



DP WORLD

LONDON GATEWAY, THURROCK, SS17 9DY

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New Prime Logistics Facility

205,777 Sq Ft (19,117 Sq M)

Freeport Status

Available Now

LG2000

At the heart of the London Gateway ecosystem

LG200 is a brand new 205,777 sq ft logistics and manufacturing facility, providing direct access to a fully integrated port, rail and logistics network designed to improve speed, reduce cost and increase control.

SIMPLIFY YOUR SUPPLY CHAIN

Port-adjacent services
that cut operational costs.

DELIVER WITHOUT LIMITS

External UK-wide
haulage services.

FAST-TRACK INSPECTION & VBS

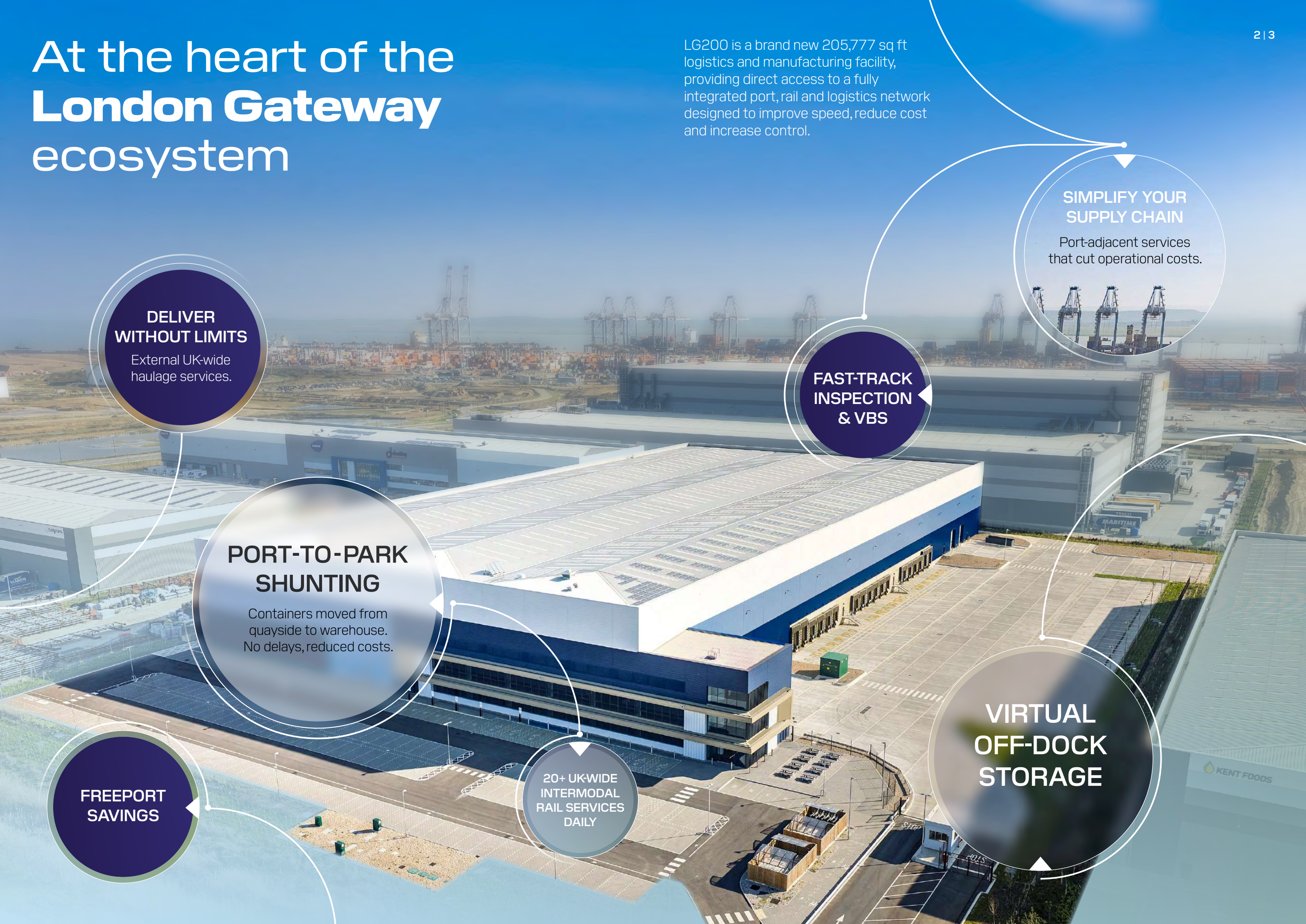
PORT-TO-PARK SHUNTING

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

FREEPORT SAVINGS

20+ UK-WIDE
INTERMODAL
RAIL SERVICES
DAILY

VIRTUAL OFF-DOCK STORAGE



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.

A13 IN 8 MINS & CENTRAL LONDON IN 60 MINS

YOUR FUTURE NETWORK

- | | | | |
|--|---|---|---|
| 1.  | 6. ZIEGLER | 11.  | 16. SHP GROUP |
| 2.  | 7. TESCO | 12.  | 17.  |
| 3.  | 8.  | 13.  | 18.  |
| 4.  | 9.  | 14. OASIS
<small>Information Secured IIIII</small> | 19.  |
| 5.  | 10.  | 15. SHP GROUP | 20. CEVA |

NEXT GENERATION DEVELOPMENTS



EXPANSION

