

UNDERGOING REFURBISHMENT
AVAILABLE AUGUST 2025



MK43 0UL ///fatherley.turntable.focus



PROLOGIS PARK
**MARSTON
GATE** DC2

TO LET

193,874 sq ft (18,011 sq m)



THE POWER OF MORE

In a well-established park, surrounded by world-class neighbours, DC2 offers 193,874 sq ft which is currently undergoing a full refurbishment.

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.



PROLOGIS PARK
MARSTON
GATE **DC2**



+ 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

WOLSELEY

FedEx

TO LET



PROLOGIS PARK
MARSTON
GATE DC2

Furniture
Village

amazon

PROLOGIS PARK
MARSTON
GATE
PHASE II

A507

TOUGHGLAZE

SITE
ENTRANCE

GXO

dfs

LONDON 47 MILES ↗

ADDITIONAL HGV AND
VEHICLE PARKING /
INDUSTRIAL OPEN
STORAGE

RAJAPACK

A456

M1 (J13)

↙ BEDFORD 11 MILES

A421

↘ BIRMINGHAM 72 MILES

NEXT TO THE M1... FOR MORE CONNECTIONS

Marston Gate DC2 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

	Miles*	Times*
M1 Junction 13	0.7 mile	3 mins
Milton Keynes	5	8 mins
London	40	45 mins
Birmingham	72	1 hr 25 mins
Manchester	155	3 hrs

	Miles*	Times*
Heathrow Airport	51	55 mins
East Midlands Airport	71	1 hr 15 mins

	Miles*	Times*
Felixstowe	109	2 hrs 10 mins
Harwich	115	2 hrs 10 mins

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.

Currently undergoing an extensive refurbishment, the unit will be ready for occupation in August 2025 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	168,670 sq ft	15,670 sq m
Canopy / covered yard	5,726 sq ft	532 sq m
Ground floor welfare / office	8,084 sq ft	751 sq m
First floor office	7,955 sq ft	739 sq m
Vehicle maintenance unit	2,605 sq ft	242 sq m
Gatehouse	366 sq ft	34 sq m
Total (GIA)	193,874 sq ft	18,011 sq m


SPECIFICATION




750kVA power
(Ability to upgrade)




13m
clear height




3 level
access doors




25 dock
doors




Up to
97m yard



241 car
spaces



88 lorry/van
parking



Target
EPC A



DC2

25 Dock Doors

3 Level
Access Doors

Canopy

88 Lorry/Van
Parking Spaces

42m

97m

2.862 Acre Yard

Cycle Shelter

Amenity Area

241 Car Parking Spaces

Gatehouse

Designated
Car Access

Vehicle
Maintenance
Unit

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.

PARKlife™

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.





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.

MILENA BLAIR

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

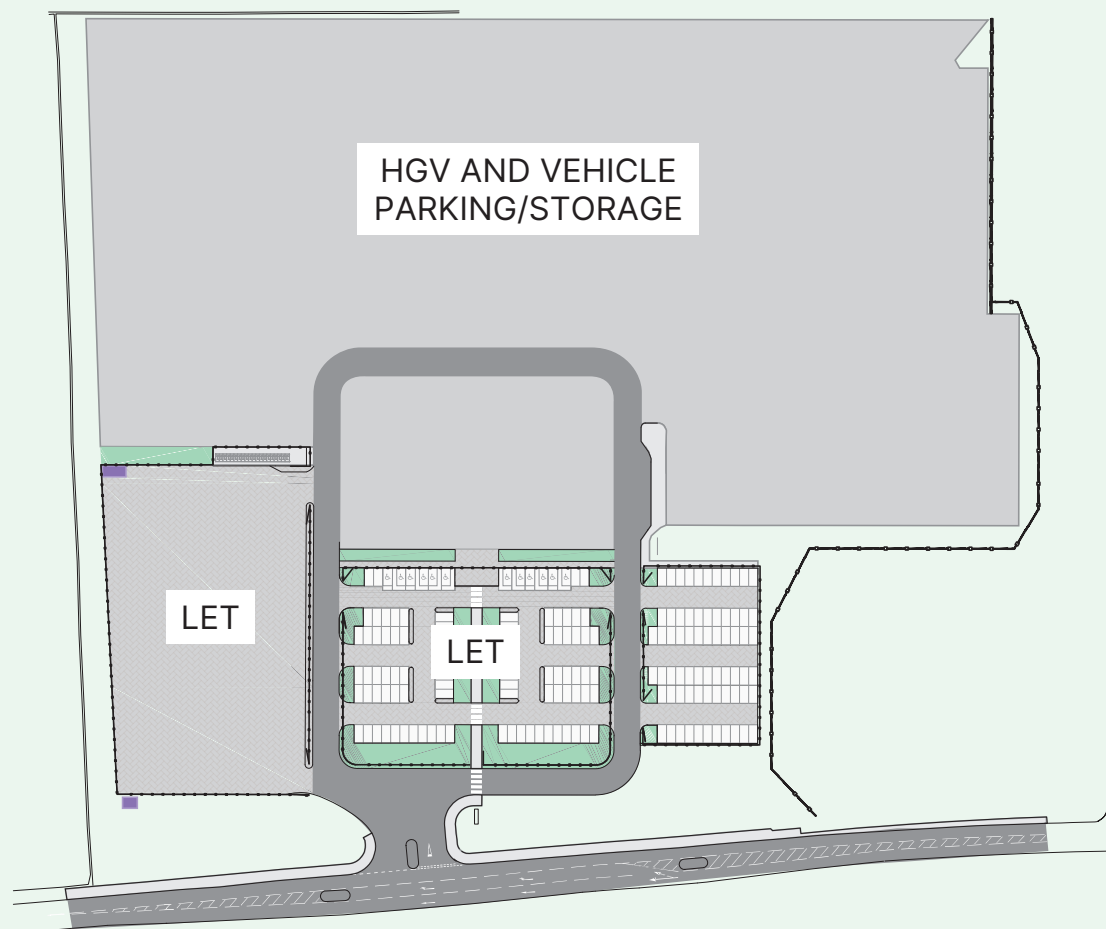
For more information on the above services and how you, your business and your employees can benefit, please speak to Milena Blair.

