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AVAILABLE TO LET Q4 2021

DP WORLD
London Gateway



LG146 Prime logistics opportunity

146,198 SQ FT (13,582 SQ M)

SERVING LONDON, UK & WORLD MARKETS

50M SERVICE
YARD
→

BREEAM[®]
'OUTSTANDING'

EPC
RATING **A**


PlanetMark

 **FREIGHT**
STATUS

🕒 **24/7/365**
OPERATIONS

SECURE
SITE 

TRIMODAL
LOGISTICS 



LG146

146,198 SQ FT AVAILABLE Q4 2021

THAMES FREEPORT – A GAME CHANGER

DP World London Gateway is part of the Thames Freeport meaning that there are substantial tax incentives and regulatory flexibility available to new occupiers. These include, but are not limited to:

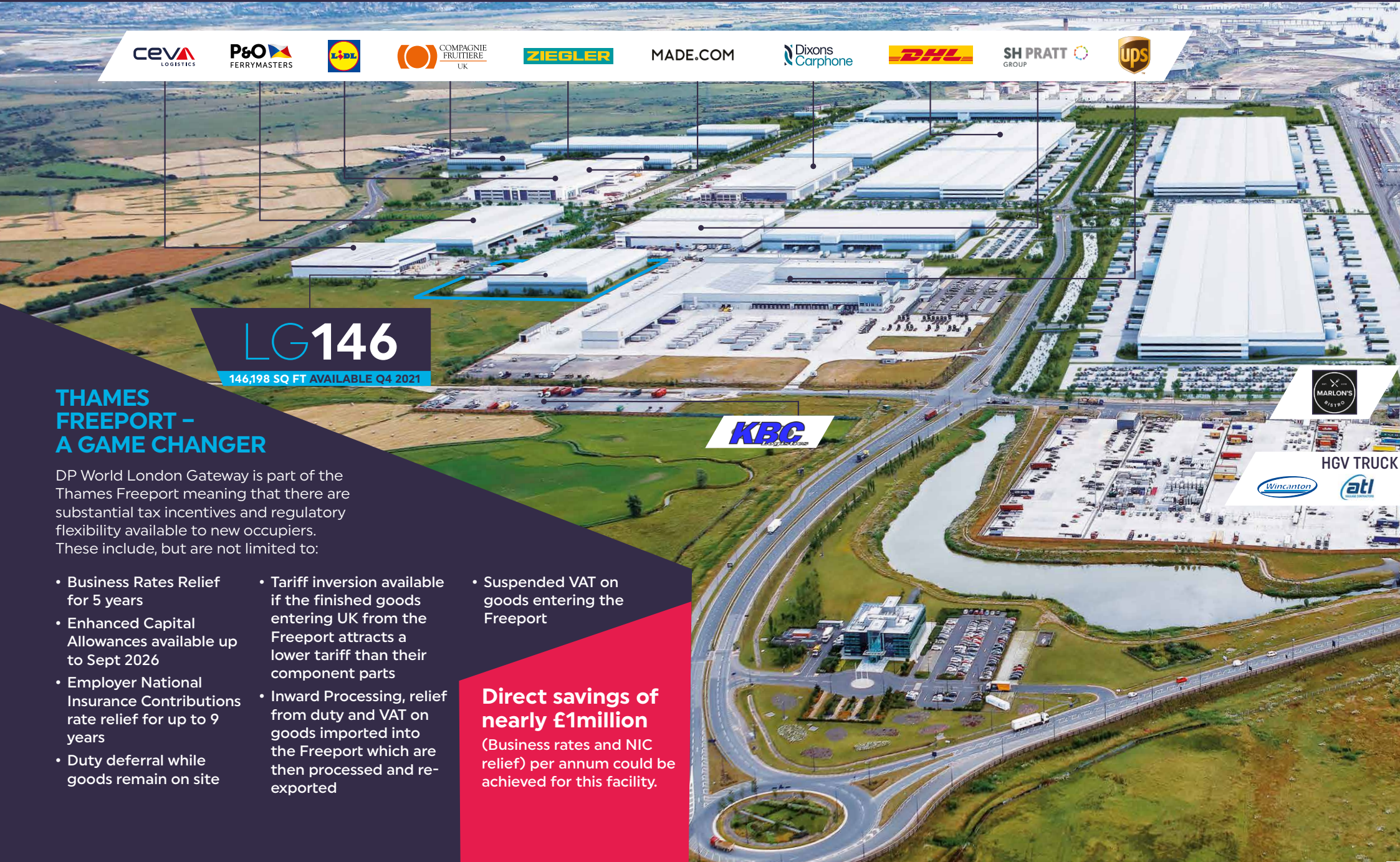
- Business Rates Relief for 5 years
- Enhanced Capital Allowances available up to Sept 2026
- Employer National Insurance Contributions rate relief for up to 9 years
- Duty deferral while goods remain on site
- Tariff inversion available if the finished goods entering UK from the Freeport attracts a lower tariff than their component parts
- Inward Processing, relief from duty and VAT on goods imported into the Freeport which are then processed and re-exported
- Suspended VAT on goods entering the Freeport

Direct savings of nearly £1million
(Business rates and NIC relief) per annum could be achieved for this facility.