New high-spec industrial, warehousing, and distribution facilities, creating a high spec business hub.



THE HIVE

A dynamic hub for business, training and community engagement, with flexible meeting space and a dedicated skills centre.



SECOND INTERMODAL RAIL

New intermodal rail services will connect London Gateway with inland terminals at Hams Hall and iPort Doncaster. Over 20 UK-wide rail services daily.



NEW BERTHS

£1bn new investment. 4 Berths operational, Berth 5 due to complete 2027, Berth 6 due to complete 28/29.

205,777 Sq Ft (19,117 Sq M) designed for operational flexibility

LG200 has been designed to support a wide range of operational requirements, with the flexibility to enhance and adapt the specification to suit your business.

ACCOMMODATION

WAREHOUSE	187,354 SQ FT	17,405 SQ M
TWO STOREY OFFICE	18,423 SQ FT	1,711 SQ M
TOTAL (GIA)	205,777 SQ FT	19,117 SQ M



£40,000 FREE PV ENERGY

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



18 DOCK
LEVEL DOORS



4 LEVEL
ACCESS DOORS



UP TO 1MVA
POWER



163 CAR (16 EV) &
40 HGV PARKING



TWO STOREY
LED LIT OFFICE



50KN/M2 FLOOR
LOADING



15% ROOF
LIGHTS



50M - 54M
YARD DEPTH



18M INTERNAL
EAVES HEIGHT



EPC
'A' RATING



BREEAM
'OUTSTANDING'



