with you and deliver a greener, faster, smarter solution.





To find a **better location**, you'll have to go a long way.

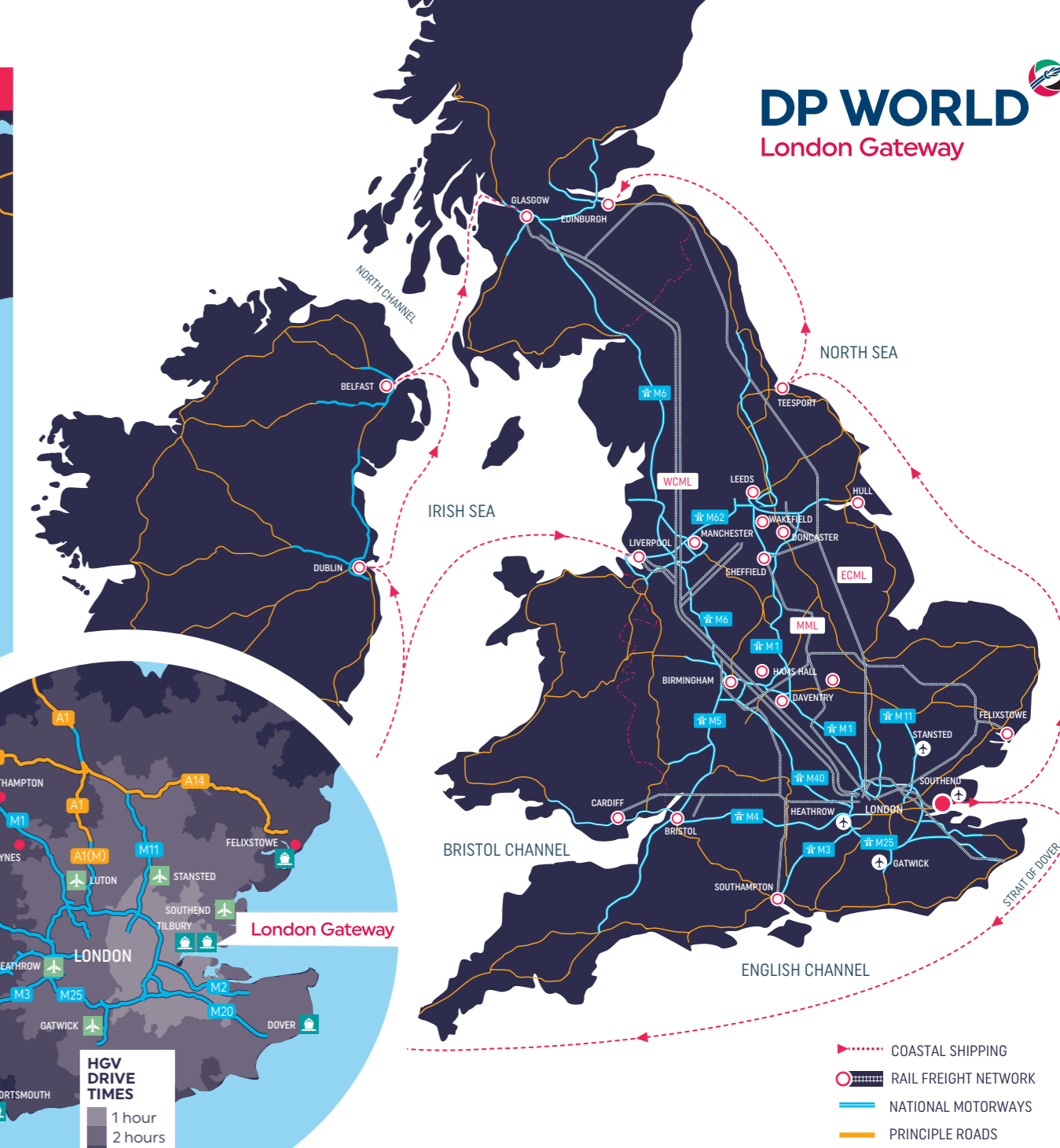
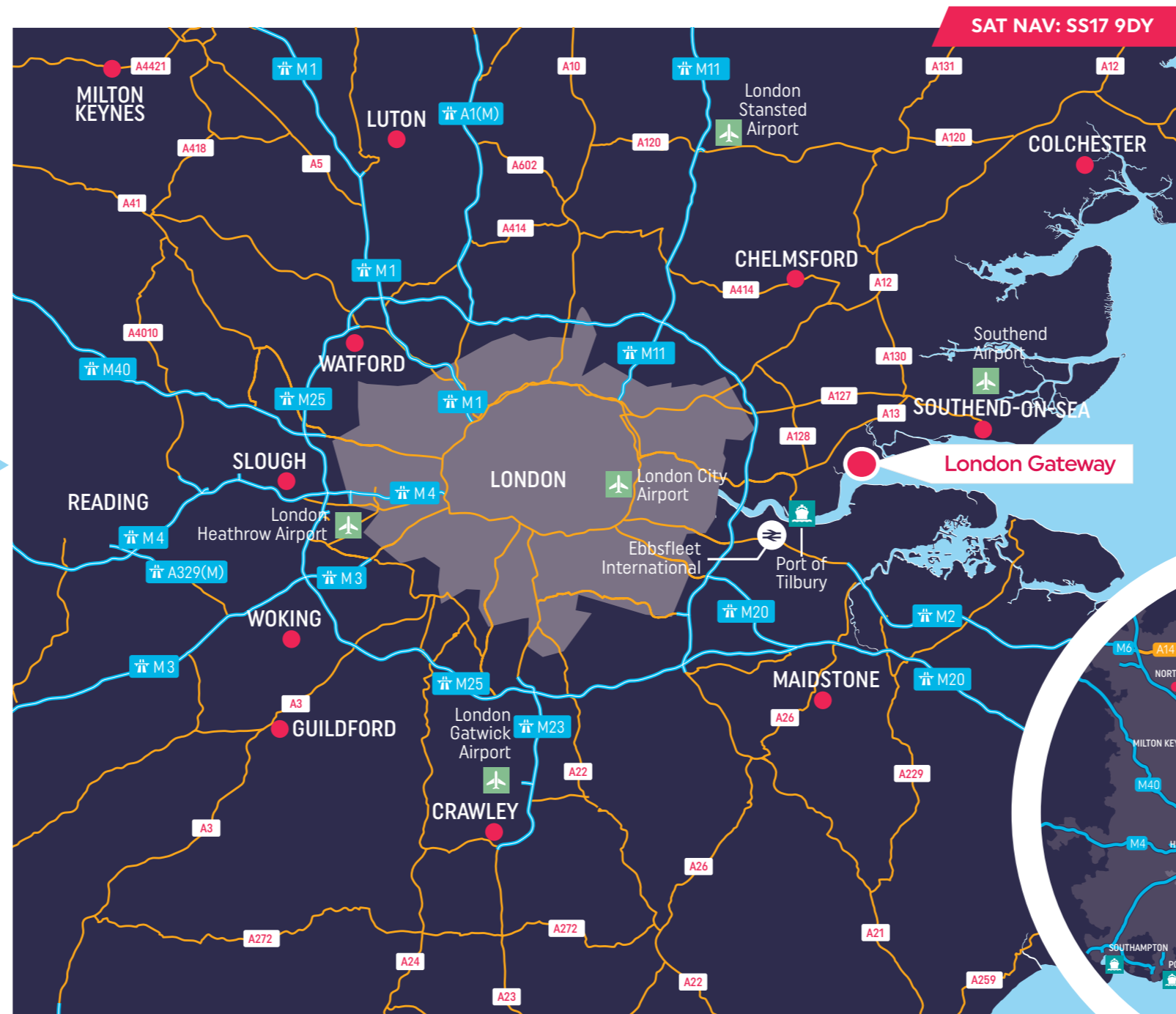
National

