



**Logistics Centre**



**L3**

**A**

**STEP**

**AHEAD**



**165,000 SQ FT CROSS DOCKED FACILITY  
UNDER CONSTRUCTION**

**AVAILABLE MAY 2017**

**FLEXIBLE OFFERING**

- FLEXIBLE LEASE TERMS FROM AS LITTLE AS 12 MONTHS

**RARE OPPORTUNITY**

- NEW 165,000 SQ FT CROSS DOCK FACILITY AVAILABLE Q2 2017

**FLEXIBILITY,**

**EFFICIENCY AND**

**MARKET ADVANTAGE**

# CONSTANTLY ADDING VALUE TO YOUR SUPPLY CHAIN

- 155,000 SQ FT WAREHOUSE
- 2 OFFICE PODS  
TOTALLING 10,000 SQ FT
- 12M CLEAR EAVES HEIGHT
- 55M DEEP YARDS
- FM2 50KN/M<sup>2</sup> FLOOR  
LOADING
- UP TO 30 LOADING DOCKS  
AND 4 LEVEL ACCESS
- 76 CAR PARKING SPACES
- ROAD, RAIL AND PORT  
CONNECTIVITY
- BREEAM EXCELLENT
- EPC 'A' RATING

**3.1M**

Workers within  
a 45 minute  
car drive in  
2016

## KEY

- PHASE 2 - UNDER CONSTRUCTION
- PHASE 1 - NOW LET
- ADDITIONAL HGV PARKING AVAILABLE  
UNDER SEPARATE DISCUSSION
- PHASE 2 CAR PARKING SPACES



## OUTSTANDING LOCATION FOR SAME DAY DELIVERY TO LONDON



CONTACT OUR AGENTS  
FOR A BESPOKE SOLUTION  
TAILORED TO YOUR NEEDS



ED COLE  
ed.cole@eu.jll.com  
+44 (0)20 7399 5387



JAMES HAESTIER  
james.haestier@colliers.com  
+44 (0)20 7344 6610

**DP WORLD**  
**LONDON GATEWAY**  
**LOGISTICS PARK**  
**SMARTER SOLUTIONS**  
**BUILT AROUND YOU**

LONDONGATEWAY.COM