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**DP WORLD**  
London Gateway

**LG106**

106,390 SQ FT BUILD-TO-SUIT

**LG146**

145,640 SQ FT BUILD-TO-SUIT

**Two prime logistics opportunities**

SERVING LONDON, UK & WORLD MARKETS • DELIVERED WITHIN 9 MONTHS



RAIL TERMINAL

BORDER INSPECTION FACILITY

DEEP SEA PORT

FUTURE EXPANSION

TRUCK PARK

LG146

145,640 SQ FT BUILD-TO-SUIT

LG106

106,390 SQ FT BUILD-TO-SUIT

LG231

230,915 SQ FT AVAILABLE NOW

HGV TRUCK PARK CUSTOMERS:



M25 10 MILES

## 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.

▶ COASTAL SHIPPING  
○ RAIL FREIGHT NETWORK  
— NATIONAL MOTORWAYS  
— PRINCIPLE ROADS

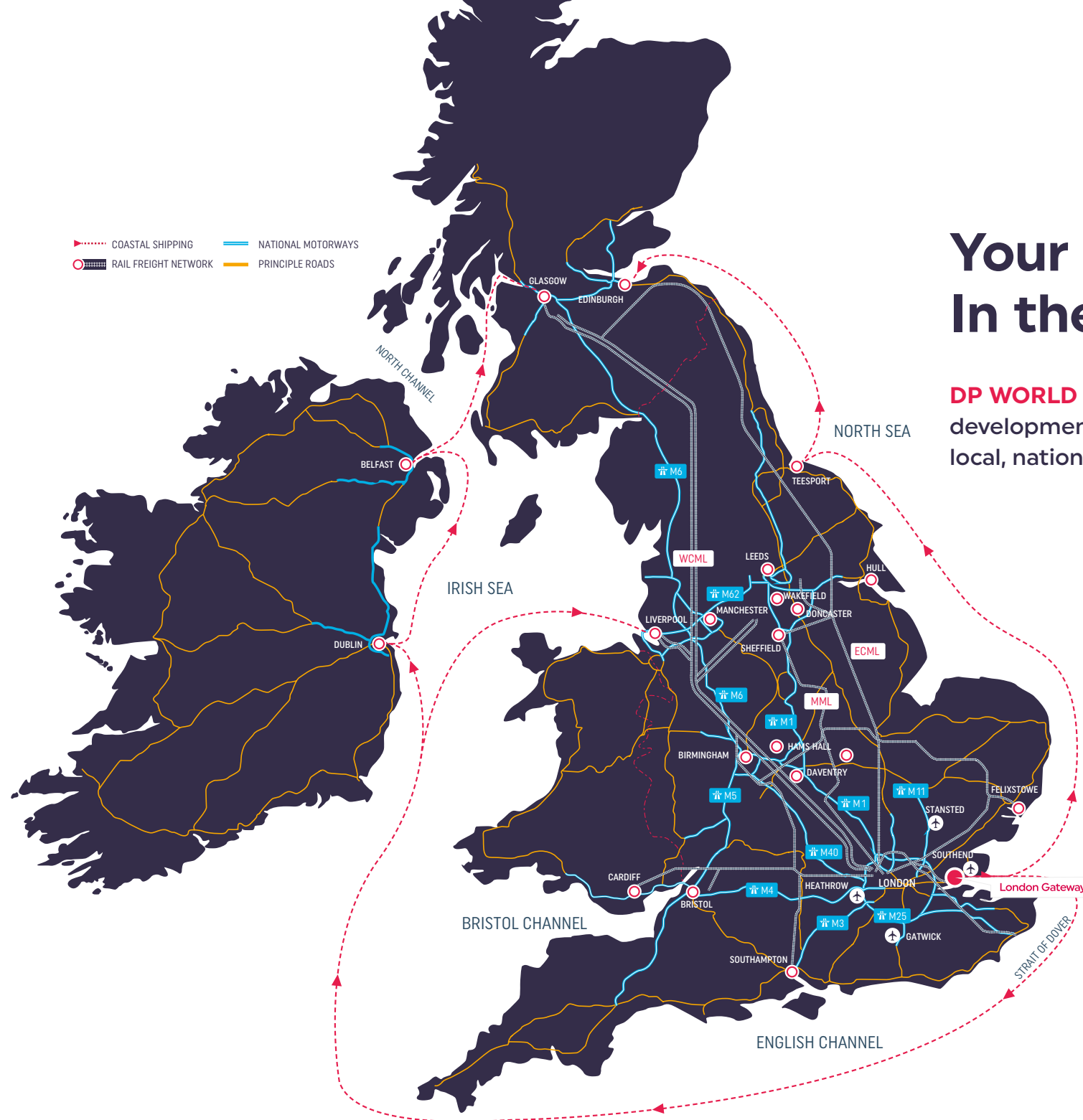
# Your bespoke space. In the very best place.