MORE THAN YOU'D EXPECT

A UNIQUE OPPORTUNITY

Marston Gate provides a rare opportunity for additional secure HGV and Vehicle Parking or Open Storage on a 12 acre site that is adjacent to Marston Gate DC2. Available in varying plot sizes or as a whole 9.5 acre single occupancy site on flexible terms up to 5 years.

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



ALL THE MORE REASONS

For easy set up and smooth operations.



Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

It's about keeping it simple. We believe that the right location, with the right end-to-end operations, energy, sustainability, mobility and workforce solutions gives you strategic advantage, helping to transform today's logistics challenges into opportunities for your business.

Built around customer care, the Essentials platform applies scalable business value and a full-service approach to your business' everyday needs, whether you lease a Prologis building or not.

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 – Essentials Solutions Manager



Operations

A streamlined warehouse setup, from facility arrangement and material handling to intelligent warehouse management.



Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage an upskilled workforce and top-tier talent that grows alongside you.

For more information, please visit prologis.co.uk/Essentials

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



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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.

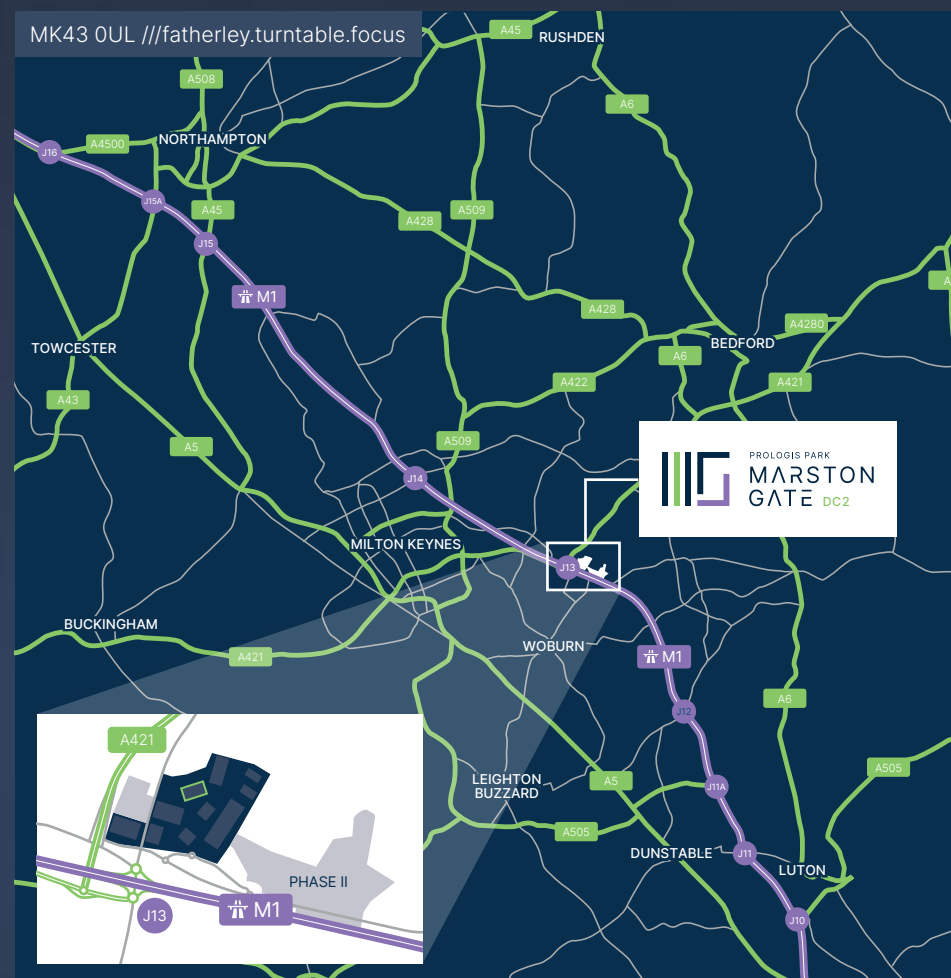
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PROLOGIS.CO.UK/MARSTONGATE

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