

COMING SOON



MK43 0ZA ///maps.paddocks.doll



PROLOGIS PARK
**MARSTON
GATE** DC8

TO LET

496,181 sq ft (46,096 sq m)

THE POWER OF MORE

In a well-established park, surrounded by world-class neighbours, DC8 offers 496,181 sq ft of high-quality fitted space equipped with LED lighting, frost protection and solar PV array.

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 DC8



LONDON 47 MILES ↗

 PROLOGIS PARK
MARSTON GATE DC8

PROLOGIS PARK
MARSTON GATE
PHASE II
BUILD TO SUIT OPPORTUNITIES

WOLSELEY

FedEx

TO LET

Furniture Village

TO LET

GFX

TOUGHGLAZE

SITE ENTRANCE

RIDGMONT STATION

A507

A456

TO LET
ADDITIONAL HGV
AND VEHICLE
PARKING

RAJAPACK

dfs

M1 (J13)

A421

↙ BEDFORD 11 MILES

BIRMINGHAM 72 MILES ↘

MORE THAN MEETS THE EYE

MARSTON GATE DC8 OFFERS SIGNIFICANT EXISTING CAPACITY IN A PROVEN LOCATION, GIVING OCCUPIERS SCALE AND CERTAINTY WITHOUT WAITING FOR A FULL BUILD PROGRAMME.

THIS IS A RARE OPPORTUNITY TO SECURE A SPACE OF THIS SIZE IN CLOSE PROXIMITY TO LONDON.

Home to leading occupiers, it benefits from Prologis' best-in-class property management and estate services. 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	456,444 sq ft	42,405 sq m
Secondary ground floor office	7,687 sq ft	714 sq m
First floor office	9,770 sq ft	908 sq m
Second floor office	9,645 sq ft	896 sq m
Ground floor welfare	10,329 sq ft	960 sq m
Hub	2,085 sq ft	194 sq m
Gatehouse	331 sq ft	31 sq m
Total (GIA)	496,181 sq ft	46,097 sq m

