

LONDON GATEWAY LOGISTICS PARK

A Thames Freeport Site

Anchor your business in a tax-saving economic zone, positioned
at the heart of Europe's largest consumer market.



DP WORLD

Unlock millions in tax savings and operational benefits.

As a designated Thames Freeport tax site, new occupiers benefit from substantial tax incentives and customs facilitation. Freeports are special areas within the UK's borders where different economic regulations apply, bringing new investment, jobs and economic opportunities to our region, while providing substantial tax savings for our occupiers.



Freeport Tax Reliefs



Stamp Duty Land Tax (SDLT)

100% relief from Stamp Duty Land Tax (SDLT) can be claimed when leasing land or buildings.



Business Rates Relief

Full business rates relief is available to eligible businesses for five years.



National Insurance Relief

Claim relief up to £25k annually per employee for their first 36 months. Subject to a 60% on-site working requirement.

An Example

A newly locating logistics business, leasing 200k sq ft and employing 200 new staff will benefit as follows:

£450K

£5.5M (Over 5 Years)

£1.4M (Over 3 Years)

Total Net Savings £5.35m (Over 5 years)

The overall saving is equivalent to approx. 2 years rent in the 5 year qualifying period.

Main Site Benefits



Enhanced Capital Allowance Relief

Ability to claim 100% tax relief on qualifying plant and machinery purchases against your profits in the same accounting period.



Simplified Customs

Imports can enter the Freeport custom sites with simplified customs documentation and tariff deferment.



Multi-Modal Connectivity

Capitalise on first-class road, rail, and marine connections linking 1,700 acres of prime development land directly to Europe's largest consumer market.



Amenity, Skills & Innovation Hub

Drive R&D, net-zero goals, and workforce upskilling on-site through our dedicated Hubs of Innovation and The Hive.

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ELIGIBILITY CRITERIA

In the Thames Freeport, for a business to be able to qualify for the tax reliefs, they need to be located within the designated tax site, align with the Freeport's strategic objectives, and have a space requirement of over 70k sq ft for logistics or 15k sq ft for manufacturing or business services. The team at London Gateway will support businesses who wish to confirm qualification.

The business must also start to claim Freeport benefits by 30th September 2031.