



DP WORLD

LONDON GATEWAY, THURROCK, SS17 9DY

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**Prime Design &
Build Logistics Plots
Fast Tracked Opportunities
Up To 1,000,000 Sq Ft**

Freeport Status
To Let

**Build To Suit
Opportunities**

One of Europe's largest port-centric facilities

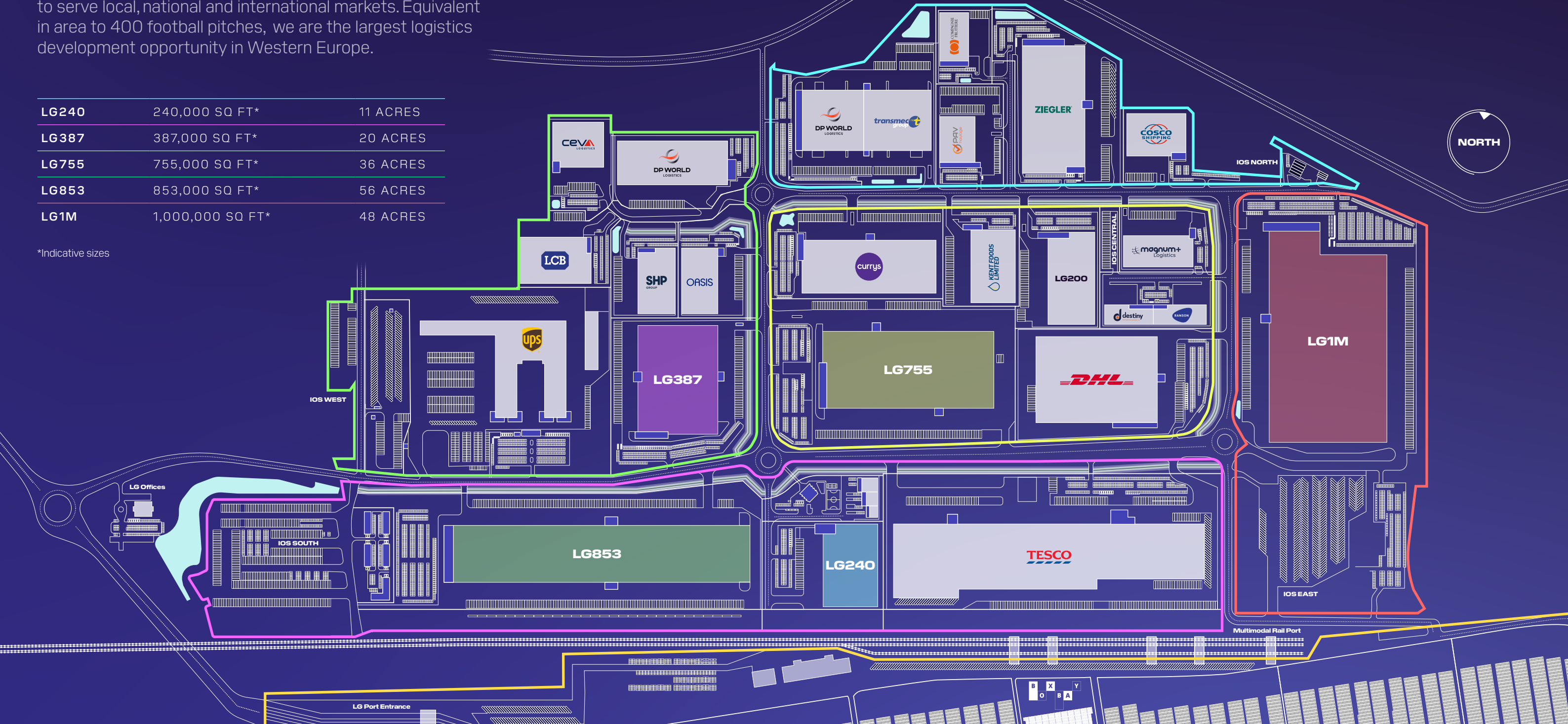
We are London Gateway Logistics Park, perfectly positioned to serve local, national and international markets. Equivalent in area to 400 football pitches, we are the largest logistics development opportunity in Western Europe.