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

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.





**106,390 sq ft**

**build-to-suit**



**DELIVERED WITHIN  
9 MONTHS**



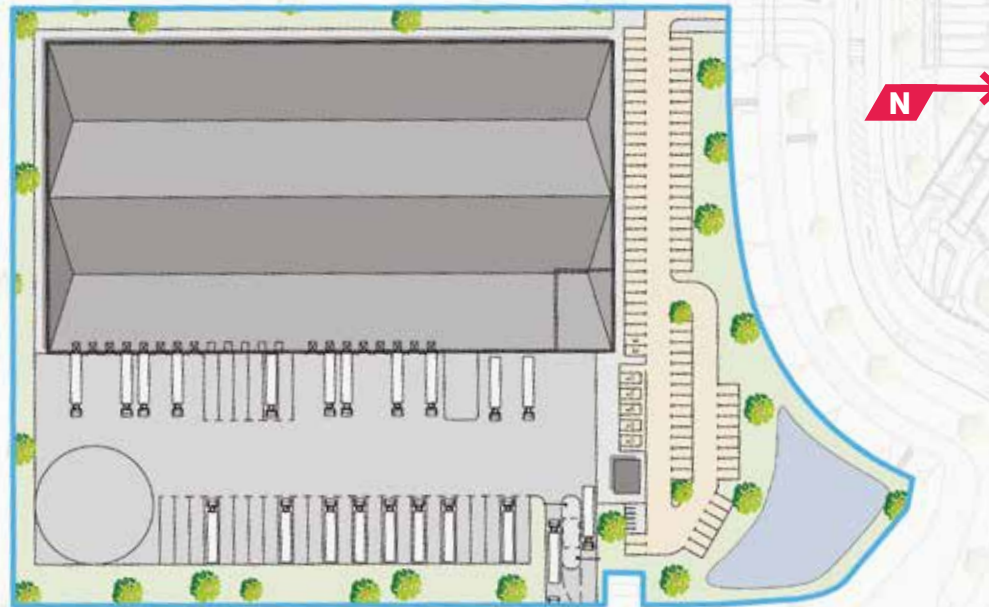
# LG106

Indicative GIA	SQ FT	SQ M
Warehouse	101,180	9,400
Two storey offices	5,210	484
<b>Total (G.I.A Approx)</b>	<b>106,390</b>	<b>9,884</b>

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

## INDICATIVE SPECIFICATION

- ▶ 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
- ▶ 50m yard
- ▶ 2 storey offices
- ▶ Up to 21m clear height
- ▶ 6 PTW parking spaces



## Superb spec as standard



### EXTERNAL

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



### SUSTAINABILITY

- ▶ Target EPC rating of 'A'
- ▶ Minimum BREEAM 'Outstanding'
- ▶ Rainwater harvesting and rooftop solar PV

**SOLAR  
PVs**

**24/7/365**  
OPERATIONS

**WELL MANAGED  
ESTATE**  
ROAMING SECURITY PATROLS

# LG146

Indicative GIA	SQ FT	SQ M
Warehouse	138,535	12,870
Two storey offices	7,105	660
Total (G.I.A Approx)	<b>145,640</b>	<b>13,530</b>

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

## INDICATIVE SPECIFICATION

- ▶ 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
- ▶ 50m yard
- ▶ 2 storey offices
- ▶ Up to 12.5m clear height
- ▶ 7 PTW parking spaces



