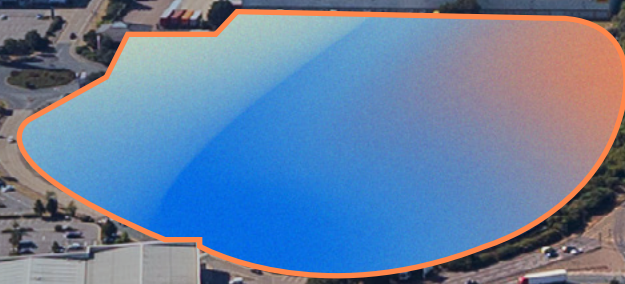


Thurrock Urban Logistics

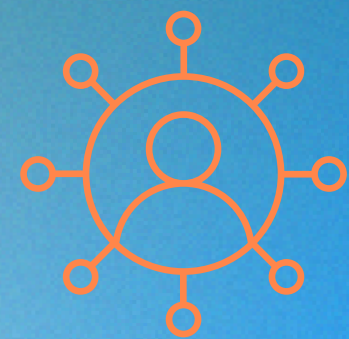
Design and build opportunities
100,000 to 600,000 sq ft
13.9 Acres
Deliverable 2026



London
Urban Logistics

RM20 3LP
///SKILL.TUNE.CROP
LONDONURBANLOGISTICS.COM

Exceptional premier logistics hub: Bespoke solutions for specialised needs



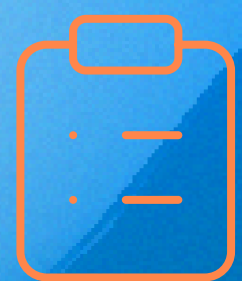
Optionality

Large format B8 approved with flexibility for alternative layouts (cross docked / multiple units) - Thurrock Urban Logistics can deliver to suit your needs



