

MK43 OYL ///shelters.spindles.stepping

PROLOGIS PARK
**MARSTON
GATE** DC7

TO LET 86,689 sq ft (8,054 sq m)
Plus multi-tier mezzanine

FULLY FITTED WITH RACKING,
MEZZANINE AND LIGHTING
UNDER REFURBISHMENT
- AVAILABLE MARCH 2026



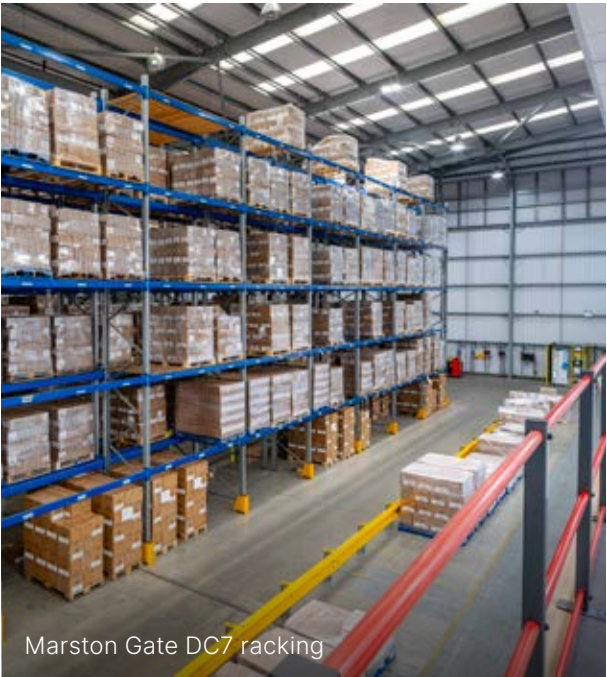
 **PROLOGIS**

THE POWER OF MORE

In a well-established park, surrounded by world-class neighbours, DC7 offers 86,689 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 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

SITE
ENTRANCE

GXO

dfs

TO LET
ADDITIONAL HGV
AND VEHICLE
PARKING /
INDUSTRIAL
OPEN STORAGE

RAJAPACK

A507

A456

A421

M1 (J13)

↙ 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

	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

*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 is currently under refurbishment and will be
available for occupation in March 2026, 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	79,436 sq ft	7,380 sq m
First floor office	7,253 sq ft	674 sq m
Multi-tier mezzanine	13,500 sq ft	1,254 sq m
Total (GIA)	100,189 sq ft	9,308 sq m

SPECIFICATION



210kVA power



11m clear height



2 level access doors



10 dock doors



38m truck courtyard depth



106 car parking spaces



22 trailer parking spaces



Target EPC B



Narrow aisle racking



LED lighting



2-storey mezzanine



Solar PV



Outdoor amenity space



20 EV charging point



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.



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.

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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.



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.