4,400,000 SQ FT DELIVERED

High-specification units are already completed on-site. A proven development track record that gives you the confidence to scale at pace.

LG240	240,000 SQ FT*	11 ACRES
LG387	387,000 SQ FT*	20 ACRES
LG755	755,000 SQ FT*	36 ACRES
LG853	853,000 SQ FT*	56 ACRES
LG1M	1,000,000 SQ FT*	48 ACRES

*Indicative sizes



DOCK LEVELLERS
AND LEVEL
ACCESS DOORS



LARGE LOADING
YARD DEPTHS



STRONG POWER
AVAILABILITY WITH
UPGRADE CAPABILITIES



HEAVY-DUTY
FLOOR LOADING



HIGH SPEC, LED LIT
OFFICE SPACES



UP TO 42M
EAVES HEIGHT

Connecting world-class occupiers to global markets

HANDLING 3.5M CONTAINERS ANNUALLY

35 weekly services ensure seamless, reliable connectivity to 90+ global ports.

Join a growing cluster of industry leading occupiers operating at the centre of the UK's largest and most advanced deep-sea port.

With direct access to over 110 global shipping routes and fully integrated road and rail connections, London Gateway enables faster movement of goods, lower costs and greater control across your supply chain.

LG200 BROCHURE →

A13 IN 8 MINS & CENTRAL LONDON IN 60 MINS

YOUR FUTURE NETWORK

- | | | | |
|--|---|---|---|
| 1.  | 6.  | 11.  | 16.  |
| 2.  | 7.  | 12.  | 17.  |
| 3.  | 8.  | 13.  | 18.  |
| 4.  | 9.  | 14.  | 19.  |
| 5.  | 10.  | 15.  | 20.  |

NEXT GENERATION DEVELOPMENTS

- | | | |
|---------------------------------|--------------------------------|--------------------------------|
| 1. LG1M 1,000,000 Sq Ft* | 2. LG755 755,000 Sq Ft* | 3. LG240 240,000 Sq Ft* |
| 4. LG387 387,000 Sq Ft* | 5. LG853 853,000 Sq Ft* | |



*PLOT SIZES ARE FLEXIBLE TO SUIT YOUR REQUIREMENTS.

Primed for development, fast-track your future

London Gateway is offering fully prepared, build-to-suit development plots that are levelled and ready for planning permission. These flexible sites can be seamlessly tailored for your headquarters, operational, or advanced manufacturing needs within our scalable, industry-leading park.



FROM LEASE TO DELIVERY IN JUST 9 MONTHS

Fast-track your timeline from agreement to occupation. Our Local Development Order secures full site-wide planning consent in under 28 days.

ACCELERATED SPEED TO MARKET

Fully levelled and primed to fast-track your build timeline.

STRATEGIC CONNECTIVITY

Direct access to the UK's most integrated port, rail, and road networks.

UNMATCHED SCALE AND FLEXIBILITY

Adaptable plots tailored for bespoke operational footprints.

SUSTAINABLE INFRASTRUCTURE

Park-wide green initiatives to support your carbon-reduction goals.



CUSTOM DESIGN CONFIGURATIONS

Tailored warehouse and office fit-out packages, from racking and mezzanines to bespoke workspace design that reflects your operational needs and company culture.



OPTIMISED LOADING ACCESS DOORS

Specify the exact number, type, and positioning of dock levellers and surface-level access doors to maximise your throughput and efficiency.



FLEXIBLE YARD AND PARKING LAYOUTS

Scale your yard depth, configure HGV turning circles, and customise your employee parking bay sizes and overall capacity.



