

MK43 0YL ///shelters.spindles.steps



PROLOGIS PARK  
**MARSTON  
GATE** DC7

**TO LET**

84,697 sq ft (7,869 sq m)  
Plus multi-tier mezzanine



**FULLY REFURBISHED,  
FULLY FITTED WITH RACKING,  
MEZZANINE AND LIGHTING**

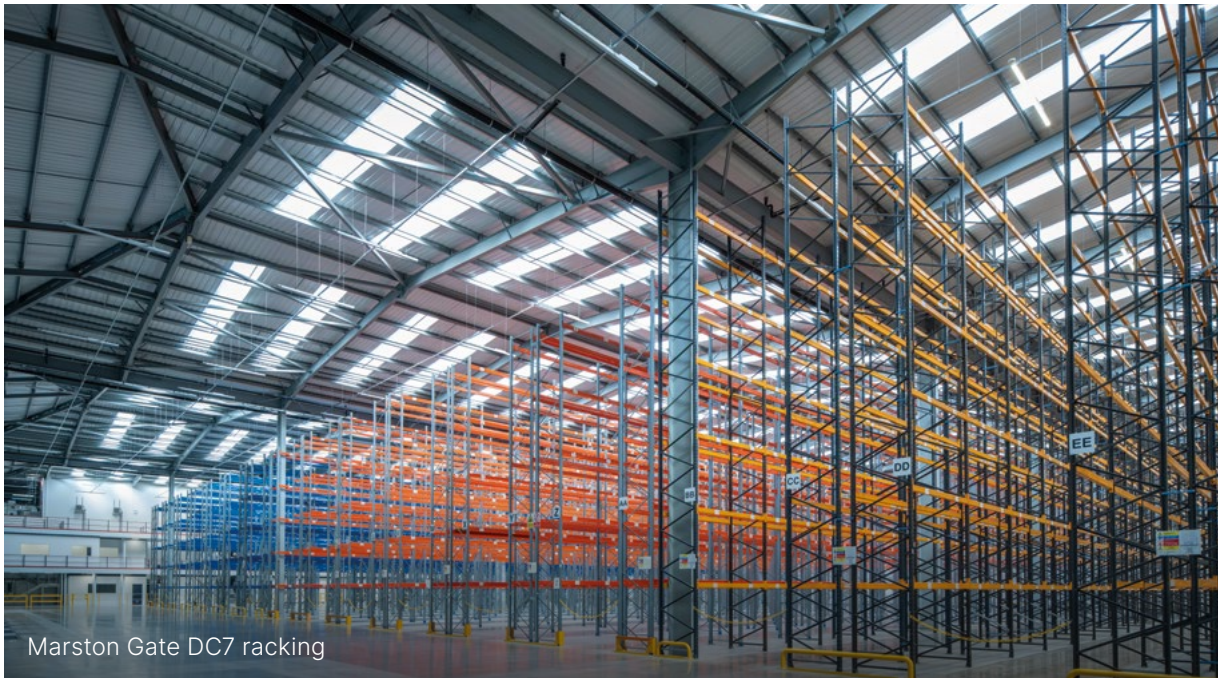
THE POWER OF  
**MORE**

In a well-established park, surrounded by world-class neighbours, DC7 offers 84,697 sq ft of high quality fitted space.

Strategically positioned next to the M1, with seamless connections to Milton Keynes, Birmingham, London, and beyond, this space is primed to be your South-Midlands powerhouse.

**In need of more?** Think Prologis Park Marston Gate.





Marston Gate DC7 racking



Marston Gate DC7 office



Marston Gate DC7 mezzanine



+ MARSTON GATE IS THE PREMIER LOGISTICS PARK IN MILTON KEYNES SITUATED IMMEDIATELY ADJACENT TO JUNCTION 13 OF THE M1 MOTORWAY ALLOWING EXCELLENT ACCESS TO THE MIDLANDS AND SOUTH EAST MARKETS.