SPECIFICATION



2.5MVA
power
supply



12m
clear internal
height



4 level
access
doors



34 dock
doors



50m yard
depth



474 car
parking
spaces



73 HGV parking
spaces to be
increased by
a further 29



Target
EPC A
rating



Sprinkler
system



LED
lighting



24/7 use
permitted



PV solar
array



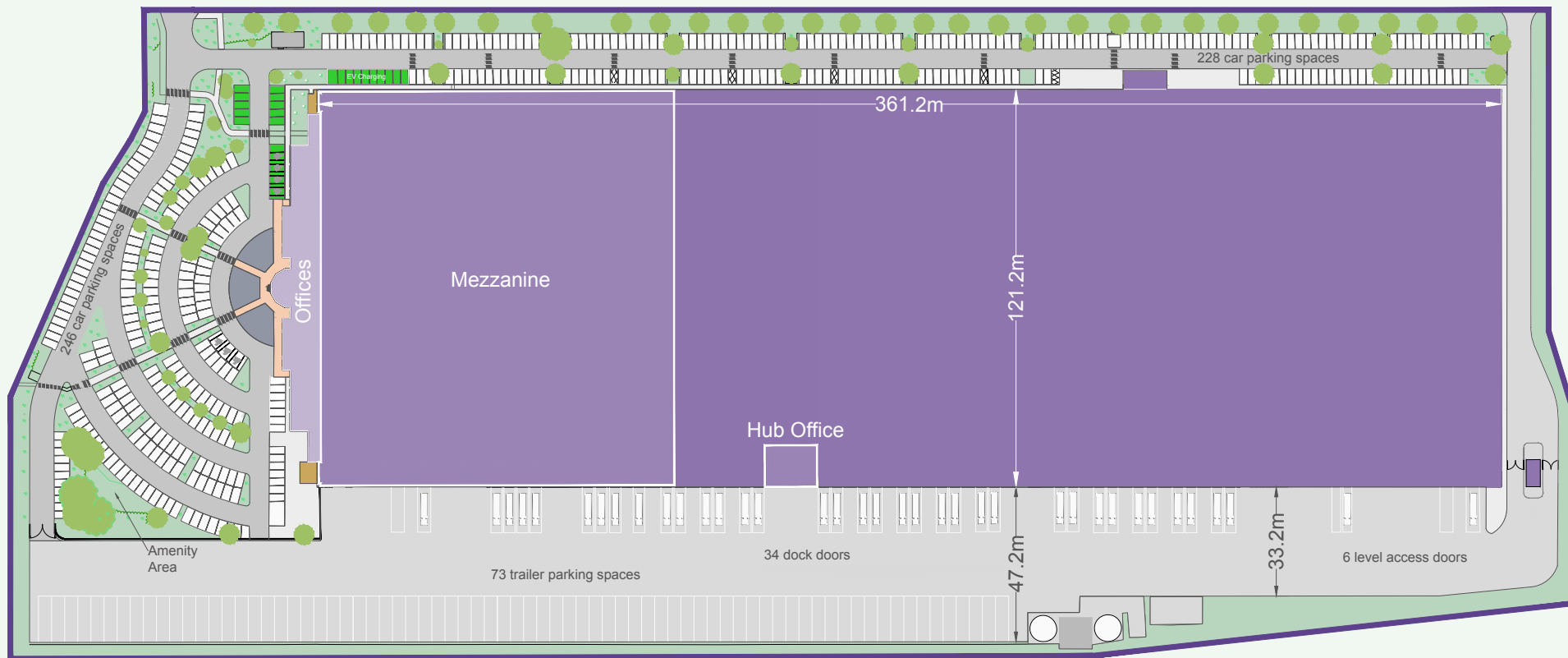
Fire alarm
system



Frost
protection



XX EV
charging
spaces





+ MARSTON GATE OFFERS A RARE OPPORTUNITY FOR A UNIT OF THIS SCALE IN A PROMINENT LOCATION. SITUATED IMMEDIATELY ADJACENT TO JUNCTION 13 OF THE M1 MOTORWAY IT ALLOWS FOR EXCELLENT ACCESS TO THE MIDLANDS AND SOUTH EAST MARKETS.

Tom Price
Leasing Director



For indicative purposes only.



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NEXT TO THE M1...

FOR MORE CONNECTIONS

Marston Gate DC8 offers immediate access to the national motorway network, with junction 13 of the M1 just 0.7 miles away. This location is ideally situated for national distribution, with London, Birmingham and Manchester all easily accessible by road. Marston Gate also benefits from strong port and air links including Felixstowe and Southampton ports, as well as Heathrow, East Midlands, and Luton airports.

Staff connectivity is equally strong, with Ridgmont railway station on site and the 34 bus stop directly outside the unit, providing services to central Milton Keynes and Ampthill.



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 miles	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
Luton Airport	17 miles	22 mins
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
Southampton	118 miles	2 hrs 15 mins

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

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.

PARKlife™





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.



Prologis Essentials

Prologis Essentials sets you up from day one. Our experts work with you to design your layout, manage fit-out, and provide cost clarity, all before you move in. We also provide ongoing support to help you get the most from your space.

Why It Matters

- **Solution Design & Operational Expertise:** Tailored facility layouts and intralogistics solutions designed around your operational needs, informed by real-world experience and best practices.
- **Procurement & Cost Transparency:** Strategic sourcing and procurement support with clear visibility into costs, timelines, and delivery options – whether upfront, financed, or incorporated into rent.
- **Project Management & Compliance:** End-to-end project management delivered by our in-house experts, with regulatory compliance, permitting, and fire safety requirements managed across markets and countries.

- | | |
|---------------------------------------|----------------------------|
| 1 Solar PV | 8 LED Lighting |
| 2 Fibre Network Cabling | 9 Forklifts |
| 3 Sprinkler Systems | 10 Warehouse Barriers |
| 4 Temperature Controlled Environments | 11 Office Furniture |
| 5 Racking Systems | 12 EV Charging |
| 6 Automation Solutions | 13 Ambient Reception Areas |
| 7 Mezzanine Floors | |

Design It Right, From the Start



- Solution Design Managers on call
- Tailored layouts and fit-out options for your operation
- Experts in safety rules and our buildings