FUTURE-READY POWER & SUSTAINABILITY

Integrate the technology you need from the start, including customised EV charging infrastructure for fleets and staff, solar PV roof and bespoke power supply upgrades.

A carbon-conscious hub, built to perform

Carbon reduction is embedded throughout London Gateway. From lower-impact construction materials to certified delivery standards, the scheme has already achieved a 16% reduction in embodied carbon.

London Gateway has been built to reduce long-term operational impact, supporting your business, workforce and the environment.



8 | 9



£40,000 FREE PV ENERGY

Average annual cost savings through 20% PV panel coverage. Additional PV capacity available, increasing annual cost savings.



WASTE MANAGEMENT

95% of waste materials generated are recycled on-site.



RAINWATER HARVESTING

DP World have installed a harvested supply of water to all WCs, reducing water consumption.



OUTSIDE SPACES

Premium landscaped break areas featuring natural environments for downtime and mental well-being.



THE HIVE

A key part to London Gateway site, delivering support in wellbeing and personal development.



BREEAM
'OUTSTANDING'



EPC
'A' RATING



AIR SOURCE HEAT
PUMPS



20% SOLAR PANEL
COVERAGE



LED LIGHTING WITH
SMART SENSORS



PREMIUM
LANDSCAPED
BREAK AREAS

At the heart of the London Gateway ecosystem

DELIVER WITHOUT LIMITS

External UK-wide
haulage services.

MORE →

FAST-TRACK INSPECTION & VBS

(Vehicle Booking
System).



20+ UK-WIDE
INTERMODAL
RAIL SERVICES
DAILY



VIRTUAL OFF-DOCK STORAGE

MORE →

SIMPLIFY YOUR SUPPLY CHAIN

Port-adjacent services
that cut operational costs.

MORE →

ELECTRIC PORT-TO-PARK SHUNTING

Containers moved from
quayside to warehouse.
No delays, reduced costs.

MORE →

FREEPORT SAVINGS

MORE →

ALL-WEATHER RESILIENCE

12x 138m remote cranes
operate through extreme
winds, maintaining 24/7
throughput while traditional
ports are grounded.

London Gateway development plots offer high-quality logistics and manufacturing space with direct access to an integrated port, rail and logistics network, enabling faster throughput, lower operating costs and greater operational control.

Accelerating value within a tax-efficient zone

London Gateway is a designated Thames Freeport site that provides new occupiers with substantial tax incentives and customs facilitation.

Our economic zones are directly connected to world-class ports, bringing your operations closer to global shipping routes.



MULTI-MILLION POUND SAVINGS

Potential on-site savings equivalent to 18 months rent-free.



Stamp Duty Land Tax (SDLT) relief, saving on property transactions

100% Business Rates Relief for up to 5 years



NIC Relief supporting workforce growth and job creation

Benefits include Duty Deferral, Tariff Inversion plus VAT Suspension



London Gateway Freeport Community Investment Fund (CIF) & ESG, supporting sustainable and local development

Typical potential savings on a new unit are equivalent to 18+ months rent free



Enhanced Capital Allowances, supporting investment in plant and machinery



A fully integrated logistics network

Located within Europe’s most advanced multi-modal hub, London Gateway connects port, rail, road and air in a single, integrated location.

Goods move directly from ship to warehouse and out to the customer faster, reducing cost, time and operational friction at every stage.

