

FULLY FITTED WITH RACKING,  
MEZZANINE AND LIGHTING



MK43 0YL ///shelters.spindles.stepping



PROLOGIS PARK  
**MARSTON  
GATE** DC7

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





# 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



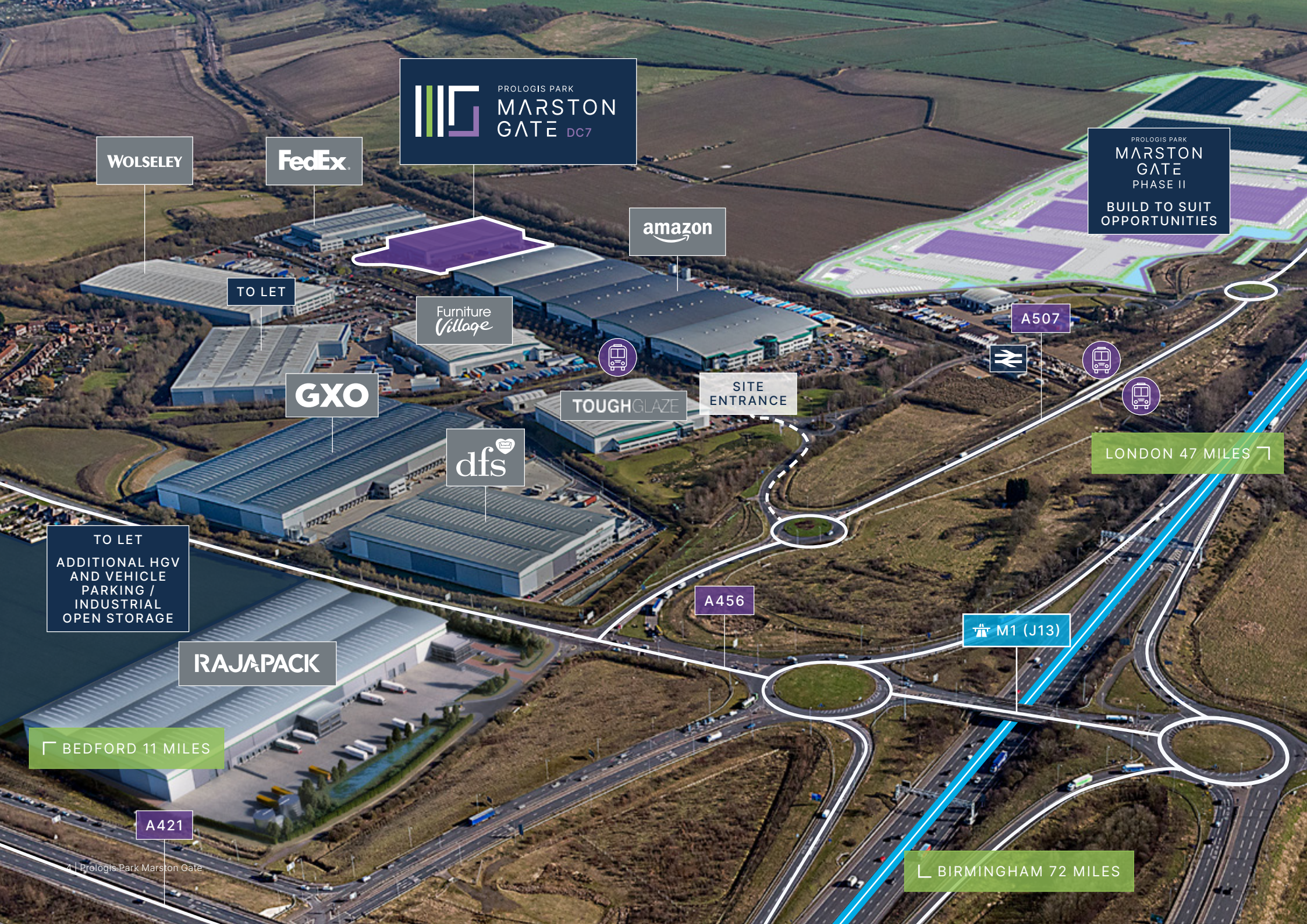
Marston Gate DC7 mezzanine



+ 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






# 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 will be ready for occupation in October  
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	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




250kVA  
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



# 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.

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.

