

The future:
London Sustainable Industries Park



A new dimension



**125,000 SQ M OF BREEAM
EXCELLENT STANDARD
BUSINESS SPACE**, providing
a home for the next generation of UK
industry on a dedicated 25 hectare
development with exceptional links to
London and the South East

The London Sustainable Industries Park at Dagenham Dock is creating the UK's largest concentration of environmental industries and technologies. It is bringing new life and opportunities to London's industrial heartland, providing a national focal point for businesses delivering waste to energy projects, combined heat and power schemes, recycling and reprocessing facilities, and renewable energy technologies.

In an area with a skilled manufacturing workforce, close to the Olympics' site and within the largest urban regeneration scheme in Europe, the London Sustainable Industries Park already benefits from excellent existing infrastructure, with more planned for the near future.

THE LONDON SUSTAINABLE INDUSTRIES PARK IS WELL CONNECTED, WITH MAJOR TRANSPORT LINKS PROVIDING ACCESS TO RAW MATERIALS, MARKETS AND WORKFORCE THROUGHOUT LONDON AND THE SOUTH EAST.

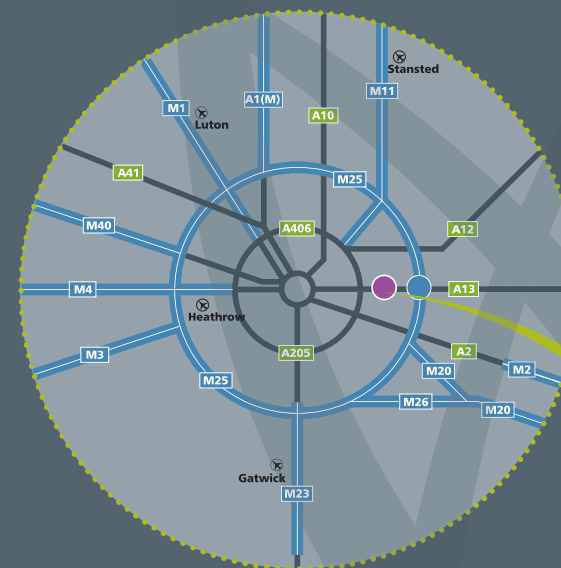
A13 dual carriageway direct to:

- > Central London (10 miles)
- > M25 Motorway (6 miles)

Four major airports in close proximity:

- > City (7.5 miles)
- > Stansted (34 miles)
- > Heathrow (29 miles)
- > Gatwick (40 miles)

- > Easy access to the new £1.5 billion London Gateway Deep Sea Container Port (under construction – opening 2012)
- > Dagenham Dock rail station within 250m
- > New East London Transit linking the site to Barking Riverside and Town Centre (under construction – opening Autumn 2009)
- > Docklands Light Railway station planned for 2016
- > Close to High-Speed One fast train link to Saint Pancras/Kings Cross and Kent (opening December 2009)
- > Access to adjacent wharf facilities



Travel Distances

Junction 30/31 of the M25	6 miles
North Circular (A406)	3 miles
London Gateway Deep Sea Container Port	10 miles
Central London	10 miles
Tilbury Dock	15 miles
Stratford International Station	7 miles
City Airport	7.5 miles
Heathrow Airport	29 miles
Stansted Airport	34 miles
Gatwick Airport	40 miles



In less than a year since opening our premises on the Sustainable Industries Park site, Closed Loop have experienced exceptional growth. We have had great support from LTGDC and our location on the Sustainable Industries Park provides us with unrivalled access to raw materials for our recycled plastic products, as well as key clients such as Marks & Spencer and Coca-Cola. We have been delighted with the quality of staff we have recruited from the local community and thanks to our success at Dagenham we are already looking to expand our business.

Chris Dow,
Managing Director,
Closed Loop Recycling Ltd



The Sustainable Industries Park represents a major opportunity for London's environmental technology businesses. It provides access to Europe's largest urban conurbation, it has an unrivalled source of raw materials and a multi-billion pound marketplace on its doorstep. We are up and running and open for business now offering a supportive environment and flexible accommodation to businesses which represent the industrial future for London and the UK. Come and be a part of that future.

Mark Bradbury,
Deputy Director of Development,
LTGDC



Barking and Dagenham Council has always supported the development of a sustainable business park in the Borough. We are delighted that the LTGDC are now bringing this to life with the London Sustainable Industries Park. It will provide fantastic opportunities for inward investment and the growth of existing businesses whilst providing jobs and other benefits for the local community.

Rob Whiteman,
Chief Executive,
London Borough of Barking
and Dagenham



A SUPPORTIVE ENVIRONMENT AND FLEXIBLE ACCOMMODATION FOR BUSINESSES WHICH REPRESENT THE INDUSTRIAL FUTURE FOR LONDON AND THE UK. COME AND BE A PART OF THAT FUTURE.