Gillian Scarth  
Leasing Director

PROLOGIS PARK  
**MARSTON GATE DC7**

LONDON 47 MILES ↗

PROLOGIS PARK  
**MARSTON GATE PHASE II**  
BUILD TO SUIT OPPORTUNITIES

WOLSELEY

FedEx

amazon

Furniture Village

TO LET



TOUGHGLAZE

RIDGMONT STATION ⇄



SITE ENTRANCE

A507

GXO

dfs

A456

TO LET  
ADDITIONAL HGV  
AND VEHICLE  
PARKING

RAJAPACK

M1 (J13)

A421

BEDFORD 11 MILES ↙

BIRMINGHAM 72 MILES ↘

NEXT TO THE M1...

# FOR MORE CONNECTIONS

Marston Gate DC7 is located adjacent to junction 13 of the M1 motorway and is considered to be the premier distribution park in the southern M1 corridor with a strong line-up of household names choosing to locate their businesses here.



**339,641**

**POPULATION**

20 minutes drive time



**134,145**

**HOUSEHOLDS**

20 minutes drive time



**163,749**

**WORKFORCE**

20 minutes drive time

## DISTANCE / DRIVE TIMES\*

	Distance	Time
M1 Junction 13	0.7 mile	3 mins
Milton Keynes	5 miles	8 mins
London	40 miles	45 mins
Birmingham	72 miles	1 hr 25 mins
Manchester	155 miles	3 hrs

	Distance	Time
Heathrow Airport	51 miles	55 mins
East Midlands Airport	71 miles	1 hr 15 mins

	Distance	Time
Felixstowe	109 miles	2 hrs 10 mins
Harwich	115 miles	2 hrs 10 mins

\*Approximate figures and car journey times. Source: Google Maps

# MORE THAN MEETS THE EYE

DELIVERING FIRST-CLASS CONNECTIVITY AND HIGH-QUALITY WAREHOUSE SPACE, THIS IS A STANDOUT OPPORTUNITY FOR LOGISTICS BUSINESSES.

Home to leading occupiers, it benefits from Prologis' best-in-class property management and estate services.

The unit has been fully refurbished and is available now, offering a high-quality, modern logistics space. With access to a strong labour pool from Bedford, Milton Keynes, Luton, and Dunstable, it is a prime choice for distribution and supply chain operations.

## ACCOMMODATION

Warehouse	78,642 sq ft	7,306.1 sq m
Ground floor offices	3,706 sq ft	344.3 sq m
First floor offices	2,349 sq ft	218.2 sq m
Sub-total (GIA)	84,697 sq ft	7,868.6 sq m
Multi-tier mezzanine	14,771 sq ft	1,372.3 sq m
Total (GIA)	99,468 sq ft	9,240.9 sq m

## SPECIFICATION

 210kVA power with potential to upgrade to 1.25MVA	 11m clear height	 2 level access doors	 10 dock doors	 38m yard depth
 104 car parking spaces	 28 trailer parking spaces	 EPC A	 Narrow aisle racking for 10,559 EU pallets	 LED lighting
 2-storey mezzanine	 40kWp Solar PV	 50kN/m <sup>2</sup> FM2 floor	 Outdoor amenity space	 9 EV charging spaces



104 car parking spaces

112.6m

67.6m

Offices

Mezzanine

Cycle shelter

Amenity area

10 dock doors

2 level access doors

Gatehouse

28 trailer parking spaces

38m

Badgers Rise

# MORE THAN JUST A LOGISTICS PARK

WE KNOW YOU WANT TO BE FREE TO LOOK  
AFTER THE THINGS THAT MATTER MOST.

That's why, when you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you.

From Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.

The scale of our Prologis Parks means we can also offer additional services like snow clearance and cleaning that would be unviable at a single unit or smaller scheme. Pooling resources means we can buy in bulk and offer the savings to our collective customers.

**PARK**life™





I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network.

## LIZ ALLISTER

Real Estate & Customer Experience Manager



From 15 years working with Prologis, I've found them to be extremely engaged and supportive of our ambition to be an employer of choice in the local area. We're in regular contact and have collaborated recently on a full refit of LED lighting and are currently in ongoing discussion about other initiatives to support our ESG commitments. The Prologis team are a real pleasure to work with and we look forward to working closely together for years to come.

Michael Gray, General Manager, Halfords.