Power Supply

6MVA power



Planning Status

Planning consent secured for a large-scale, logistics hub (B8)



Servicing central London & beyond

Thurrock Urban Logistics

Thurrock Urban Logistics is situated in one of the region's most sought after distribution locations, home to high profile occupiers including:



Dartford Crossing

A13

A282

J30

A282

M25 - 1.3 Miles - 4 Minutes



EVRI

LCB

amazon

PUREGYM

LAKESIDE
RETAIL PARK

GXO

TESCO

DSV

MIQ
Logistics

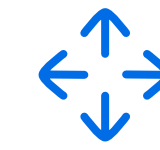
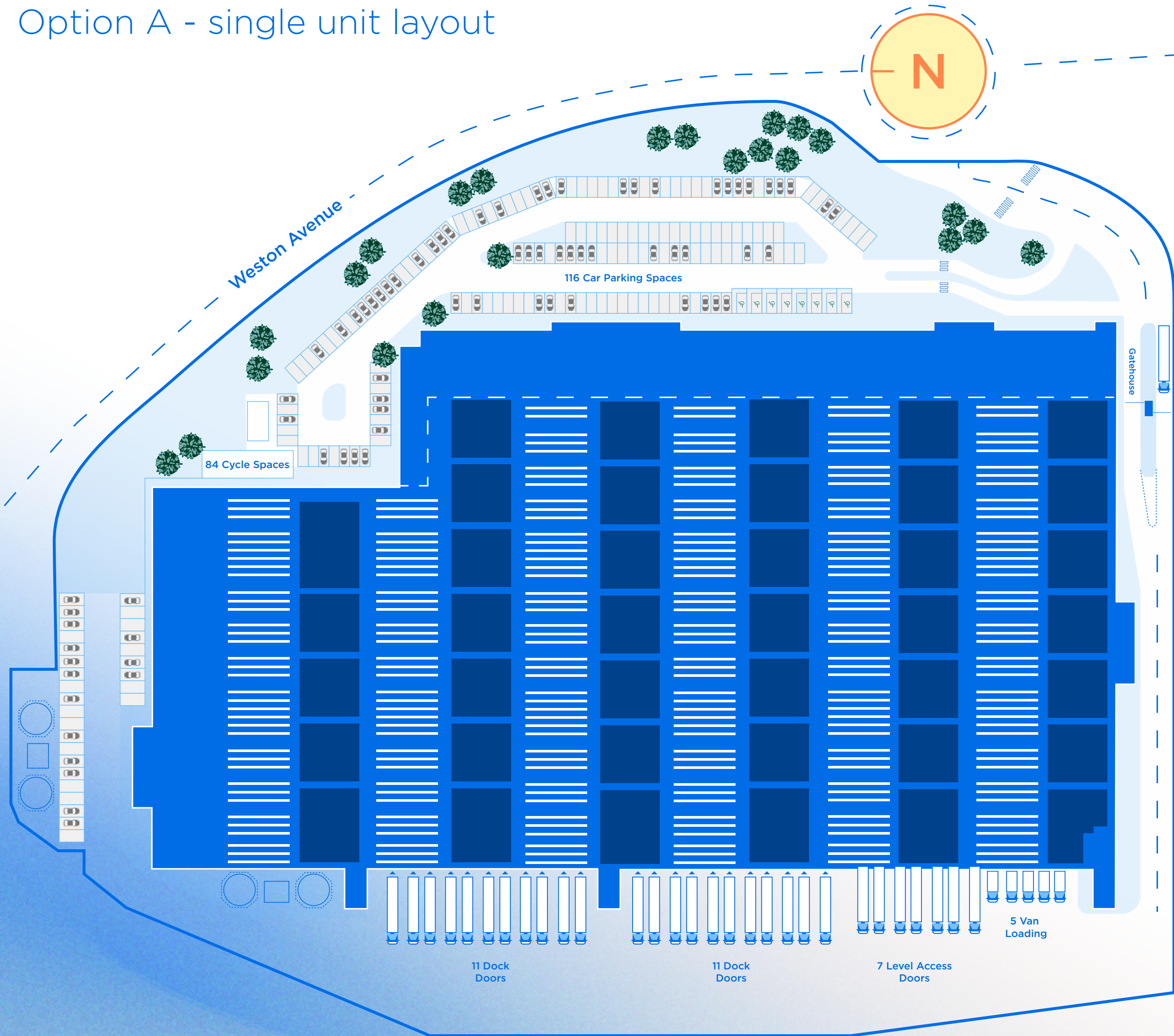
Premier Inn

