

LG231

INDUSTRIAL
DISTRIBUTION
FACILITY

DP WORLD
LONDON GATEWAY
LOGISTICS PARK

LG231 AT DP WORLD LONDON GATEWAY LOGISTICS PARK

DEEP-SEA
CONTAINER PORT

RAIL
TERMINAL

INSPECTIONS AND
CUSTOMS FACILITY

MADE.COM

SH PRATT
GROUP



Dixons
Carphone



LG231
READY FOR
OCCUPATION
IN DECEMBER
2019

CMA CGM

A NEW, 231,000 SQUARE FOOT, HIGH QUALITY LOGISTICS WAREHOUSE FACILITY IN THE SOUTH EAST



**ENHANCE YOUR
SUPPLY CHAIN**

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



**EXCELLENT LABOUR
CATCHMENT**

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



**OPTIMAL
FLEXIBILITY**

With lease terms available from five years



**SUPERB TRANSPORT
CONNECTIVITY**

Just 10 miles from Junction 30 off the M25 & 25 miles from central London



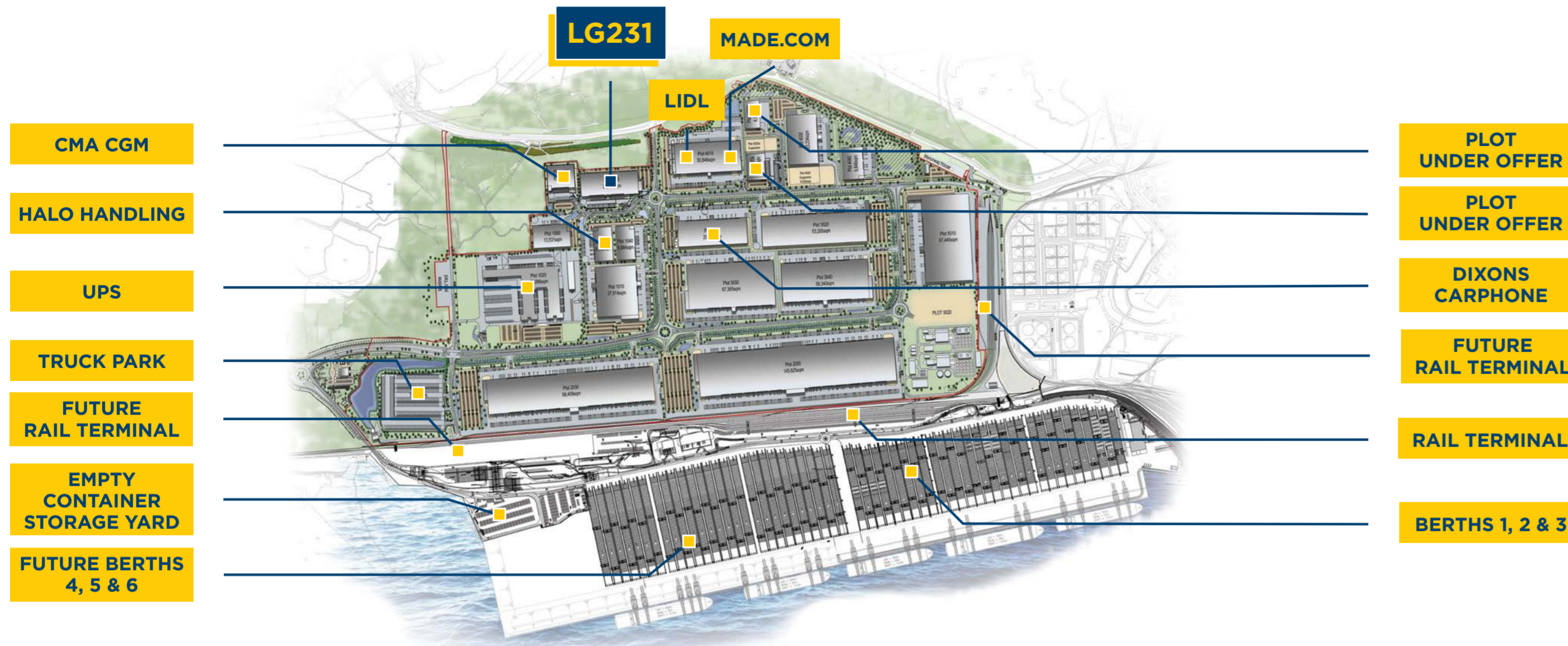
**PLANET MARK
ACCREDITED**

Construction of the facility is Planet Mark accredited



**EXCEPTIONAL
QUALITY**

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



LG231 THE SPECIFICATION

50KN/M2

FLOOR LOADING FM2

12.5 M

CLEAR EAVES HEIGHT

EPC RATING A

156

CAR PARKING SPACES (INCLUDING 8 ACCESSIBLE BAYS)