BY ROAD

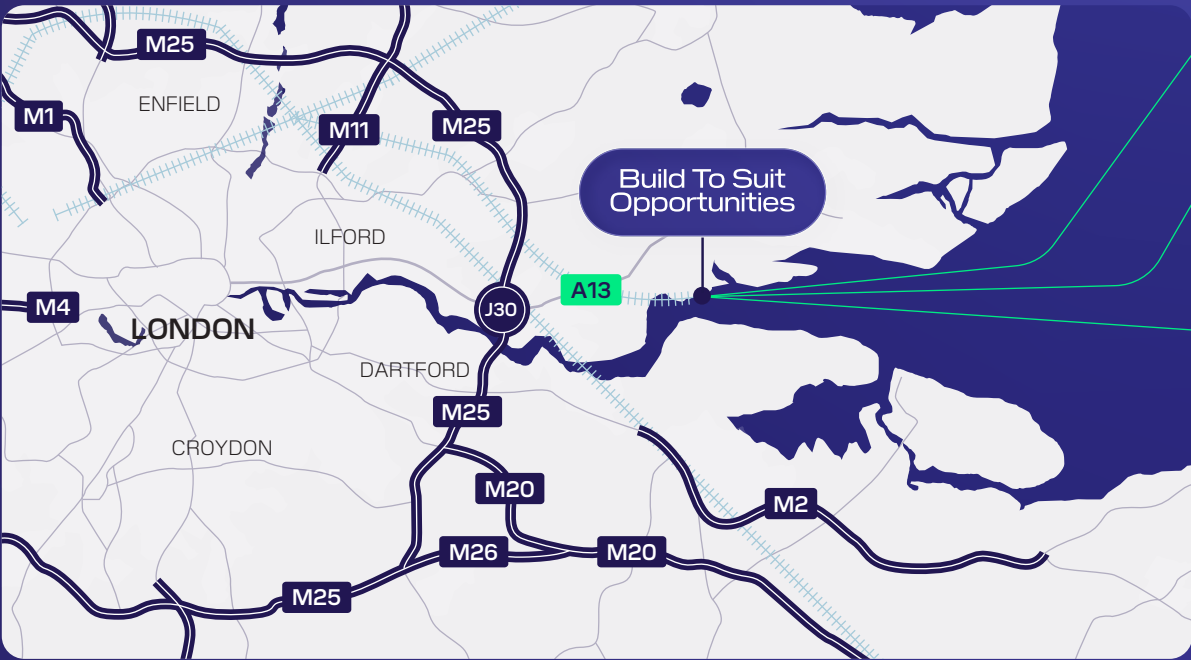
LOCATION	MINS	MILES
A13	8	3
TILBURY	14	10
M25 JUNCTION 30	15	10
CENTRAL LONDON	66	28
GATWICK AIRPORT	57	48

BY RAIL

RAIL PORT
NORTH SOUTH CONNECTIVITY
EAST COAST MAINLINE
WEST COAST MAINLINE
SOUTH WEST MAINLINE
EUROPEAN CONNECTIVITY

ALL RAIL CONNECTIONS →

Multiple daily rail services via three carriers connect the UK, with onward links to mainland Europe via the Channel Tunnel. This integrated logistics hub enables retailers, manufacturers and shipping companies to operate more efficiently and sustainably, closer to key markets.