DHL

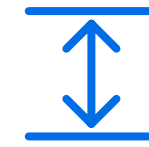


Site Plan

Option A - single unit layout



Up to 600,000 Sq Ft



Up to 26m Clear Height



Ample Car Parking



Inbound Access for Largest HGVs



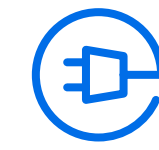
Excellent Connectivity Via J31 on M25



PV Solar Panels



LED Office Lighting



Vehicle Charging Bays



Cycle Racks



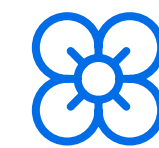
Floor Loading 50 kN/m²



BREEAM Target 'Outstanding'



HGV Docks, Level Access HGV Bays & Van Loading Spaces



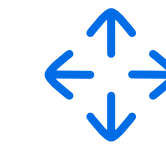
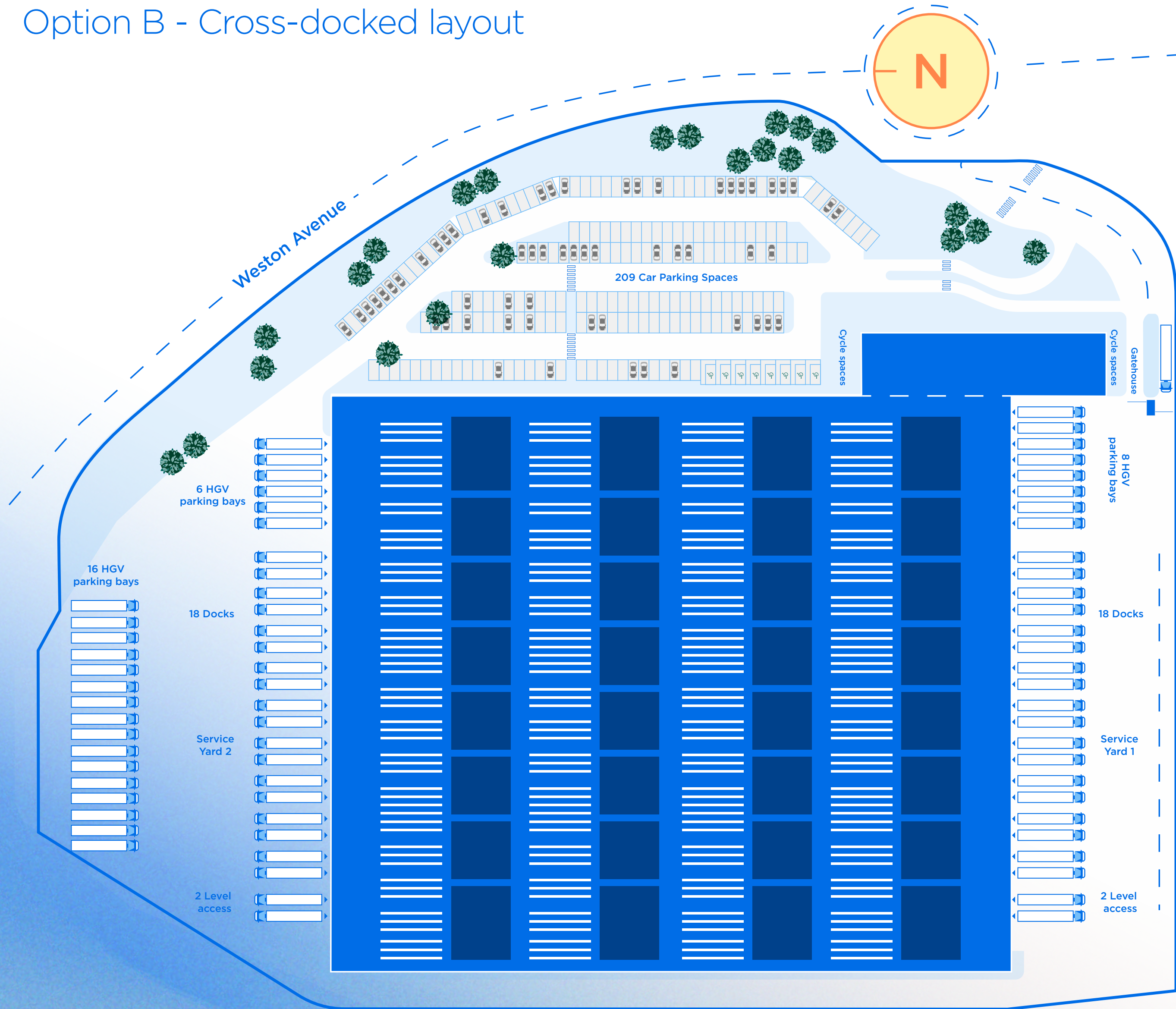
EPC Target 'A' Rating



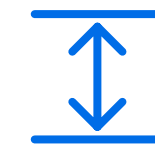
Cross Docked Facility Options

Site Plan

Option B - Cross-docked layout



Up to 300,000 Sq Ft



Up to 26m Clear Height



Ample Car Parking



Inbound Access for Largest HGVs



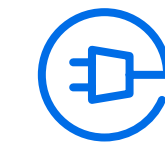
Excellent Connectivity Via J31 on M25



PV Solar Panels



LED Office Lighting



Vehicle Charging Bays



Cycle Racks



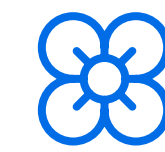
Floor Loading 50 kN/m²



BREEAM Target 'Outstanding'