4

LEVEL ACCESS DOORS

BREEAM EXCELLENT

68

HGV PARKING SPACES (INCLUDING 32 AT LOADING BAYS)

CHILLED UNIT

CONVERSION IS POSSIBLE

50M

SECURE YARD

28

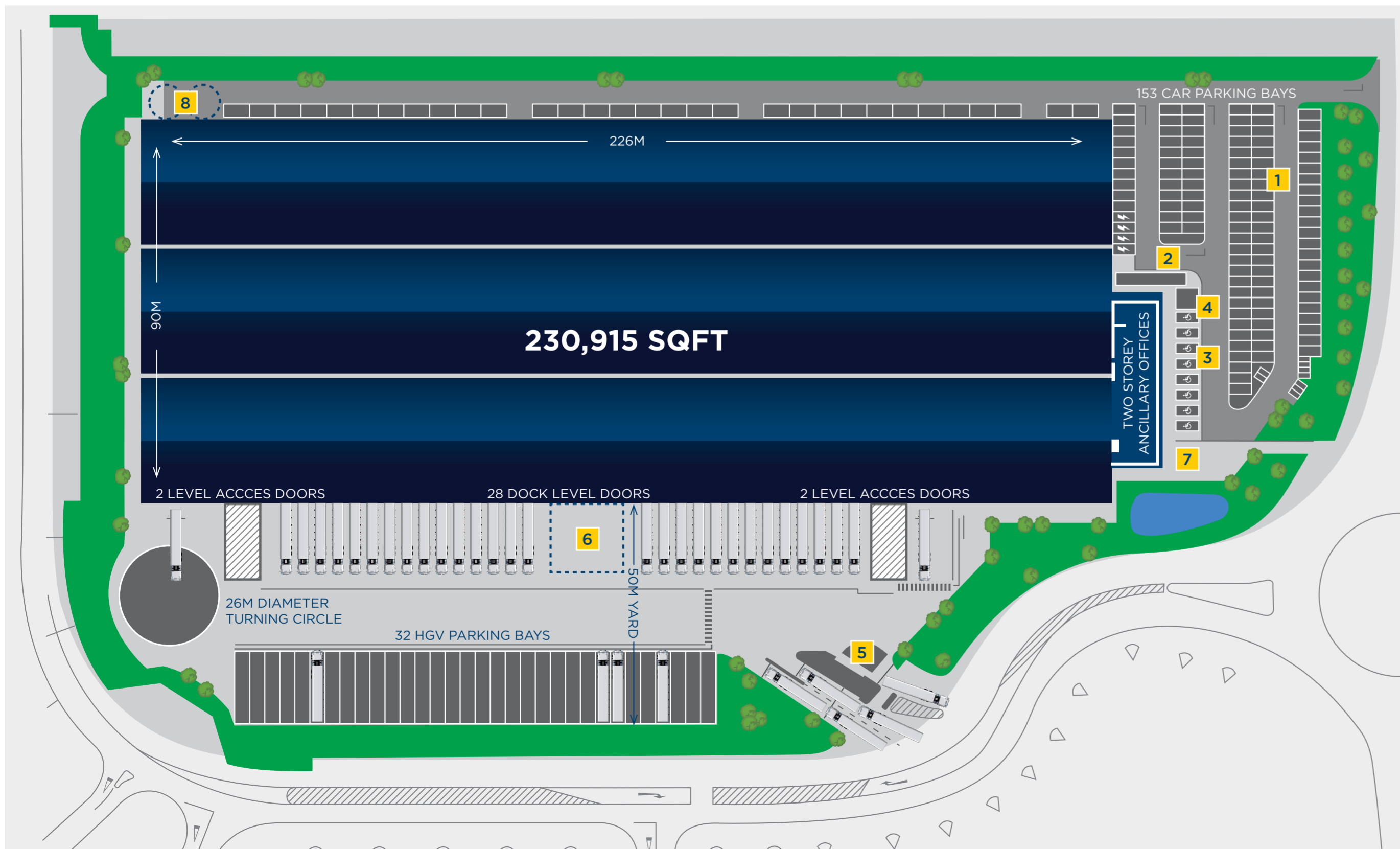
DOCKS

PLANET MARK

ACCREDITED

TRANSPORT OFFICE

POTENTIAL TO ADD TO THE YARD



BUILDING PLAN

- 1 CAR PARKING - 144 BAYS
- 2 ELECTRIC PARKING - 4 BAYS
- 3 DISABLED PARKING BAYS - 8 BAYS
- 4 CYCLE SHELTER BAYS - 44 BAYS
- 5 POTENTIAL GATE HOUSE
- 6 POTENTIAL FUTURE TRANSPORT OFFICES
- 7 OFFICE ENTRANCE
- 8 POTENTIAL FUTURE SPRINKLER TANKS

SCHEDULE OF AREAS: GIA

WAREHOUSE	218,945 SQFT	20,340 SQM
TWO STOREY OFFICES	11,970 SQFT	1,112 SQM
TOTAL	230,915 SQFT	21,452 SQM

'APPROXIMATE FLOOR AREAS (GIA)'