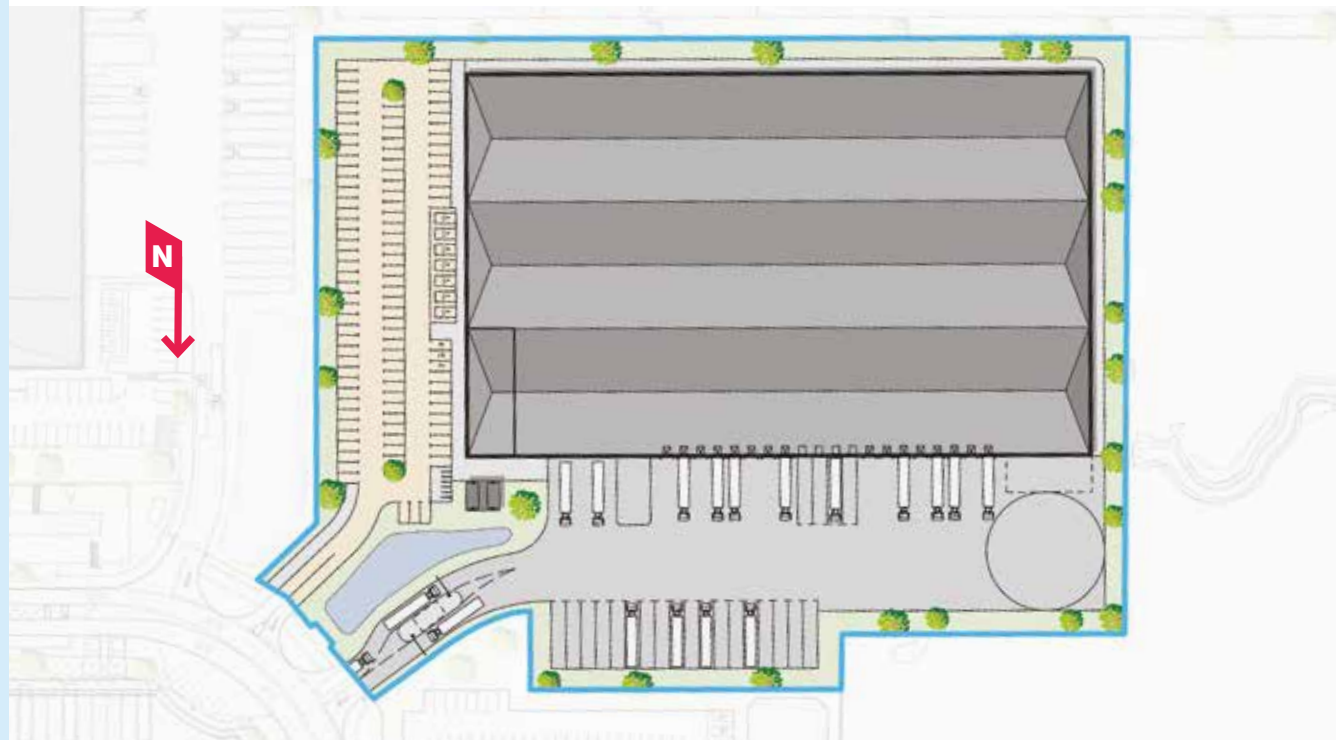
## WAREHOUSE

- ▶ FM2 category floor
- ▶ 50 kN sq m floor loading
- ▶ Up to 15% roof lighting



## OFFICE

- ▶ Two storey offices
- ▶ Mechanically ventilated system
- ▶ Suspended ceilings
- ▶ Raised access floors



**BREEAM®**  
'OUTSTANDING'  
ON ALL AVAILABLE PLOTS

**50M SERVICE YARDS**

**TRIMODAL LOGISTICS**





**SECURE**  
**SITE** 

 **GREEN**  
**BUILD**  
**OPTIONS**

build-to-suit

**145,640 sq ft**

### HGV DRIVE TIMES

- 1 hour
- 2 hours
- 3 hours



- ▶ 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

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