

165,000 ^{sq} _{ft}

CROSS DOCK
DISTRIBUTION FACILITY
READY TO OCCUPY

LOGISTICS CENTRE 2
FLEXIBLE LEASE TERMS
AVAILABLE FROM 12 MONTHS





BREEAM EXCELLENT



FLEXIBLE LEASE TERMS AVAILABLE FROM 12 MONTHS



GRADE A SPECIFICATION CROSS DOCK FACILITY WITH 12M CLEAR EAVES HEIGHT



EXCELLENT CONNECTIVITY



READY FOR IMMEDIATE OCCUPATION



SUPPLY CHAIN SAVINGS POSSIBLE



UNRIVALLED LABOUR

40%

OF THE POPULATION OF ENGLAND AND WALES LIVE IN LONDON AND THE SOUTH EAST

80%

OF THE LOCAL RESIDENT POPULATION (AGED 16-74 YEARS) IS ECONOMICALLY ACTIVE

3.1m

WORKERS WITHIN A 45 MINUTE CAR DRIVE IN 2016

85%

INCREASE IN WORKING AGE OF LOCAL RESIDENT POPULATION (16-74 YEARS) BY 2025

13%

OF EMPLOYEE JOBS IN THURROCK PROVIDE SKILLS RELEVANT TO THE TRANSPORT AND STORAGE INDUSTRY (COMPARED TO A GB AVERAGE OF 4.5%)

CONNECTIVITY



DP World London Gateway Logistics Park offers excellent connections to both UK domestic and international markets.

Located just 25 miles from Central London and accessible by road, rail and sea, DP World London Gateway Logistics Park offers 9 million sq ft of logistics development space.

SEA CONNECTIONS

Neighbouring the most advanced UK deep-sea container port

Featuring advanced equipment to handle the largest ships in the world now and in the future

Weekly services to and from worldwide destinations – Asia, South Africa, the Americas, Australasia and the Mediterranean

ROAD CONNECTIONS

Direct connection via a dual carriageway to an 8-lane motorway

M25 (J30) 10 miles

Central London 25 miles

M11 (J6) 27 miles

A1M/M25 (J23) 42 miles

Stansted Airport 43 miles

Heathrow Airport 75 miles

Birmingham 147 miles

RAIL FREIGHT CONNECTIONS

Connected to the UK's strategic rail freight network

W10 rail gauge to accommodate high cube container boxes

Rail-linked buildings and intermodal rail terminals

Southampton

DIRFT

Cardiff (Wentloog)

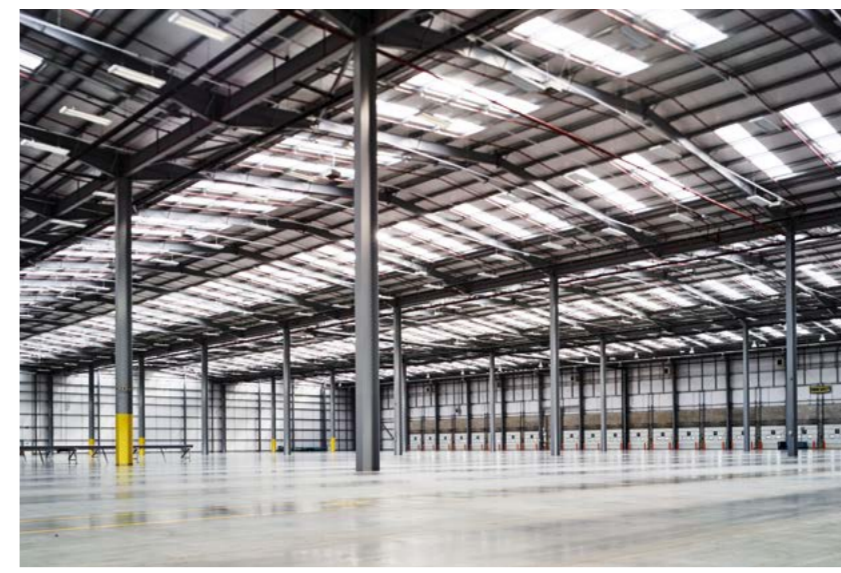
Manchester (Trafford Park)

Glasgow (Mossend)