AIR SOURCE
HEAT PUMPS



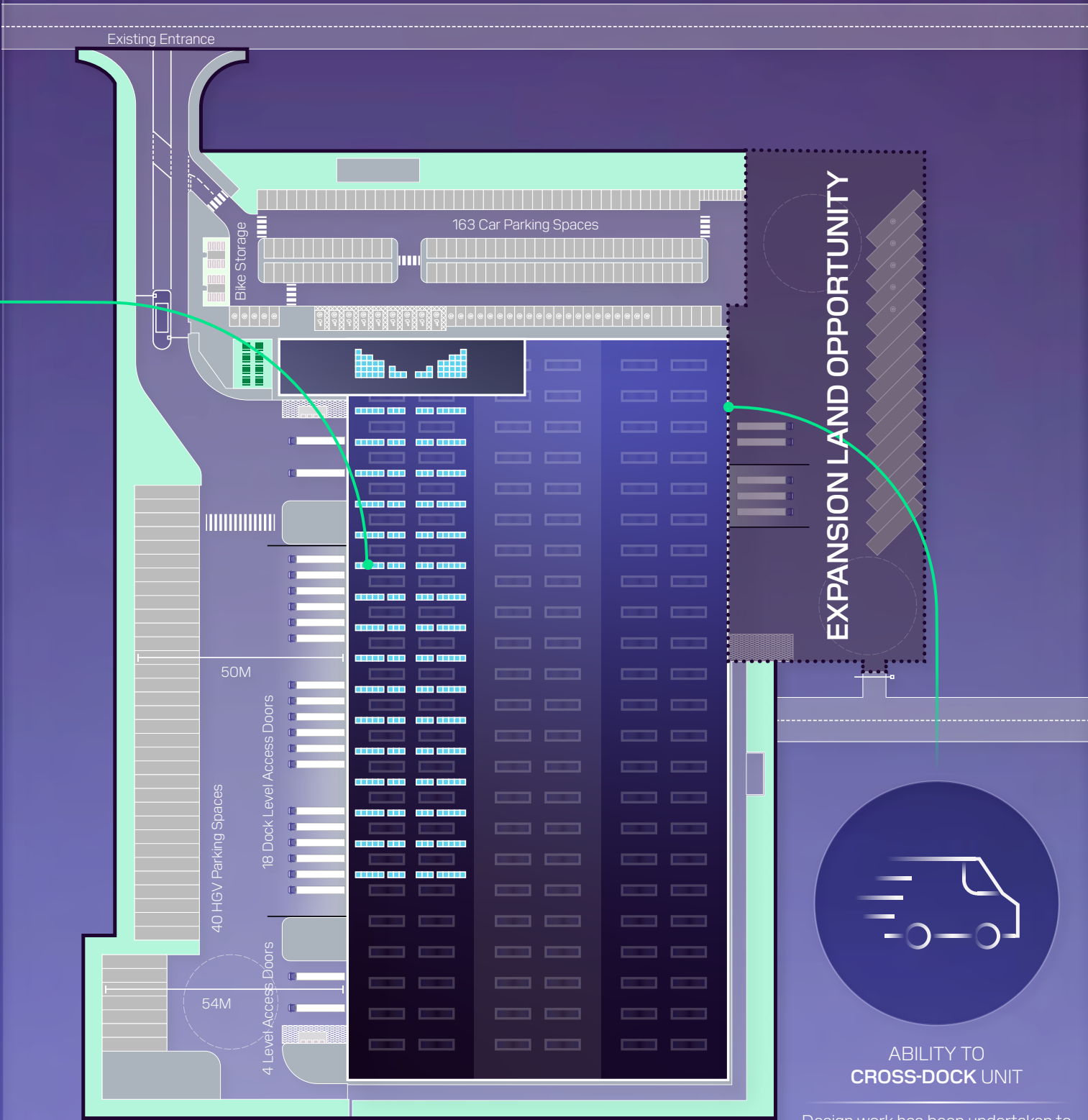
20% SOLAR
PANEL
COVERAGE



LED LIGHTING
WITH SMART
SENSORS



PREMIUM
LANDSCAPED
BREAK AREAS



EXPANSION LAND OPPORTUNITY



3 DOCK LEVEL
& 2 LEVEL
ACCESS DOORS



ADDITIONAL
HGV PARKING



IMPROVED
SITE DENSITY

Design work has been undertaken to provide a cross-dock unit ensuring that the building can be adapted to meet occupier requirements and improve operational efficiency.

The LG+ package

London Gateway Plus is the turnkey solution to seamless warehouse and office fit-outs. By streamlining the setup within LG200, we transform infrastructure challenges into an immediate operational edge. Keeping you 10 steps ahead of what's next.

Fit-Out Opportunity



WIDE RANGE OF
RACKING SOLUTIONS



ADAPTABLE
SPRINKLER SYSTEMS



ABILITY TO INCLUDE
CAT A OFFICE FIT OUT



Optimise Your Space

Premium space built to scale. Whether you need rapid cross-docking or custom cold storage, LG200 adapts perfectly to your operational vision.



ABILITY TO EXPAND LAND
AND ENHANCE FIT OUT

Indicative CGI

FROM YOUR
NEIGHBOURS

"The ecosystem here is incredible.
You can see the future, you can see
what's possible."