KBC



HGV TRUCK





A new, 146,000 sq ft,
high quality logistics warehouse
facility available in Q4 2021



**EXCELLENT
LABOUR
CATCHMENT**

A LARGE, YOUNG, ENGAGED & SKILLED WORKFORCE AVAILABLE,
CONNECTED VIA ESTABLISHED PUBLIC TRANSPORT LINKS



**EXCEPTIONAL
QUALITY**

BREEM OUTSTANDING
AND EPC 'A' RATING AND
THE ABILITY TO OPTIMISE
BUILDING OPERATIONS

PARK CUSTOMERS:



**FREEPORT
STATUS**

COULD BE ACHIEVED FOR THIS FACILITY



PlanetMark

CONSTRUCTION OF THE FACILITY
IS PLANET MARK ACCREDITED



**SUPERB TRANSPORT
CONNECTIVITY**

JUST 10 MILES FROM JUNCTION 30 OFF THE
M25 & 28 MILES FROM CENTRAL LONDON



**ENHANCE YOUR
SUPPLY CHAIN**

DIRECTLY LINKED TO THE UK'S MOST
ADVANCED DEEP SEA PORT & RAIL NETWORK

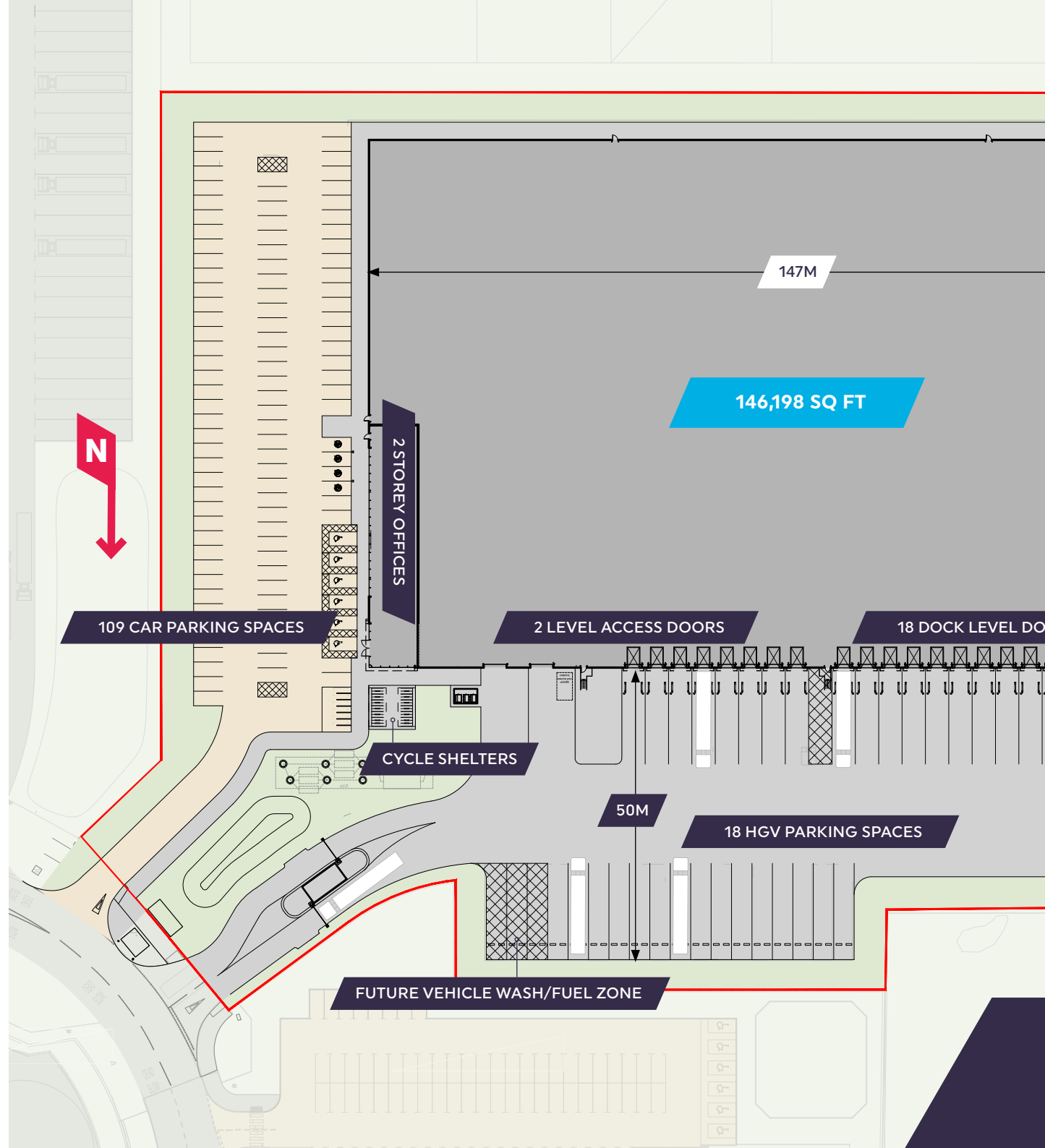
LG146

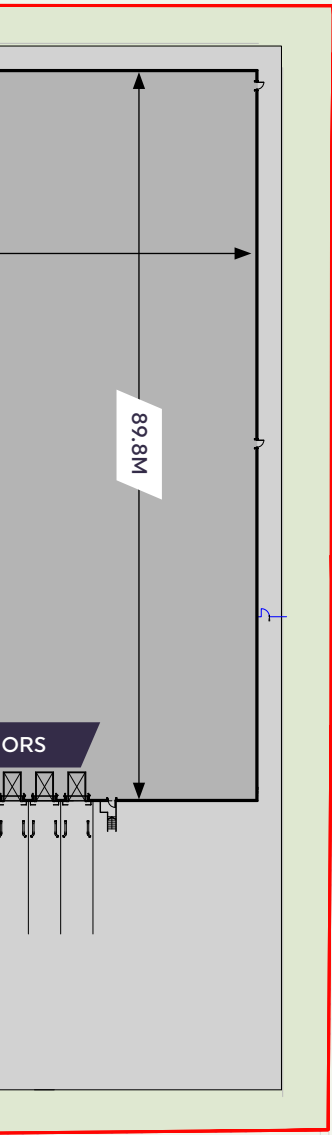
AVAILABLE TO LET Q4 2021

Indicative GIA	SQ FT	SQ M
Warehouse	138,547	12,871
Two storey offices	7,651	711
Total (GIA Approx)	146,198	13,582

SPECIFICATION

- ▶ 18 dock level doors
- ▶ 2 level access doors
- ▶ 50m secure yard
- ▶ 12.5m clear height
- ▶ 38 HGV parking spaces (inc 20 Loading)
- ▶ 109 car parking spaces including 6 disabled and 4 EV charging spaces
- ▶ 7 PTW parking spaces
- ▶ Chilled unit (conversion is possible)
- ▶ Car park / service yard security lighting
- ▶ Covered 26 cycle shelter
- ▶ FM2 category floor
- ▶ 50 kN sq m floor loading
- ▶ Up to 15% roof lighting
- ▶ Power – 100% certified renewable power supply available
- ▶ Rainwater harvesting and rooftop solar PV
- ▶ Two storey offices
- ▶ Mechanically ventilated system
- ▶ Suspended ceilings
- ▶ Raised access floors





Indicative images

100% RENEWABLE
POWER
CERTIFIED SUPPLY

50M SERVICE
YARD
→

EPC
RATING **A**

BREEAM[®]
'OUTSTANDING'

SOLAR
PVs

Working Sustainability



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



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 the 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% reduction carbon emissions during build.

We have committed to certifying every new building on our Logistics Park. By using less carbon in construction across the Logistics Park 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.