Operate Smarter

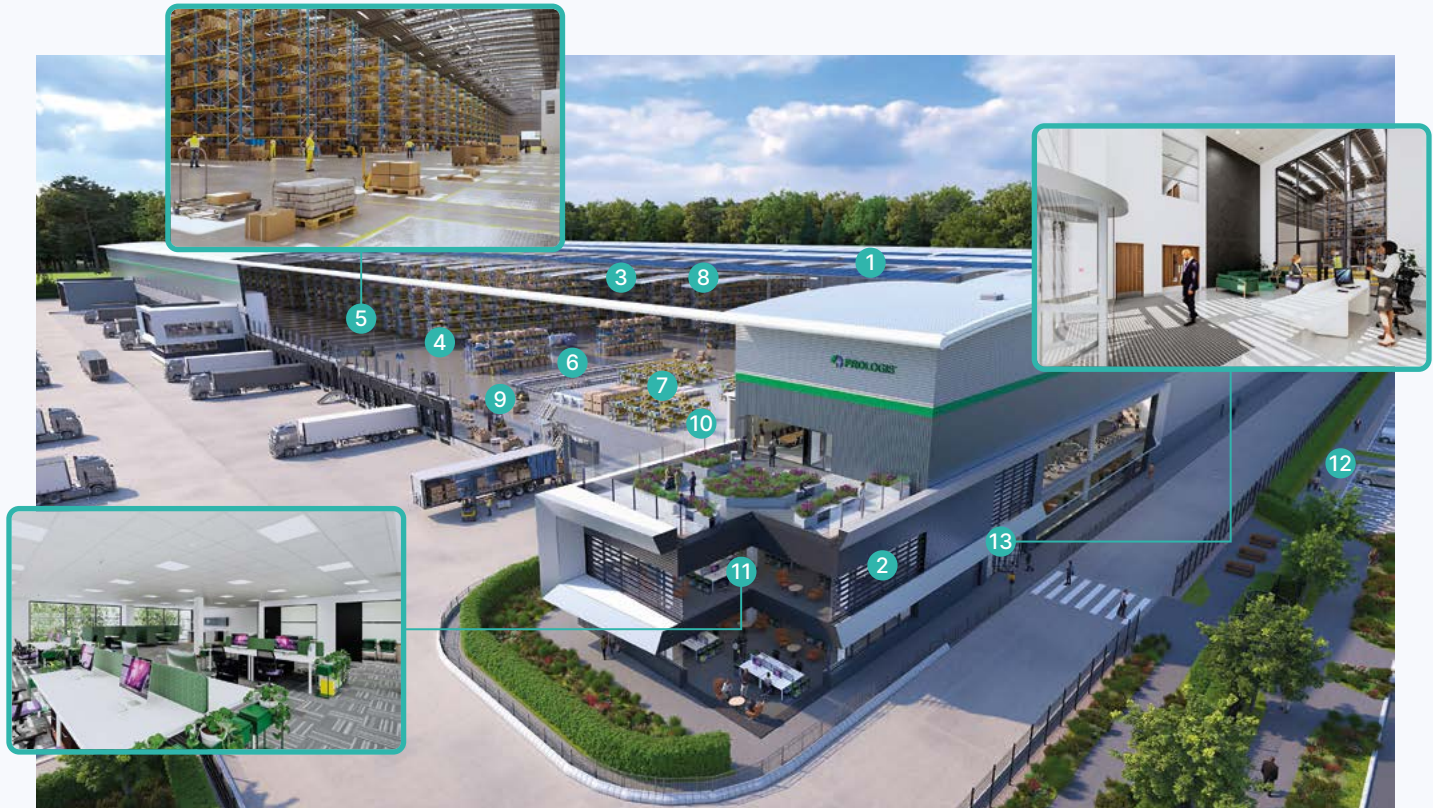


- Solar, heat pumps and battery storage
- Fleet charging solutions
- Consulting on warehouse and process optimisation

Move On Smoothly



- Exit planning and project management
- Buyback of racking and other materials
- Refurbishments and smooth relocation



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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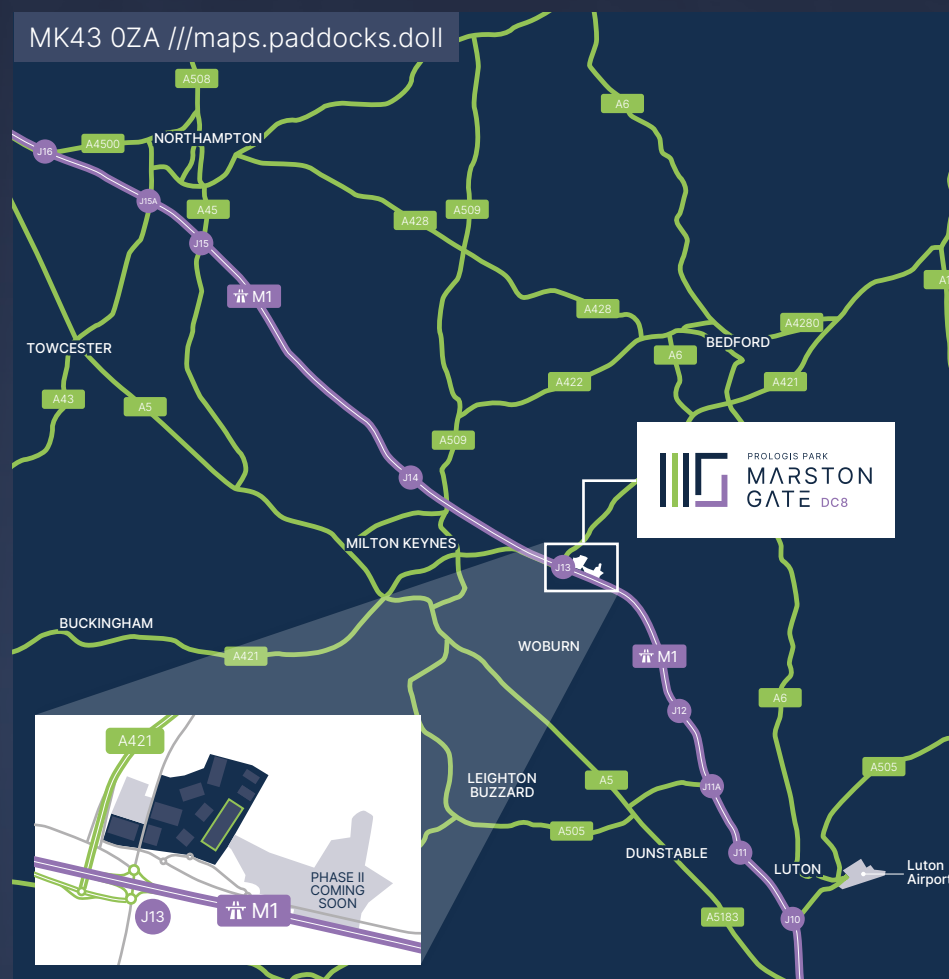
TERMS

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

PROLOGIS CONTACT

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PROLOGIS.CO.UK/MARSTONGATE

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