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.



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.

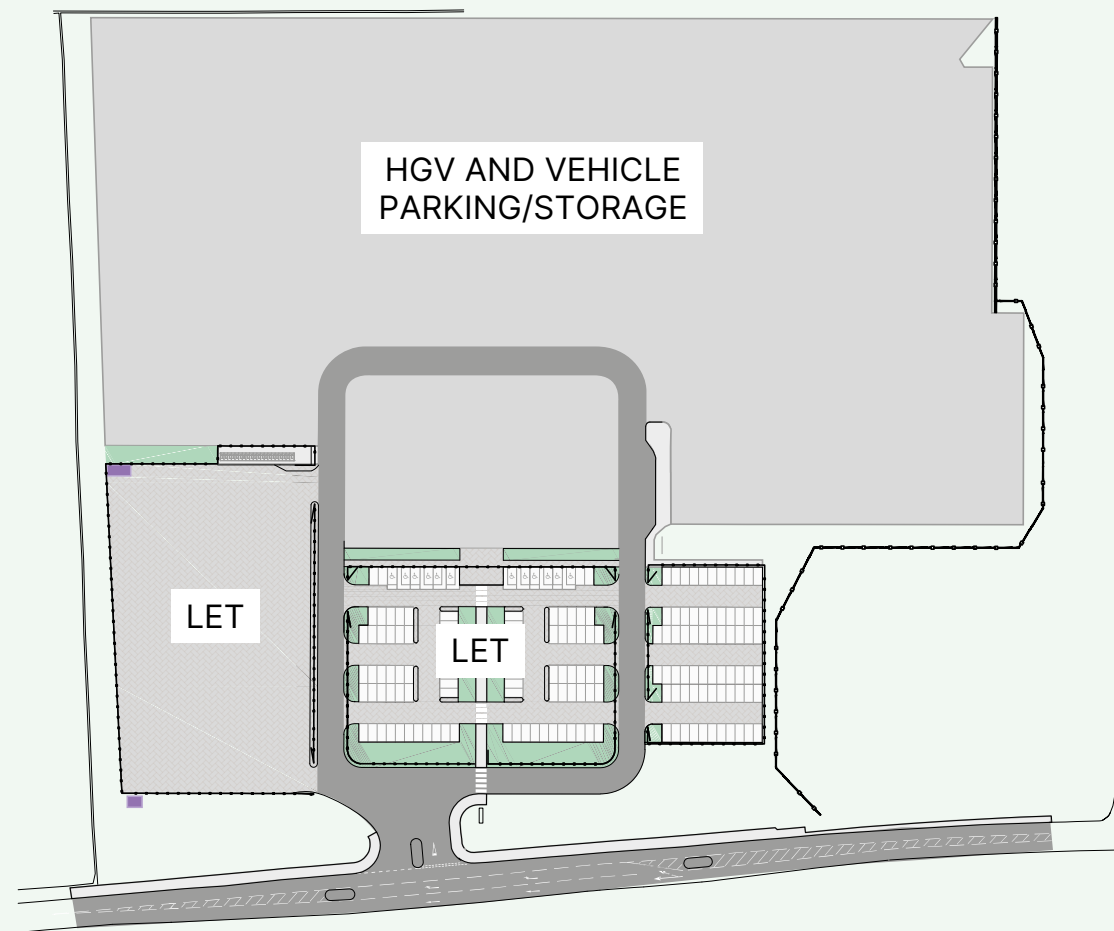


# MORE THAN YOU'D EXPECT

## 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.



# Prologis Essentials

Making Fulfillment Better



For more information, please visit [prologis.co.uk/Essentials](https://prologis.co.uk/Essentials)

Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive – today and in the future.