FROM FACTORY FLOOR
TO CUSTOMER DOOR

17,269,314

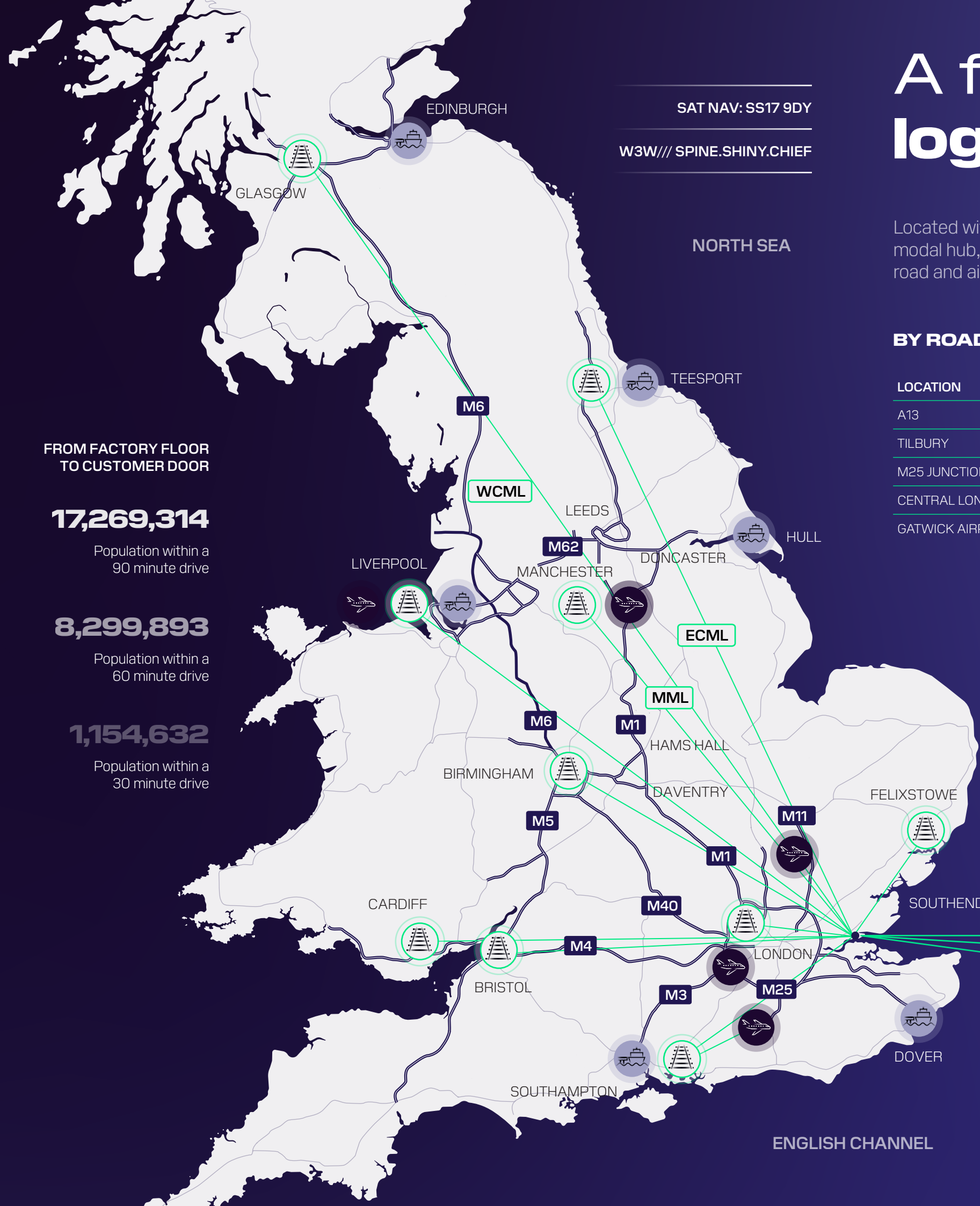
Population within a
90 minute drive

8,299,893

Population within a
60 minute drive

1,154,632

Population within a
30 minute drive



Direct link to global trade

Our global network of over 90 ports and terminals powers trade across six continents. From container handling to RoRo and bulk cargo, we deliver seamless, scalable solutions that keep your supply chain moving.



Leading Port Innovation

We're pushing the boundaries of technology to deliver faster and safer solutions for customers around the world.



90+ PORTS

London Gateway is linked to more than 90 ports in over 40 different countries across six continents.



OPERATIONAL EXPERTISE

Over 50 years of experience in complex environments ensures your cargo keeps flowing, no matter the challenge.



FULL CUSTOMISATION

Our tailored terminal services are built around your specific needs, delivering flexibility and world-class performance.