EXTENSIVE WORKFORCE ACCESS



WORKERS

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



QUALIFICATIONS

23,900

PEOPLE WITH NO FORMAL QUALIFICATIONS AND AVAILABLE TO BE TRAINED



INFRASTRUCTURE

TRANSPORT LINKS

CONNECTED BY LOCAL BUS SERVICES AND CYCLE ROUTES



WAGES

COMPETITIVE SALARIES



SKILLS

SKILLS

PROACTIVE SKILLS PROGRAMME, INCLUDING LOCAL LOGISTICS ACADEMY, SUPPORTING THE DEVELOPMENT OF A FUTURE WORKFORCE

Source: Regeneris report - 2018

LOCATION

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

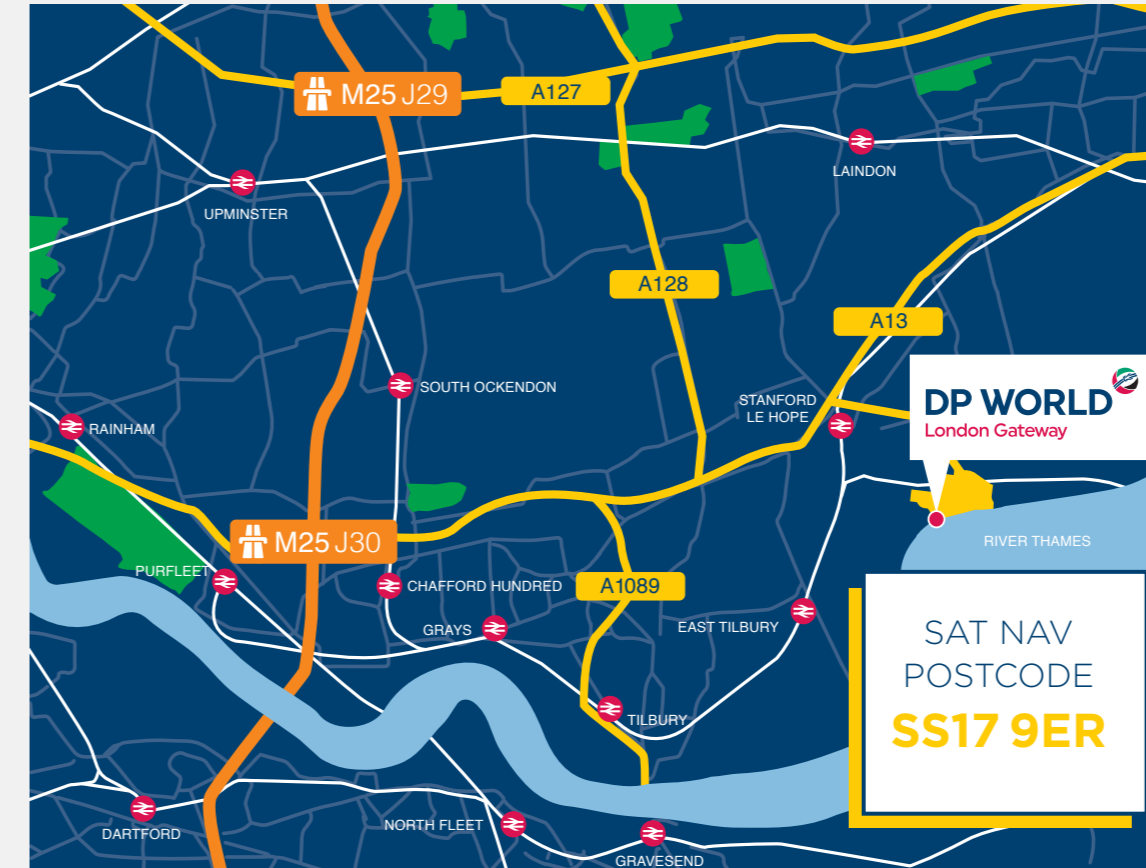
FROM THE PORT OF TILBURY

30 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



ROAD & RAIL FREIGHT CONNECTIONS

MOTORWAY
FREIGHT RAIL

DP WORLD
London Gateway

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



LG231 is located at the heart of the Logistics Park, with prospective occupiers standing to benefit from the multimodal integration and outstanding location of DP World London Gateway



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



DP WORLD LONDON GATEWAY LOGISTICS PARK

AN INDUSTRIAL SITE OFFERING FLEXIBILITY, SCALABILITY AND CONNECTIVITY: THE PERFECT LOCATION 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 one 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.

CURRENT OCCUPIERS INCLUDE LIDL, UPS, MADE.COM, DIXONS CARPHONE, CMA CGM AND SH PRATT GROUP.

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.

▶ TO FIND OUT MORE SCAN



ALL ENQUIRIES



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