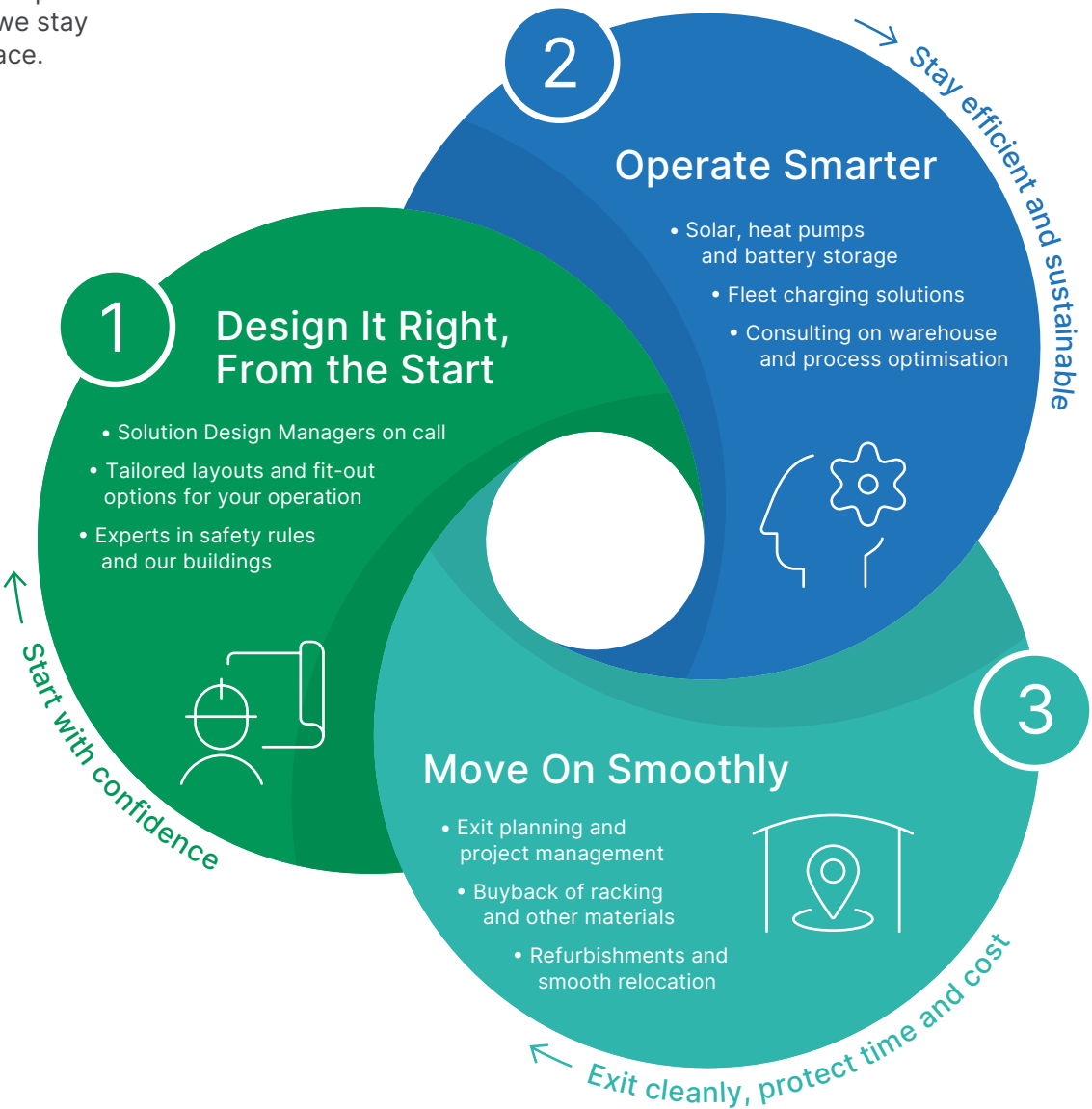
Why It Matters

- **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



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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

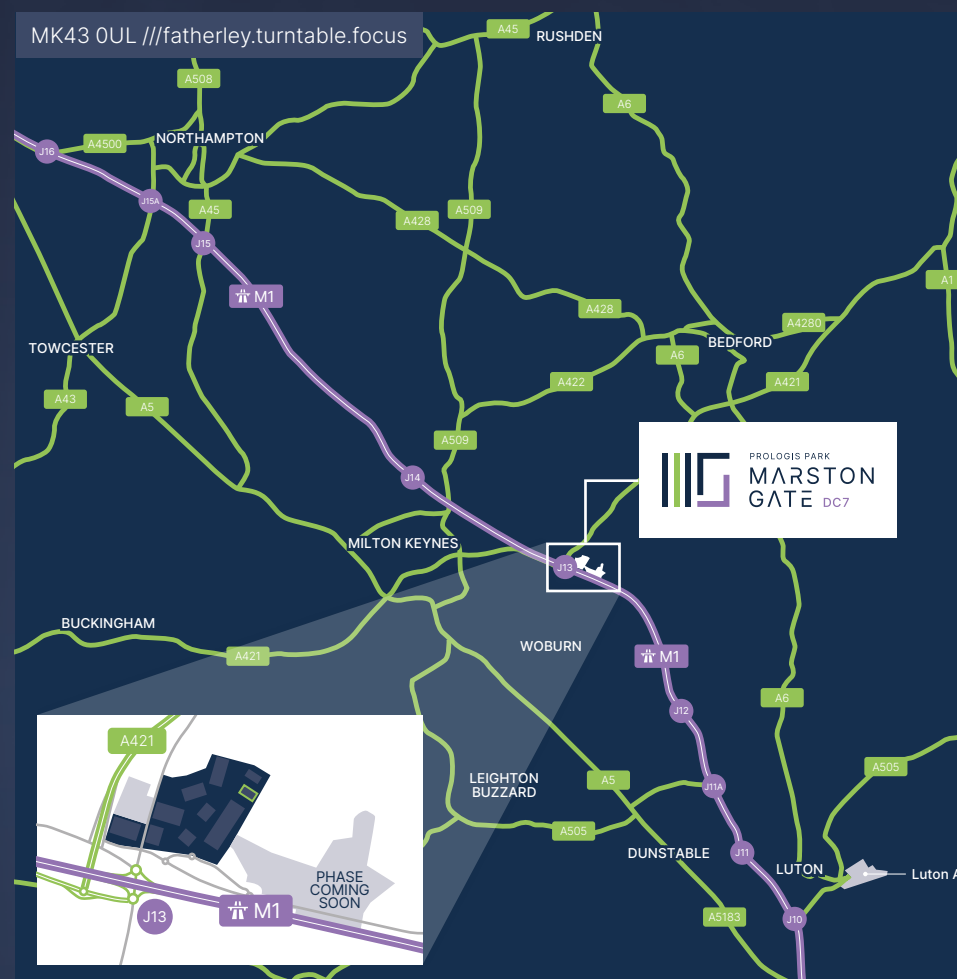
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PROLOGIS.CO.UK/MARSTONGATE

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