"By locating at London Gateway, we can
also take full advantage of the seaport
and rail infrastructure."

TESCO

A fully integrated logistics network

Located within Europe’s most advanced multi-modal hub, LG200 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.

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

SAT NAV: SS17 9DY
W3W/// SPINE.SHINY.CHIEF

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



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.



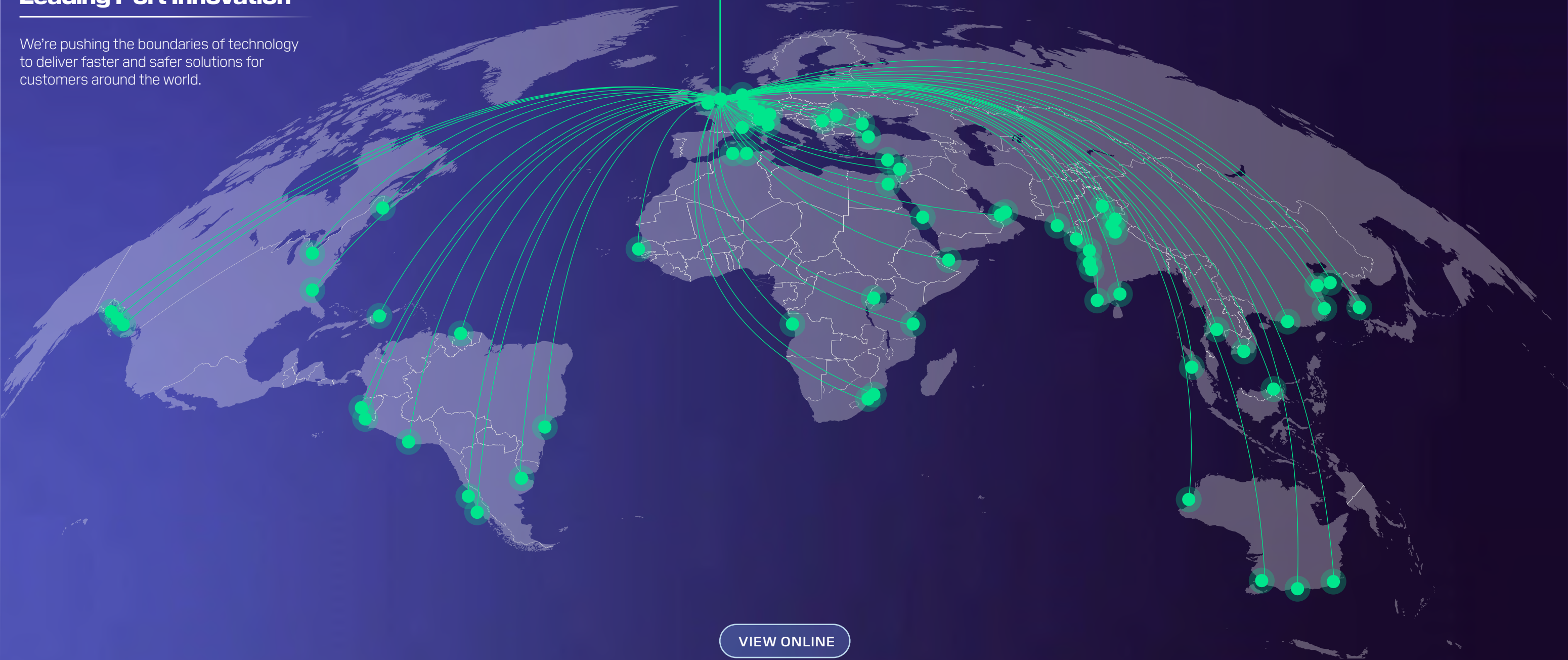
SEAMLESS INTEGRATION

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

LG200 is positioned in a dynamic
labour market ready to look after your
business from day one. To help you look
after them, 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





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.



£4.3+ MILLION

Direct savings for LG200. 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 two years of free rent



Enhanced Capital Allowances, supporting investment in plant and machinery

ALL-WEATHER RESILIENCE

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







DP WORLD

LG2000



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