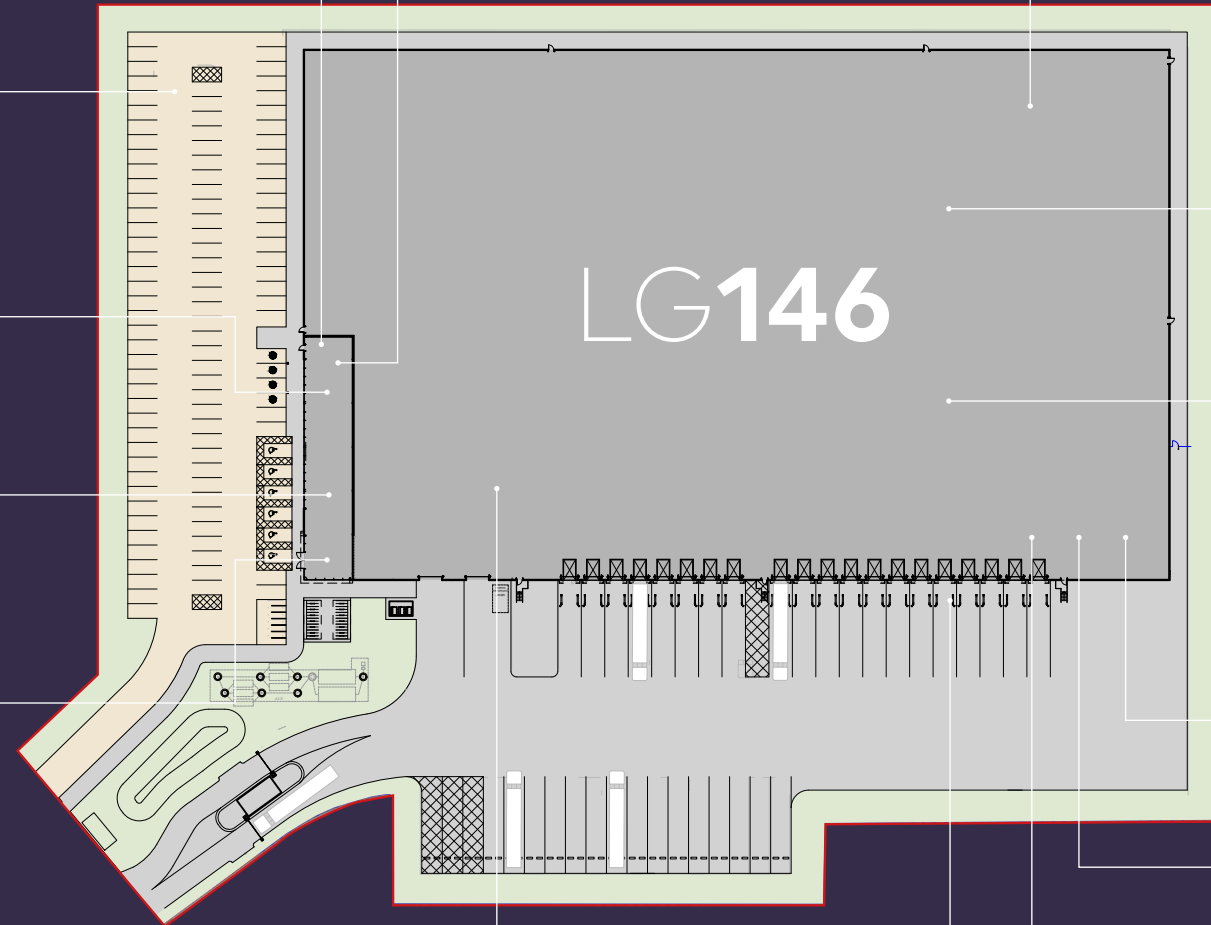
The office and reception areas have comfort cooling systems - Ventilation to the Office and Welfare Areas includes Heat Recovery.

 INCLUDED IN BASE SPECIFICATION

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.



An energy monitoring system is provided to monitor the energy usage of the building - via Trend Energy manager.

Improved thermal performance and building air tightness, which can be monitored by BMS.

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.

PV's 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

DP World London Gateway benefits 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 walking meeting.

Two eateries are located on site, Marlon's Bistro and café at No.1 London Gateway, whilst other local shops, supermarkets, parks and recreational areas are just minutes away.



