Two prime logistics opportunities

SERVING LONDON, UK & WORLD MARKETS • DELIVERED WITHIN 9 MONTHS
It is the sustainable, flexible, integrated choice to grow your business:

- Build-to-suit opportunities from 100,000 to 1.6 million square feet
- Build specifications tailored to your business
- Full planning consent within 28 days
- Fast track delivery within 9 months
- 28% of workers employed in logistics and distribution
- Only 28 miles to Central London by road
- UK, EU and world markets within easy reach via on site road, rail and deep-sea port options.

DP World London Gateway is already home to Dixons Carphone, CEVA Logistics, Lidl, SH Pratt Group, UPS, Compagnie Fruitiere, Ziegler and MADE.com; a broad mix of organisations already reaping the environmental and efficiency benefits brought about by a multimodal location.

Greater speed, smarter trade

We are working with countries and companies all over the planet to enable smarter, faster trade that creates a better future for everyone. At DP World London Gateway, it’s no different. So that you can bring about efficiencies to your operation sooner we have prepared two plots for development. Planning consent can be obtained within 28 days, under our Local Development Order, meaning buildings can be delivered within nine months of signing an Agreement for Lease.

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

Your bespoke space. In the very best place.
**Indicative Specification**

**LG 106**
- 16 dock level doors (with provision for 5 more)
- 2 level access doors
- 33 HGV parking spaces
- 92 car parking spaces including 5 disabled and 2 EV charging spaces
- 50 m yard
- 2 storey offices
- Up to 21m clear height
- 6 P TW parking spaces

The building design and specification can be altered to meet occupiers' bespoke requirements.

**LG 146**
- 16 dock level doors (with provision for 4 more)
- 2 level access doors
- 22 HGV parking spaces
- 113 car parking spaces including 7 disabled and 3 EV charging spaces
- 50 m yard
- 2 storey offices
- Up to 12.5m clear height
- 7 P TW parking spaces

**Indicative GIA**
- Warehouse: 101,180 sq ft (9,400 sq m)
- Two storey offices: 5,210 sq ft (484 sq m)
- Total (GIA Approx): 106,390 sq ft (9,884 sq m)

**Indicative GIA**
- Warehouse: 138,535 sq ft (12,870 sq m)
- Two storey offices: 7,105 sq ft (660 sq m)
- Total (GIA Approx): 145,640 sq ft (13,530 sq m)

**Operational Services**
- 24/7/365
- Solar PVs

**Sustainability**
- Target EPC rating of ‘A’
- Minimum BREEAM ‘Outstanding’
- Rainwater harvesting and rooftop solar PV

**Build-to-Suit**
- 9 months
- Well-managed estate
- Tramodal logistics

**External**
- 50m deep service yards
- Secure site
- Car park/service yard security lighting
- Covered cycle shelter

**Green Build Options**

**WELL MANAGED ESTATE**
- Roaming security patrols on all available plots

**SUPERB SPEC AS STANDARD**
- Measured floors
- MEAT floor loading
- Raised access floors

**Build-to-suit**
- 145,640 sq ft

**Temporary Workspaces**
- 50 M Service Yards

**LG 146**
- Well-managed estate
- Tramodal logistics

**106,390 sq ft**
- Build-to-suit

**SOLAR PVs**
- 24/7/365

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Direct access via the A13 dual carriageway to an 8 lane motorway - M25, 10 miles - Southend Airport, 18 miles - Central London, 28 miles - Stansted, 43 miles - Gatwick, 48 miles - Heathrow, 75 miles

3,761,870 unique addresses situated within 30 miles

Connected by sea to 110 ports in 65 countries

45 rail services a week to UK and Europe

www.londongateway.com/logisticspark