- ▶ Perfectly situated to serve London and the South East, the largest consumer market in Western Europe
- ▶ Central London, 28 miles
- ▶ Direct access via the A13 dual carriageway to J30 M25, 10 miles, and multiple A roads, including A127, A128 and A130

- ▶ 3,761,870 unique addresses situated within 30 miles
- ▶ Ideally positioned way point for goods entering the UK national marketplace from the continent and worldwide
- ▶ Direct rail services to inland ports across England, Scotland and Wales

Global

- ▶ Connected by sea to 110 ports in 65 countries
- ▶ 45 rail services a week to UK, mainland Europe via Channel Tunnel
- ▶ Three international air freight terminals close by:
 - Stansted, 43 miles
 - Gatwick, 48 miles
 - Heathrow, 75 miles



9.25 million sq ft: delivering flexible, well connected space

Equivalent in area to 400 football pitches, **DP WORLD LONDON GATEWAY** is 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 options
- ▶ Sustainability built in, with a minimum of BREEAM Excellent and Planet Mark certification, 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 100,000 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:

- ▶ Dixons Carphone
- ▶ CEVA Logistics
- ▶ Lidl
- ▶ SH Pratt Group
- ▶ UPS
- ▶ Made.com
- ▶ Compagnie Fruitiere
- ▶ Ziegler

Flexible, scalable, built around you.