Continental Europe

Channel Tunnel connection

FLEXIBLE OFFERING IN AN UNRIVALLED LOCATION



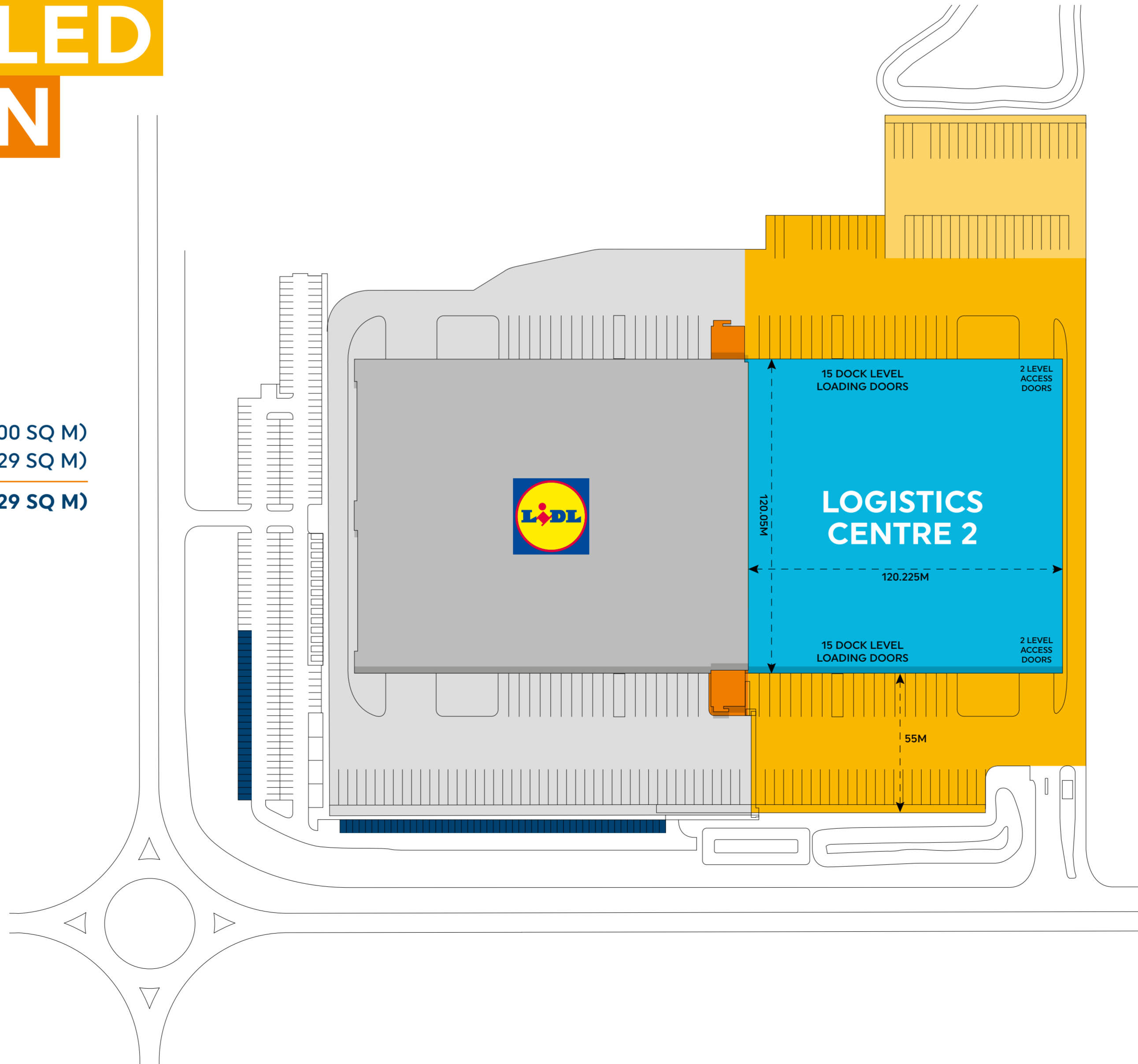
ACCOMMODATION SCHEDULE

WAREHOUSE	155,000 SQ FT	(14,400 SQ M)
2 OFFICE PODS	10,000 SQ FT	(929 SQ M)
TOTAL GIA	165,000 SQ FT	(15,329 SQ M)

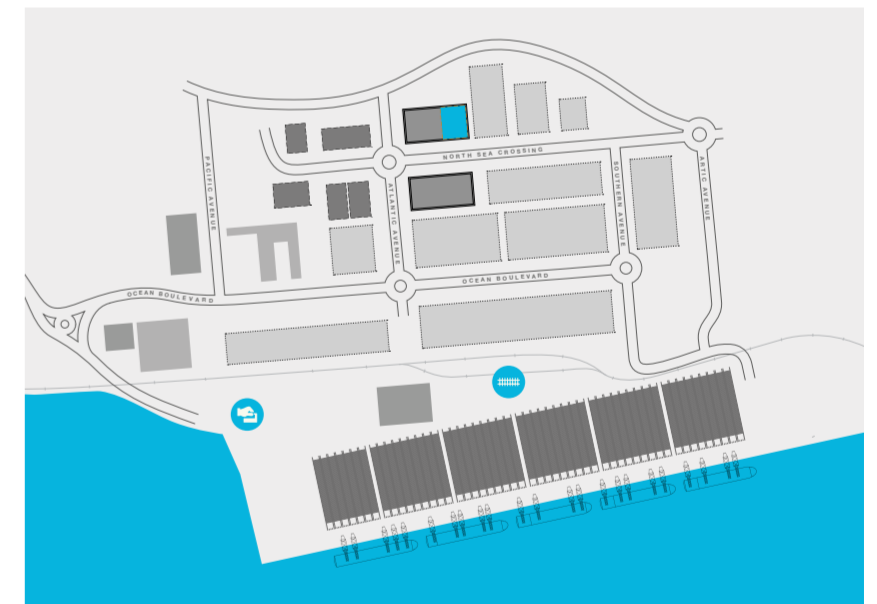


BRAND NEW, HIGH QUALITY GRADE A SPECIFICATION BUILDING

- _____ Cross dock loading
- _____ 12m clear eaves height
- _____ 55m deep yards
- _____ 30 loading bays (15 dock levellers, 4 level access loading doors)
- _____ 76 car parking spaces
- _____ Additional HGV parking available (by separate negotiation)
- _____ 50KN/m2 floor loading
- _____ BREEAM Excellent
- _____ Office pods fitted to shell



- Key**
- Logistics Centre 2 Warehouse
 - 2-Storey Office Pod
 - 55m Yard
 - Additional HGV Parking
 - Car Parking (76 Spaces)



RARE OPPORTUNITY - NEW 165,000 SQ FT CROSS DOCK FACILITY



SS17 9ER

KEY DISTANCES

10

MILES FROM
M25 (J30)

25

MILES FROM
CENTRAL LONDON

42

MILES FROM
A1M/M25 (J23)

75

MILES FROM
HEATHROW AIRPORT

 DP World London Gateway

 DP World London Gateway Port and Logistics Park

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DP WORLD
London Gateway

**LOGISTICS
PARK**

**SMARTER SOLUTIONS
BUILT AROUND YOU**

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