Green Travel Plan



Maintained Landscaping



Maintained Park Drainage



Park Signage



Customer Estate Meetings



Litter Picking



On-Site Parking Controls



Dedicated CCTV



On-Site Security



Community Liaison



Maintained Private Roads



Snow Clearance / Road Gritting



Landscaped Walking Route



Amenity Garden



HGV Parking

For more information on the above services and how you, your business and your employees can benefit, please speak to Liz Allister.

# MORE THAN YOU'D EXPECT

## A UNIQUE OPPORTUNITY

Marston Gate provides a rare opportunity for additional secure HGV and Vehicle Parking on a 12 acre site that is adjacent to Marston Gate DC2. Available in varying plot sizes from 1 acre upwards on flexible terms up to 5 years.

The site will be secure, surfaced, well-lit, and fully serviced with power and drainage.



# Your Journey, Powered by Prologis Essentials

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity – so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

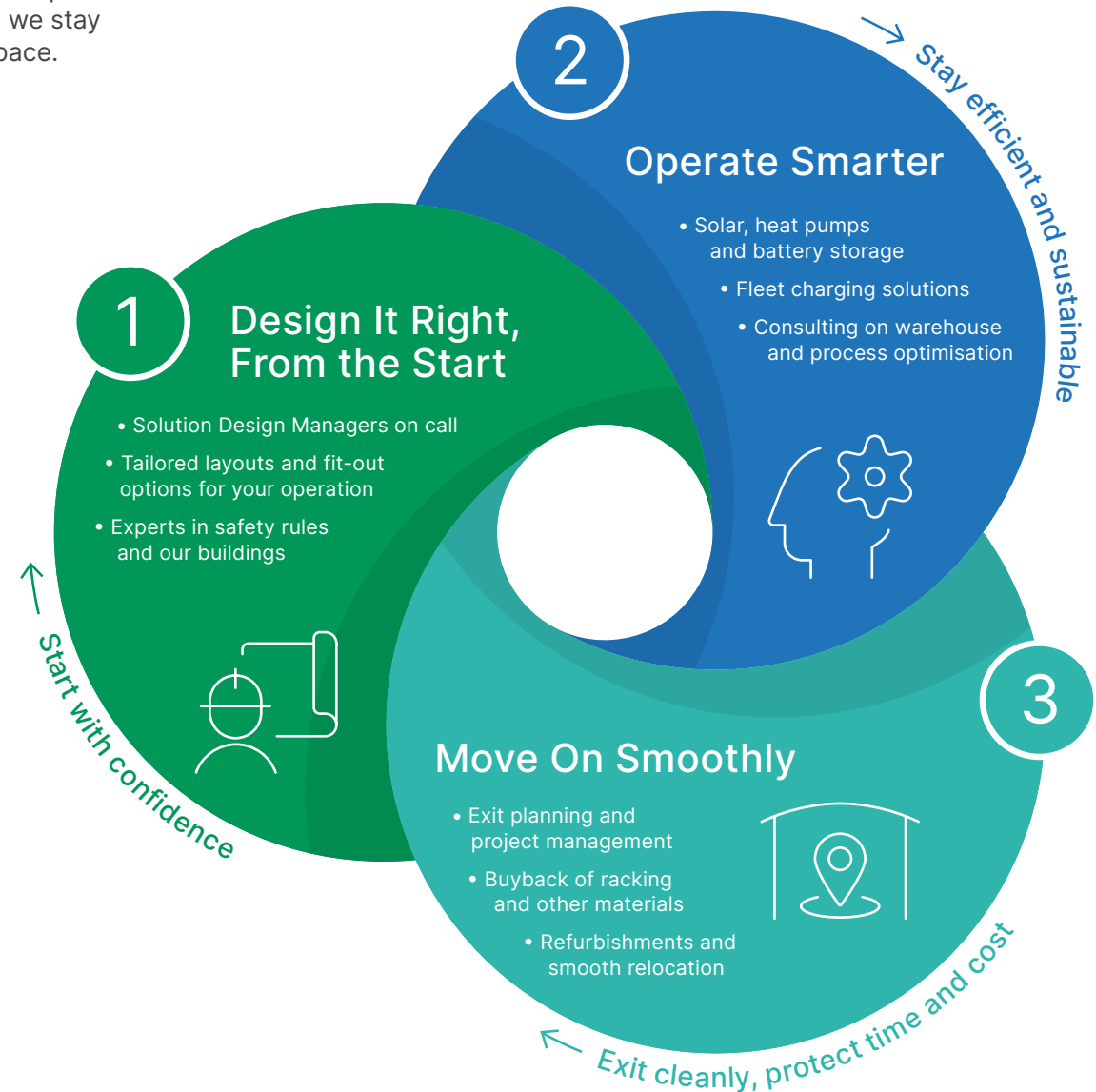
## Why It Matters

- **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:** A clear view of your options – upfront, phased, or included in rent, with no surprises.

## Meet Your Essentials Solutions Manager

“Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!”

Danny Bostock



## ABOUT PROLOGIS

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit: [prologis.co.uk](http://prologis.co.uk)



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## TERMS

Available on leasehold terms on a full repairing and insuring basis. Please contact the joint sole agents for further details.

## PROLOGIS CONTACT

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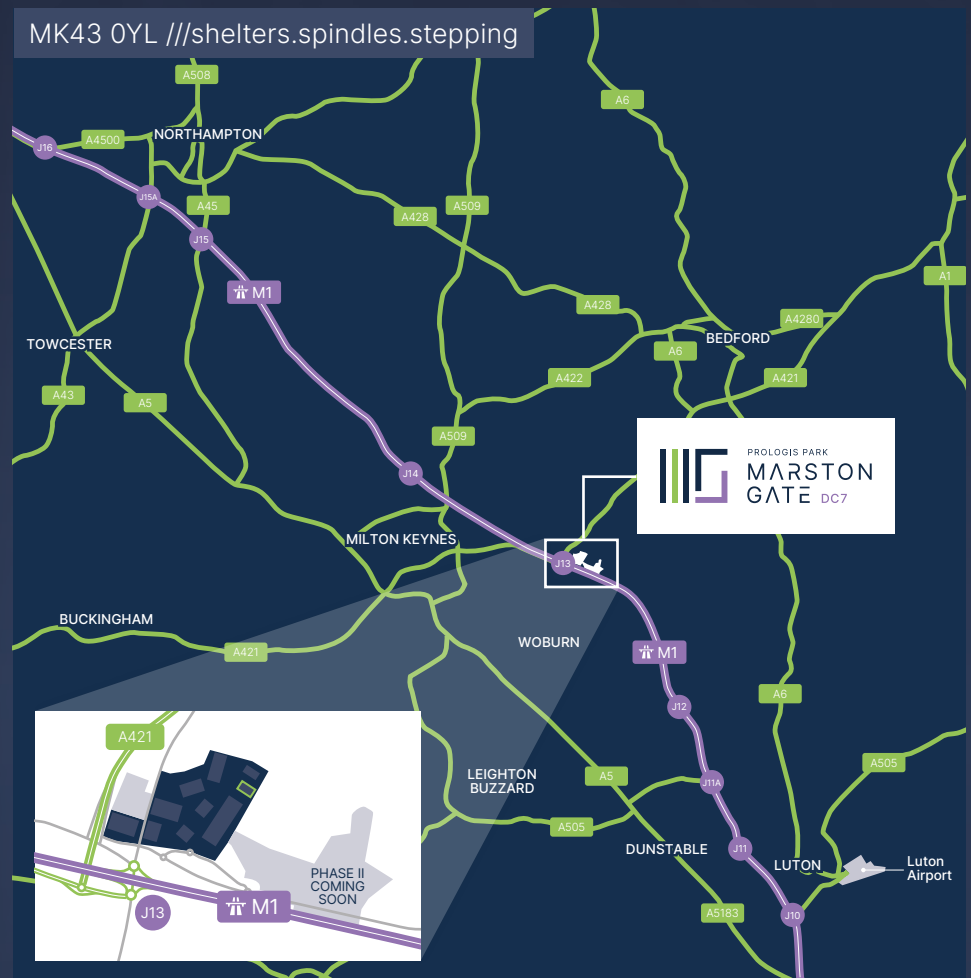
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## PROLOGIS.CO.UK/MARSTONGATE

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