Cyclamax are delighted to be the latest company to join the Sustainable Industries Park. We decided to set up our fourth UK energy from waste facility here at the Park in Dagenham because of its great location and support for occupiers. The site also offers us exciting opportunities to develop synergies with the Thames Gateway Institute for Sustainability and other occupiers, to share knowledge and develop real solutions to the UK's clean energy requirements. London Sustainable Industries Park, in the heart of a major regeneration area, provides us with the raw materials for our business whilst providing a major benefit to the broader community, making it an ideal location for us.

Tony Watkins,
Managing Director,
Cyclamax Ltd



The Sustainable Industries Park and Institute for Sustainability provides much needed space and support for next generation environmental businesses. These businesses are essential for the long-term success of the UK's environmental commitments and securing the long-term future of UK industry. Arup has been involved from the outset with the development of the Thames Gateway Institute for Sustainability and believe that providing access to world class expertise within the Institute, combined with a supportive, forward looking Sustainable Industries Park has massive potential for businesses.

Jeremy Watson,
Director of Global Research,
Arup

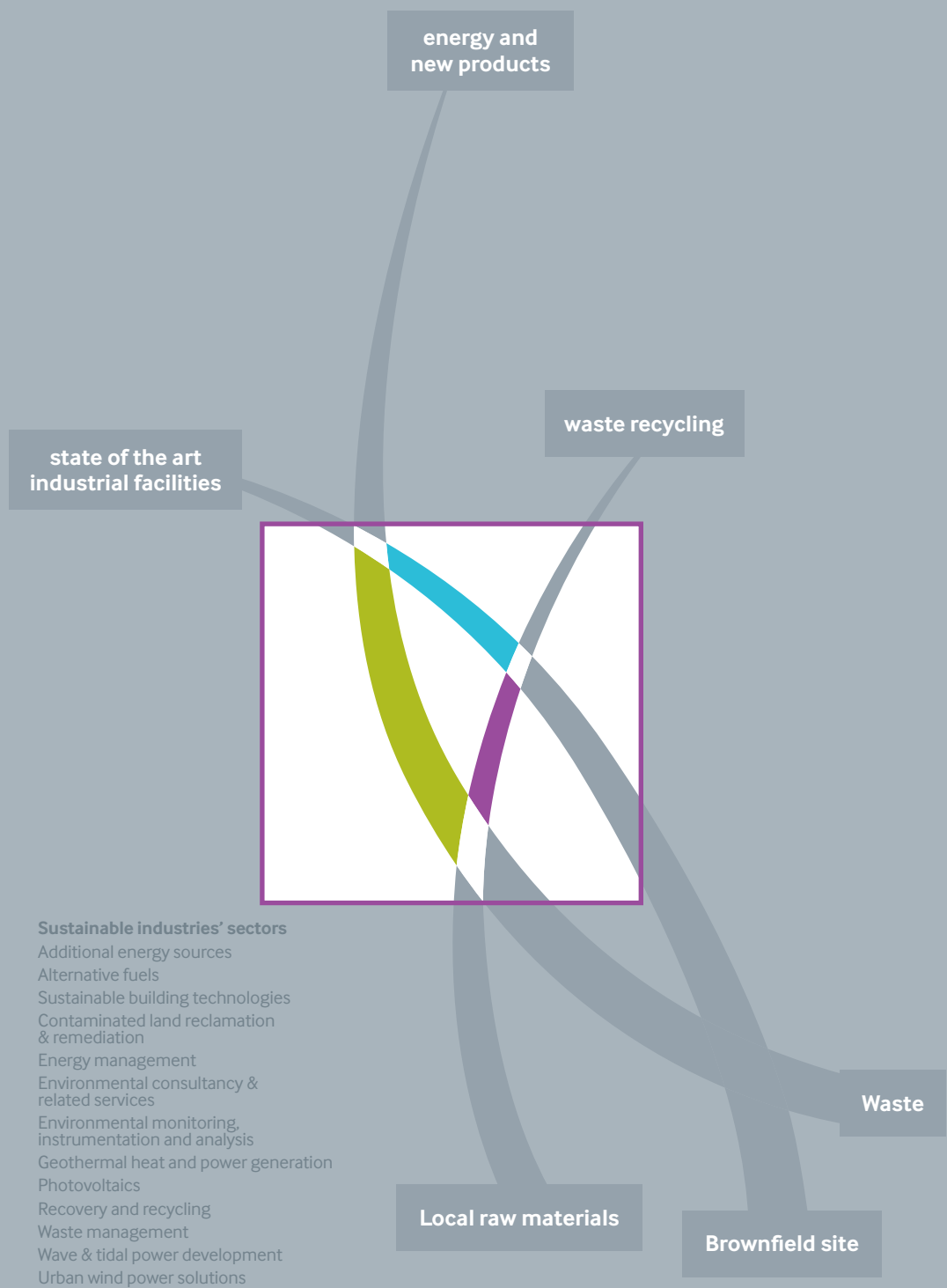


**ONE DAY EVERY MAJOR CITY
IN THE WORLD WILL HAVE ITS OWN
SUSTAINABLE INDUSTRIES PARK** to
support the development of new environmental
technologies, supply renewable energy and
recycle and process waste. London will be the first.