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

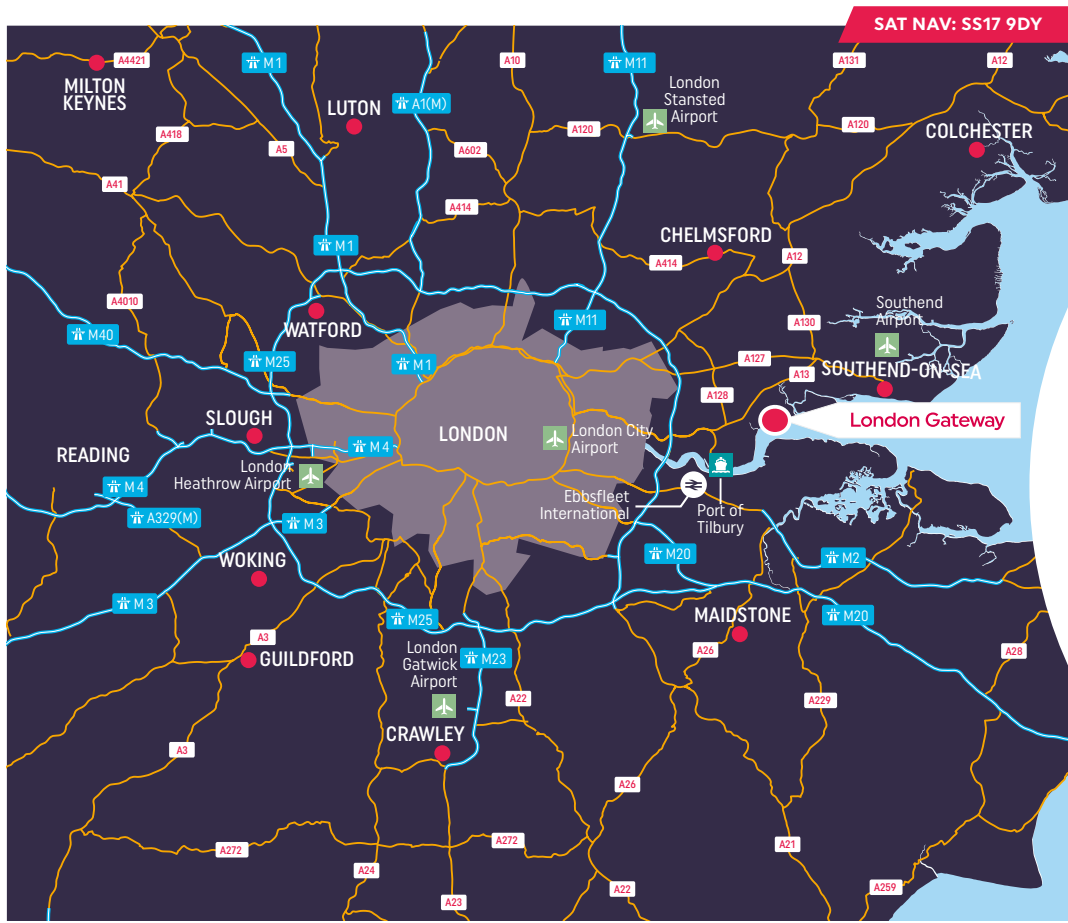


Ready to work

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



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



— NATIONAL MOTORWAYS
— PRINCIPLE ROADS

LESS THAN
2 miles FROM THE **A13** with short links to the **A127, A128 AND A130** - all major A roads
10 miles FROM THE **M25**
8 miles FROM THE **PORT OF TILBURY**

28 miles from the **CENTRE OF LONDON** and on the doorstep of the densely populated home counties and **LONDON CONSUMER MARKET**

45+ Rail Services per week **TO ALL CORNERS OF THE UK**. Trains to mainland Europe can be run via the Channel Tunnel

Supply chain enhancement with DP WORLD in the UK

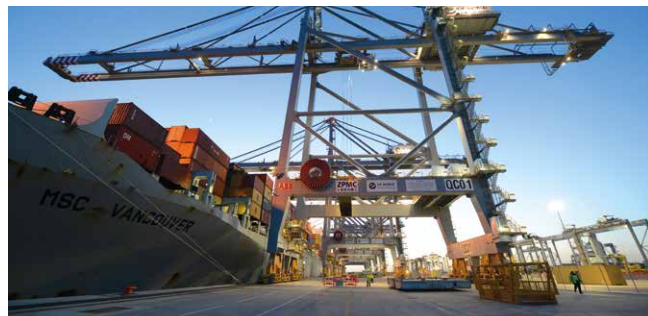
DP WORLD harnesses its infrastructure, expertise and customer service to deliver smarter trade solutions in the UK, that create a better future for everyone.

In an unpredictable and ever-challenging marketplace, DP World's 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, whether it's looking to reduce its cost-to-serve or simply looking for greater certainty and reliability through its logistics operations, DP World is a leading supply chain partner and trade enabler that can deliver bespoke solutions.



**TO FIND OUT MORE
SCAN**





DP WORLD London Gateway Logistics Park

A industrial location offering flexibility, scalability and connectivity: The perfect place for business growth.

DP World London Gateway Logistics Park is 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 100,000 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.

Lease terms are available from five years. During that time with us, occupiers get access to the Logistics Park's estates team aftercare service and the opportunity to tap into its in-house supply chain expertise.

It enjoys 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.

DP World London Gateway uses state-of-the-art technology to deliver efficient, reliable trade solutions

TO FIND OUT MORE SCAN



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