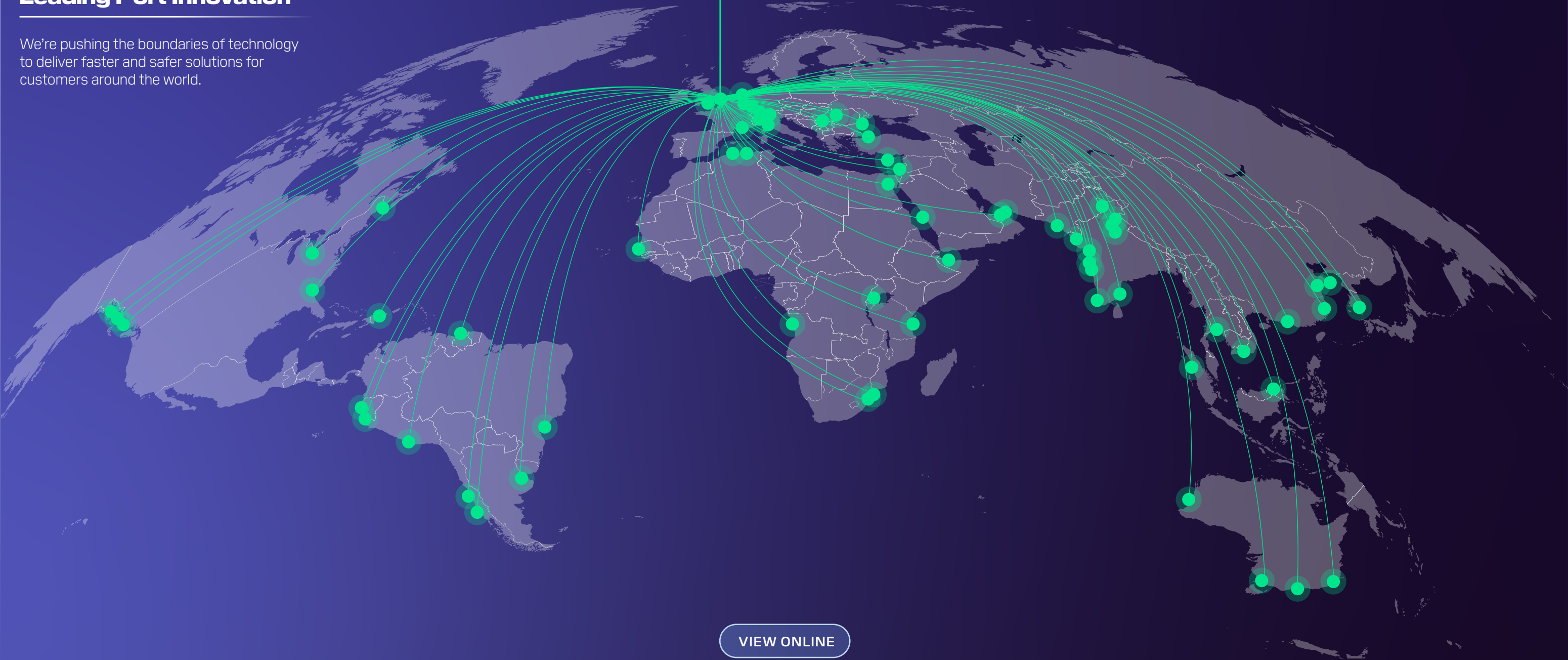
SEAMLESS INTEGRATION

Each terminal connects directly with warehousing, transport and logistics services to simplify the journey from port to customer.



GLOBAL NETWORK

We operate over 90 ports and terminals across six continents, handling 110 million TEUs every year.



[VIEW ONLINE](#)

Fuelling operations with the region's most industrious workforce

The Demographic Advantage

COMPETITIVE LABOUR COSTS (PCM)

£790 Thurrock
£1,278 London

YOUNGER WORKFORCE

Average working
age of 36 (UK
average: 40)

RAPID GROWTH

Population up 20%+
in a decade, drawing
skilled workers
from London

LOGISTICS DENSITY

80,000+ local jobs; the
highest concentration
of logistics expertise in
the South East

Your Local Talent Pool



22%

Over 22% of the Thurrock population have skills
relevant to transport and storage.