## Operations

Unlock your warehouse potential with integrated, turnkey solutions that maximise efficiency and boost productivity. From move-in services to forklifts and racking systems, Prologis has you covered.

- Turnkey Move-In + Setup Solutions
- Turnkey Renewal + Optimisation Solutions
- Turnkey Move-out + Relocation Solutions



## Energy + Sustainability

Improve energy efficiency and minimise costs with solutions purpose-built to deliver carbon-neutral facilities. With rooftop solar installations and LED lighting, we're dedicated to your success.

- Onsite Solar
- Energy Storage
- Lighting and Electrical
- Network Infrastructure and Security
- Grid-Scale Energy



## Mobility

Whether you're located at a Prologis warehouse or a third-party facility, we're your dedicated partner to transition to zero-emissions vehicles, keeping your fleet powered onsite and on the go.

- Fleet Electrification
- Depot Charging
- Hub Charging
- OnDemand Charging
- Workplace Charging

## 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.

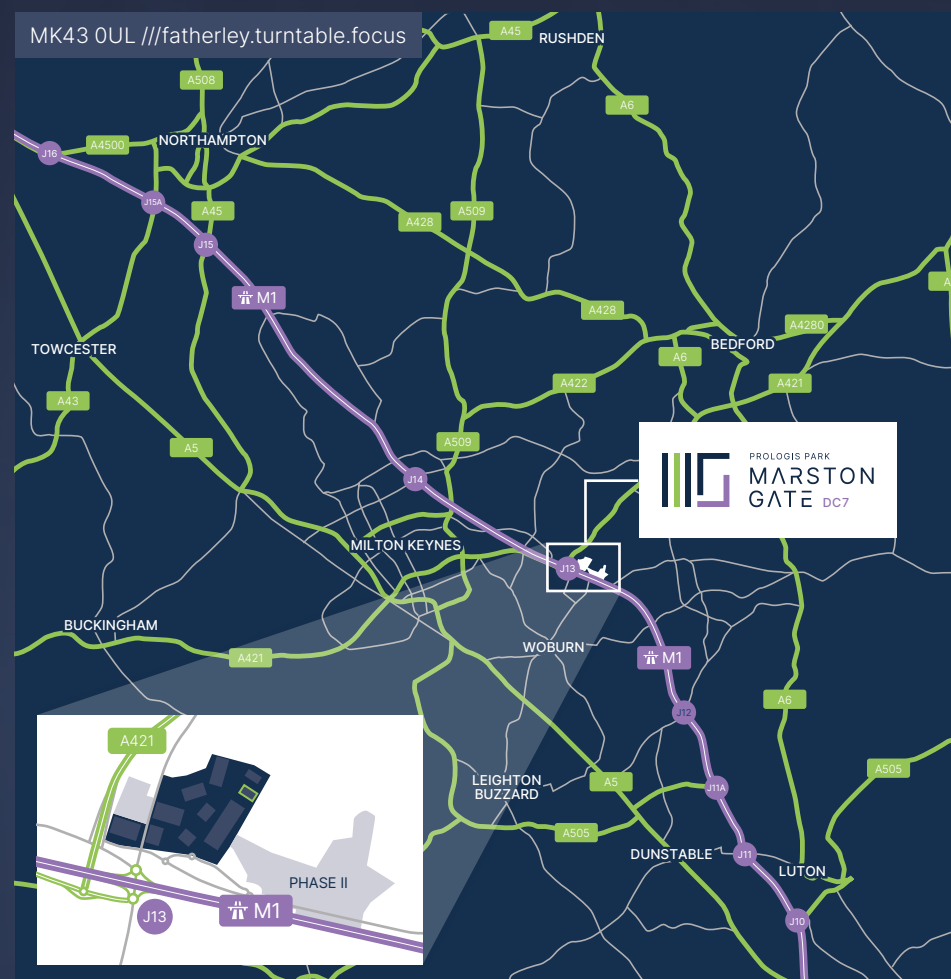
## PROLOGIS CONTACT

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## PROLOGIS.CO.UK/MARSTONGATE

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