HGV Docks, Level Access HGV Bays & Van Loading Spaces



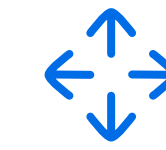
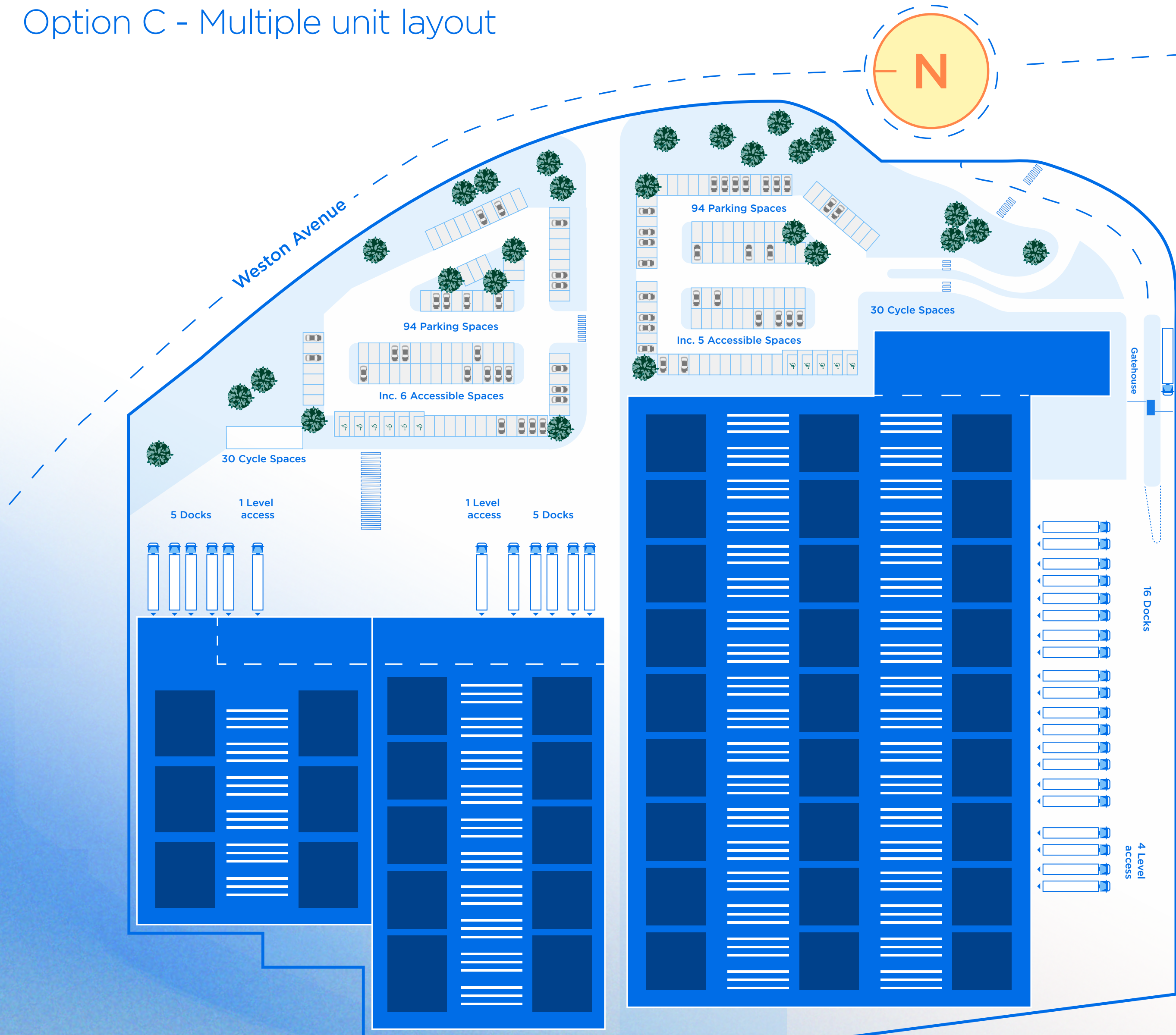
EPC Target 'A' Rating



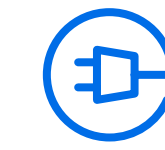
Cross Docked Facility Options

Site Plan

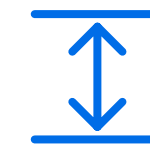
Option C - Multiple unit layout



Up to 300,000 Sq Ft



Vehicle Charging Bays



Up to 26m Clear Height



Cycle Racks



Ample Car Parking



Floor Loading 50 kN/m²



Inbound Access for Largest HGVs



BREEAM Target 'Outstanding'



