

PROLOGIS PARK

# MARSTON GATE



Bedford Rd, Brogborough, Bedford MK43 0XY

# Marston House

50,000 sq ft (4,645 sq m) | To Let

Prime Headquarters Offices  
with exceptional access to the M1

 PROLOGIS®

# MARSTON GATE



### Description

Marston House provides the largest single office opportunity outside of Milton Keynes with the ability to provide a statement Headquarters environment with excellent connectivity and parking ratios. Detailed planning is in place for the two story office and the building is capable of being delivered in just 12 months.



### Location

Marston House prominently located on the Bedford Road, immediately adjacent Junction 13 of the M1 Motorway and just 15 minutes South East of Milton Keynes.



### Value Added Tax

Prices, outgoings and rentals quoted are exclusive of VAT, which may be charged in addition at the standard rate.



### Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Full details are available upon application



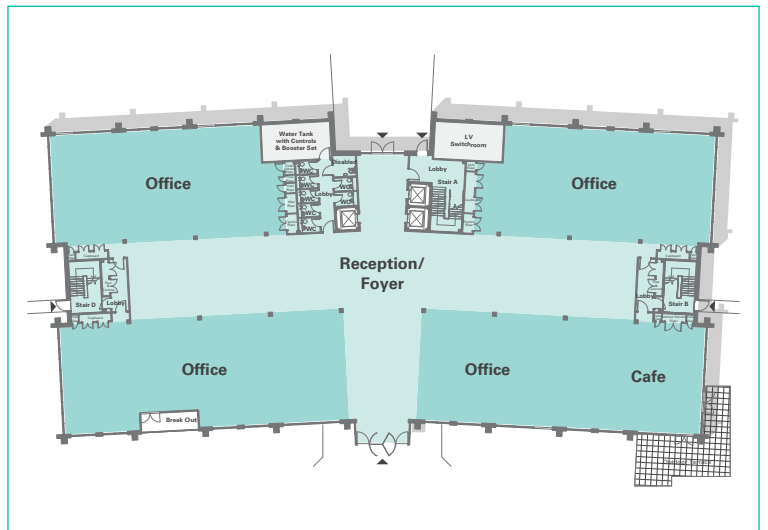
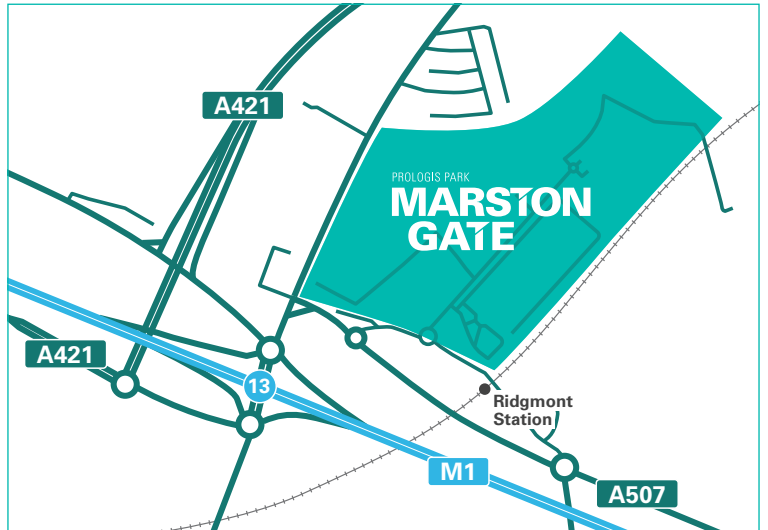
### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



### Rates

Interested parties are advised to make their own enquiries to the Local Rating Authority, Central Bedfordshire Council



### All Enquiries

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