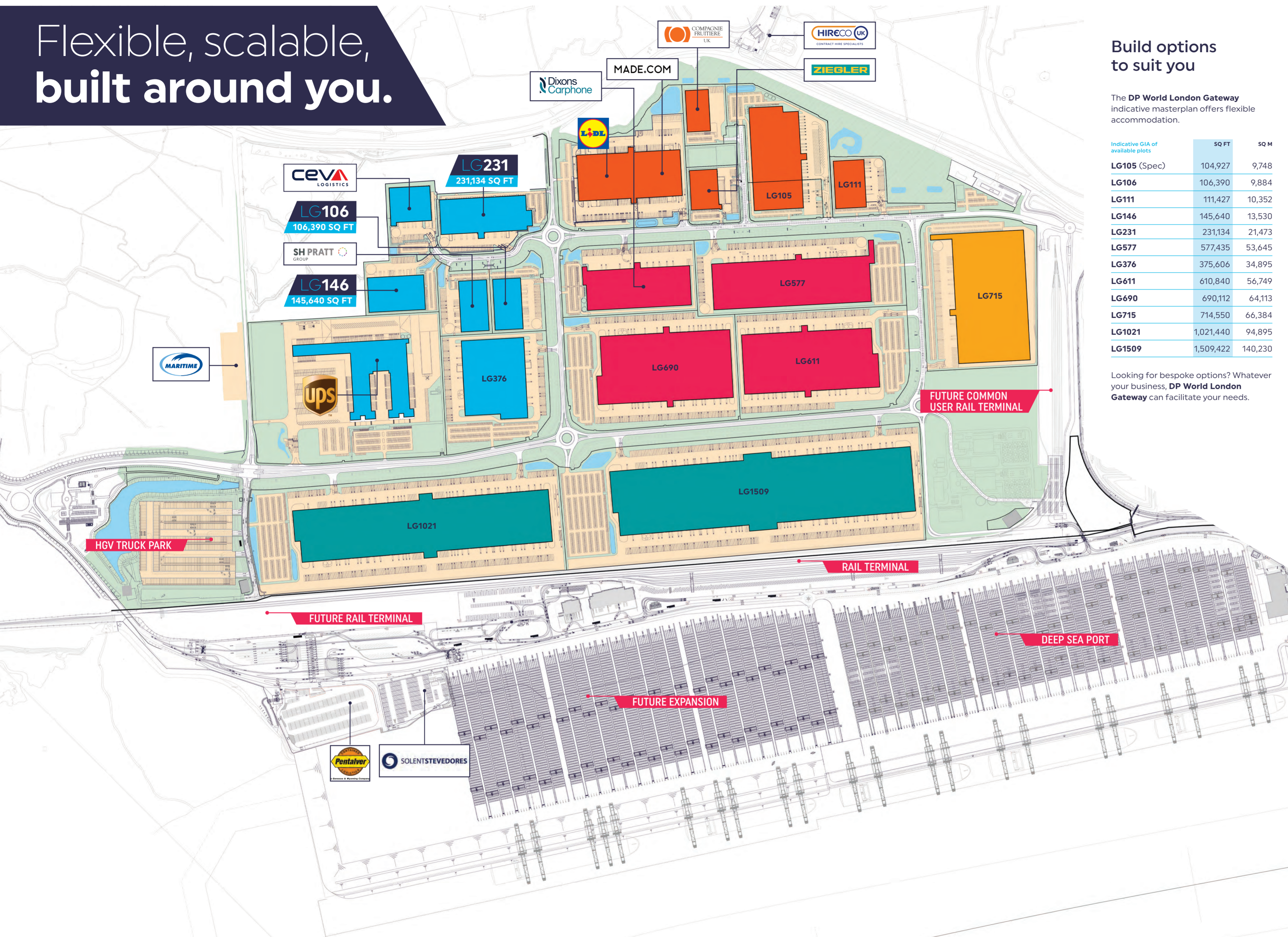
Build options to suit you

The DP World London Gateway indicative masterplan offers flexible accommodation.

Indicative GIA of available plots	SQ FT	SQ M
LG105 (Spec)	104,927	9,748
LG106	106,390	9,884
LG111	111,427	10,352
LG146	145,640	13,530
LG231	231,134	21,473
LG577	577,435	53,645
LG376	375,606	34,895
LG611	610,840	56,749
LG690	690,112	64,113
LG715	714,550	66,384
LG1021	1,021,440	94,895
LG1509	1,509,422	140,230

Looking for bespoke options? Whatever your business, DP World London Gateway can facilitate your needs.

Superb specification as standard



24/7/365
OPERATIONS

CROSS DOCK
POTENTIAL

TRIMODAL
LOGISTICS

GREEN BUILD
OPTIONS

UP TO 40M
CLEAR HEIGHT

BREEAM
'OUTSTANDING'
ON ALL AVAILABLE PLOTS

WELL MANAGED
ESTATE
ROAMING SECURITY PATROLS



DEEP SEA PORT

FUTURE EXPANSION

RAIL TERMINAL

BORDER INSPECTION FACILITY

HGV TRUCK PARK CUSTOMERS:



Spec build programme

from 100,000
to 231,134 sq ft

9,290 TO 21,473 SQ M

Build-to-suit

from 100,000
to 1.6 million sq ft

9,290 TO 148,645 SQ M

Making their mark at **London Gateway**



The UPS London Hub is a state-of-the-art parcel sorting facility using high levels of automation.

It is strategically located at DP World London Gateway to facilitate faster cross-border trade.

It is currently handling parcels and packages inbound from Europe, before distributing them to smaller centres in the south east in a 'hub and spoke' model. From there, parcels are delivered direct to businesses and homes.

The 345,000 sq ft facility is the company's largest ever infrastructure investment outside of the USA. The building can be expanded, but the first phase can already process 28,000 packages an hour.



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.



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 last year. 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.



Ready to work

DP WORLD LONDON GATEWAY benefits from a young, logistics-focused workforce on the 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)

DP WORLD

London Gateway

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