At Dagenham we are leading the world in developing the first of a new breed of business parks to accommodate, support and grow environmental technology businesses and sustainable industries. The London Sustainable Industries Park enables businesses to develop synergies with their neighbours, maximise resource efficiency and innovation and minimise waste.

Environmental technology businesses are expected to be worth £45bn to the UK economy by 2016. They are the future of UK industry and will provide a valuable contribution to future employment, protect and enhance our environment and develop sustainable solutions to our energy needs.



BREAKING THE MOULD. DEVELOPING SYNERGIES BETWEEN SITE OCCUPANTS AND THEIR PRODUCTS AND PROCESSES WILL CREATE MAJOR WINS FOR BUSINESSES, THE ENVIRONMENT AND CUSTOMERS.

London Sustainable Industries Park will take the lead in enabling occupants to use waste materials from one company to provide power or raw materials for another, providing cost savings, minimising on-site waste and encouraging innovation.

By creating the UK's largest concentration of sustainable industries and environmental technologies, the London Sustainable Industries Park will help transform the east of London into a vibrant hub leading British industry into the future. LTGDC has already invested £19 million and has committed a further £27.5 million to the Sustainable Industries Park. We aim to create a development model which others will follow, establishing a benchmark for environmental technology business parks in the UK and beyond.

Case study: Closed Loop Recycling Ltd

Closed Loop opened for business at the London Sustainable Industries Park in June 2008.

The company, which originated in Australia, is the first in the world to use the latest available recycling technologies, recycling 35,000 tonnes of used plastic bottles a year into new, food grade PET and HDPE.

Closed Loop has received support from the London Development Agency, WRAP and the London

Recycling Fund. The £12 million project has already created over 60 new employment opportunities.

Such is Closed Loop's success, it already has plans for further expansion on the park and has built strong ties with major retailers and food producers including Coca-Cola and Marks & Spencer, as well as waste collection provider Veolia Environmental Services which supplies the plant with 20% of the UK's recyclable bottles.

THE LONDON SUSTAINABLE INDUSTRIES PARK IS THE ONLY BUSINESS PARK IN THE UK WITH AN ON-SITE CENTRE OF EXCELLENCE - THE THAMES GATEWAY INSTITUTE FOR SUSTAINABILITY - PROVIDING TENANTS WITH ACCESS TO NATIONAL AND INTERNATIONAL NETWORKS AND WORLD CLASS RESEARCH TEAMS TO SUPPORT THEIR BUSINESS DEVELOPMENT.

The London Sustainable Industries Park will play a key role in the future of the UK's environmental technology businesses. With 25 hectares of land dedicated to the sector, it is the only business park with an onsite centre of excellence - the Thames Gateway Institute for Sustainability - providing tenants with access to national and international networks and world class research teams to support their businesses.

The Institute accelerates the development of practical and commercially viable innovations that will reduce our impact on the environment. The Institute has research projects underway in the London Thames Gateway that will enable tried and tested processes and products to reach the market quickly and therefore have immediate impact and environmental benefits. Over the next three years the Institute will

provide over £10 million of research and demonstration projects that will contribute to the sustainable delivery of the Thames Gateway.

Located in Europe's largest urban regeneration programme, the Institute and the Sustainable Industries Park have a key role to play in the government's plan to establish the London Thames Gateway as the world's first eco-region.

The London Sustainable Industries Park, with the Thames Gateway Institute for Sustainability at its core will become the focus of UK and global sustainable technology innovation, attracting international business opportunities, collaboration and recognition. And with the largest market in the UK on its doorstep it offers unrivalled business opportunity for forward looking sustainable industries.

THE LONDON SUSTAINABLE INDUSTRIES PARK IS OPEN FOR BUSINESS NOW – BE A PART OF IT.



With planning consent in place and all mains services, including a brand new 21mw electricity substation, available for the first 12 hectare phase, sites from 0.4ha to 3ha are now available on short or long leasehold terms. Alternatively, design and build packages on either a shell or turnkey basis can be provided from 200 to 20,000 square metres.

The site represents a unique opportunity for developers, investors and occupiers to be part of a landmark project in business park design and development. The growing need for sustainable solutions for waste recycling and energy will see the Sustainable Industries Park becoming a model for similar sites across the UK.

TALK TO US NOW ABOUT THE BREADTH OF OPPORTUNITIES AVAILABLE AT LONDON SUSTAINABLE INDUSTRIES PARK:

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LONDON

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