176,000

176,000 immediate population within Thurrock,
with a density of 1,074 people per KM. 147.8%
higher than the rest of the UK.



28%

28% of workers within the catchment have Level 1
& 2 qualifications. 5% higher than the UK average.

Source: Nomis 2021



The Wellbeing Advantage

London Gateway is positioned in a
dynamic labour market ready to look
after your business from day one. To
make this easier, you gain seamless
access to The Hive: an on-site amenity
hub designed for your workforce, offering:

Amenities at The Hive

PADEL
COURT

INDOOR GYM
FACILITIES

MUGA
7-A-SIDE PITCH



PART FUNDED BY



The Hive, vibrant & designed for your team

The Hive is a dedicated amenity, skills, and innovation hub located at the heart of London Gateway. Designed as an integral part of the park's ecosystem, this dynamic facility is built specifically to support the daily needs, productivity, and performance of our community.



PADEL COURT



INDOOR GYM FACILITIES



MUGA SPORTS PITCH



MEETING AND TRAINING ROOMS



SPACIOUS AUDITORIUM



London Gateway has provided this dynamic hub to help both businesses and individuals progress, offering a dedicated space to relax, recharge, and refocus during the working day. By providing your team with access to high-quality fitness and recreational facilities, you are actively investing in their wellbeing. Regular movement and exercise are proven to lower stress levels and can drive a 15% productivity boost.

Our on-site learning spaces deliver the essential infrastructure needed to nurture talent and strengthen teams. This commitment to development is vital, given that 94% of employees stay longer when you invest in their future. Ultimately, having these comprehensive amenities right on your doorstep equips your business with the infrastructure needed to attract, support, and retain high-performing teams.



[VIEW OUR LOCAL MARKET COMPARISON](#) 

Source: <https://healthgroup.dk/en/blog/>

FOR YOUR EMPLOYEES

Spaces that support wellbeing, learning and connection.

FOR THE COMMUNITY

Creating opportunities through education, training and employment.

FOR YOUR CUSTOMERS

Spaces that support productivity, performance and long-term growth.

FOR THE PARK

Strengthening sense of place, occupier appeal and long-term performance.



GREEN SPACE

Park-wide green initiatives to support your carbon-reduction goals.

Join a thriving network of industry leaders

Tesco

Tesco, one of the UK's leading supermarket chains, has secured a 808,375 Sq Ft facility on a built to suit basis.

The purpose built facility has been designed with Tesco's specific operational requirements in mind and will allow them to streamline container flows, reduce road miles and incorporate enhanced automation.



Compagnie Fruitière UK

Compagnie Fruitière UK, a leading supplier and ripener of bananas to the UK marketplace, has taken occupation of a 69,718 Sq Ft ripening facility at our logistics park.

The built-to-suit ripening centre replaces the supplier's previous operations in Dartford as part of the company's growing network of worldwide distribution centres.



Halo Handling

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.



FROM YOUR NEIGHBOURS

TESCO

"Our distribution network is vital for ensuring customers receive products at the right place, time and condition. As demand grows across our store network, we're excited to partner with Witron and DP World to develop a distribution centre that leverages the latest technology, enhancing our supply chain and supporting our decarbonisation goals. By locating at London Gateway, we can also take full advantage of the seaport and rail infrastructure."

DHL

DHL Supply Chain is the world's leading contract logistics provider. Its 482,000 Sq Ft, state-of-the-art 42m high bay warehouse on site uses high levels of automation, with 36m clear internal eaves height and boasting an internal volume equivalent to 645 Olympic swimming pools.

DHL's significant investment in automation underpins its decision to locate at London Gateway, and represents a major milestone in DHL's strategy to combine value-added and management services with traditional fulfilment and distribution.

Through London Gateway, DHL will benefit from being in a strategic location with the right infrastructure and the right technology, enabling it to more efficiently serve Greater London and the South East over the long term.





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