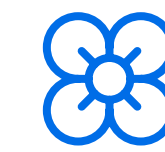
Excellent Connectivity Via J31 on M25



HGV Docks, Level Access HGV Bays & Van Loading Spaces



PV Solar Panels



EPC Target 'A' Rating



LED Office Lighting



Cross Docked Facility Options

Fast access, seamless traffic flow

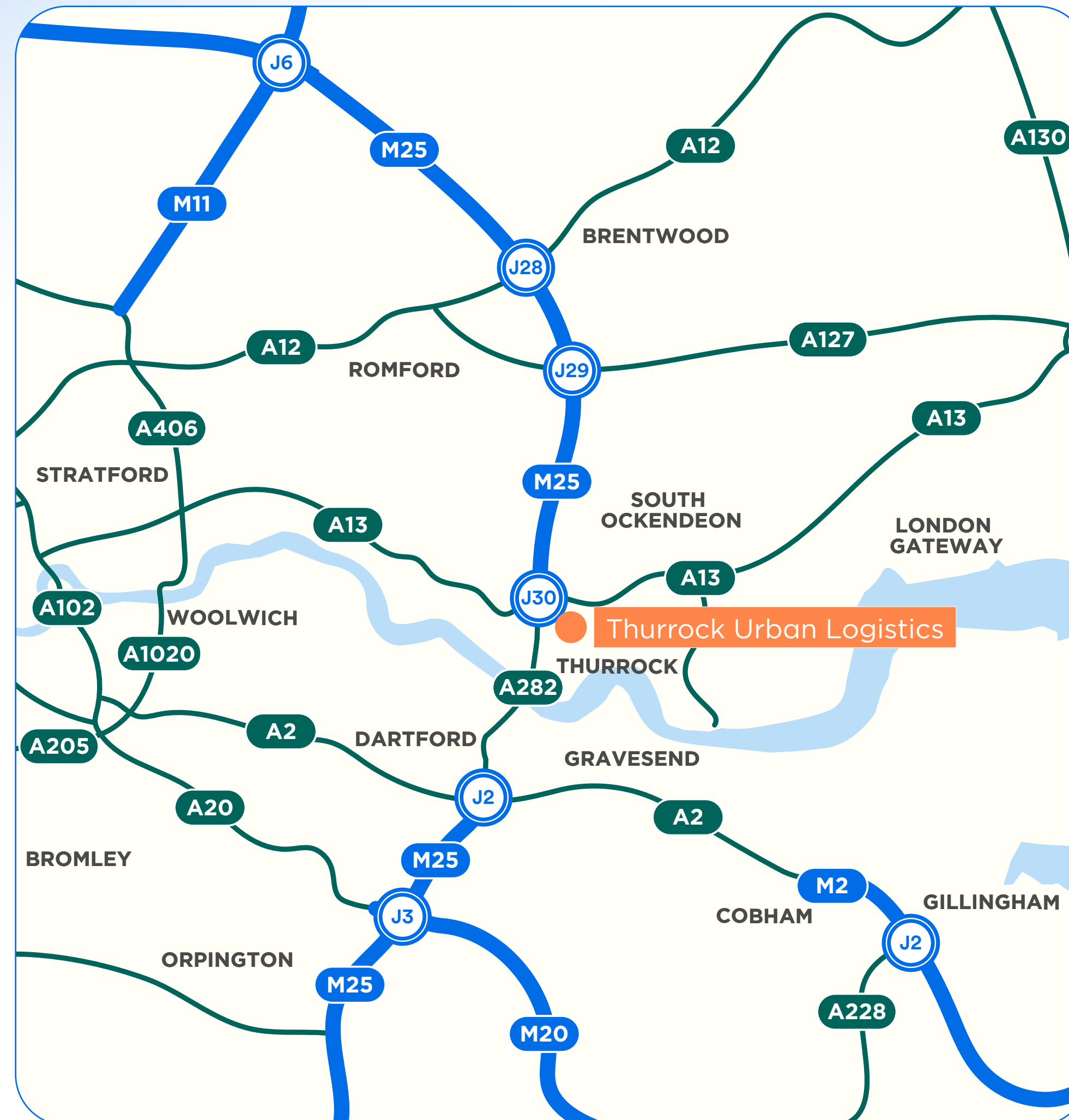
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 RM20 3LP 

Road	Miles	Minutes
M25	1.3	4
A13	1.6	6
A2	5.8	9
M11	18.2	23
M1	34.4	40

Rail	Miles	Minutes
Chafford Hundred	1.3	4
Purfleet	2.4	7
London Bridge	19.2	30
London St Pancras	21.3	40

Airport	Miles	Minutes
London City	14.8	22
Gatwick	37.4	35
Luton	53.8	55
Heathrow	58.2	1 Hr

Port	Miles	Minutes
Tilbury	6.6	14
London Gateway	9.9	18
Dover	66.9	1 Hr 10
Felixstowe	76	1 Hr 20



Highly specialised labour pool



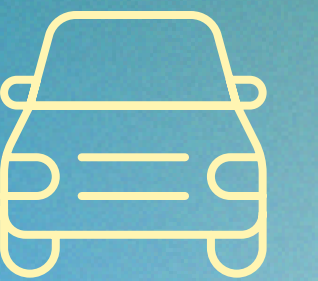
70,000

Increase in working age population over the next 20 years
(a rate of more than three times the national average)



2,000

Residents looking for work
within a 30 min drivetime



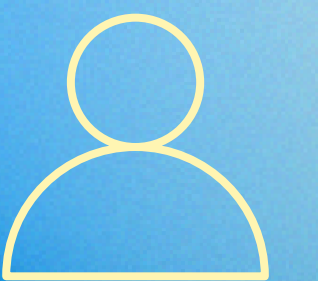
50,000

New households under construction
in the next 5 years within a 30 min drive



760,000

Economically active residents of working
age (16-64) within a 30 min drivetime





London
Urban Logistics

GET IN TOUCH, WE'RE READY TO DELIVER



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