MK43 0YL ///nursery.helpers.overlaps

PROLOGIS PARK

MARSTON GATE DC3

TO LET

104,507 sq ft (9,709 sq m)





THE POWER OF MORE

In a well-established park surrounded by world-class neighbours, DC3 offers 104,507 sq ft of high-quality space, complete with LED lighting and access to an additional 9.5 acres of open storage/HGV parking available.

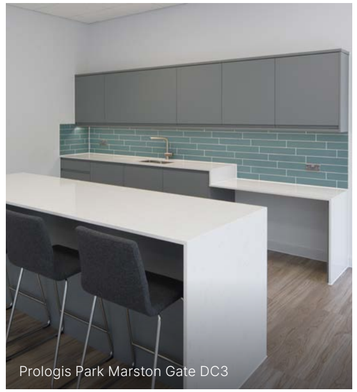
Strategically positioned next to the M1, with seamless connections to Milton Keynes, Birmingham, London, and beyond, this space is primed to be your South-Midlands powerhouse.

In need of more? Think Prologis Park Marston Gate.

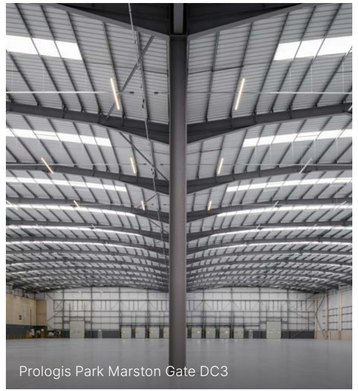
PROLOGIS PARK MARSTON GATE DC3



Prologis Park Marston Gate DC3



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\+ 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
Director, Capital Deployment & Leasing

NEXT TO THE M1... FOR MORE CONNECTIONS

Marston Gate DC3 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 minute drive time

134,145
HOUSEHOLDS
20 minute drive time

163,749
WORKFORCE
20 minute drive time

DISTANCE / DRIVE TIMES

	Miles*	Times*
M1 Junction 13	0.7	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 offers 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	95,002 sq ft	8,826 sq m
First floor office	9,505 sq ft	883 sq m
Total (GIA)	104,507 sq ft	9,709 sq m

SPECIFICATION

277kVA power with the ability to upgrade to 1.25MVA

12m clear height

2 level access doors

9 dock doors

50m yard depth

130 car parking spaces

42 HGV parking spaces with additional parking on an open storage site

Security gatehouse

EPC A

LED lighting

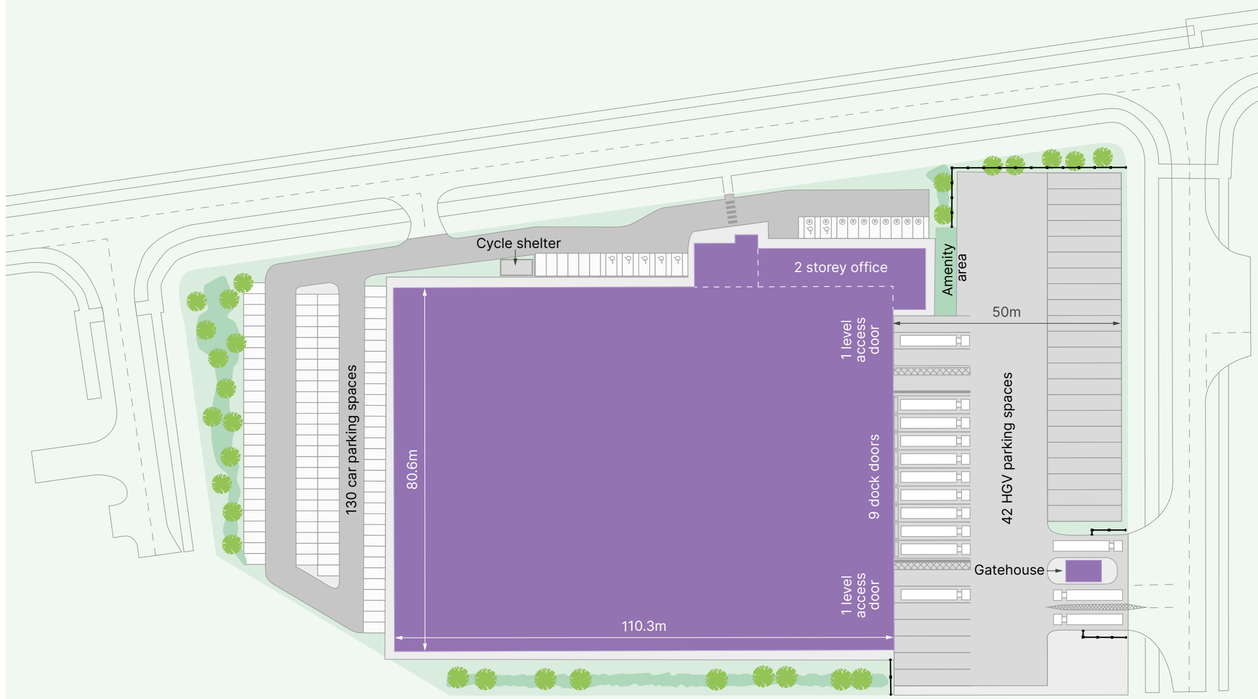
Solar PV

Outdoor amenity space

10 EV charging spaces

Scan to download full racking plans.

SITEPLAN



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.







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.

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

PROLOGIS ESSENTIALS

Design It Right, From the Start

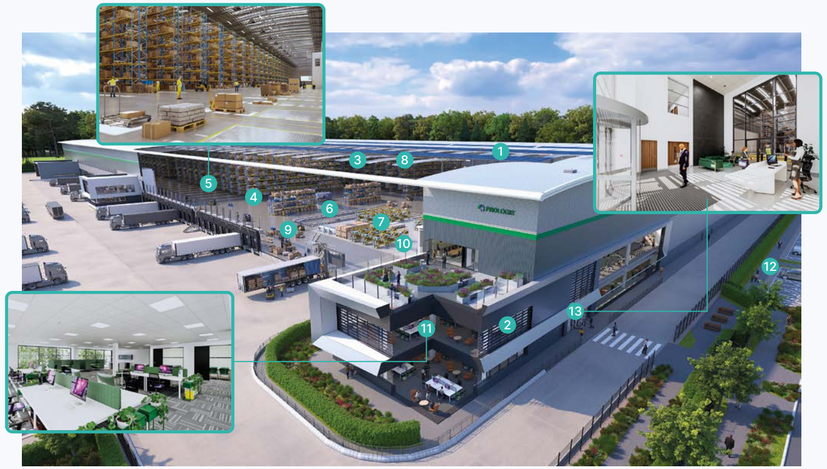
- Solution Design Managers on call
- Tailored layouts and fit-out options for your operation
- Experts in safety rules and our buildings

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



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

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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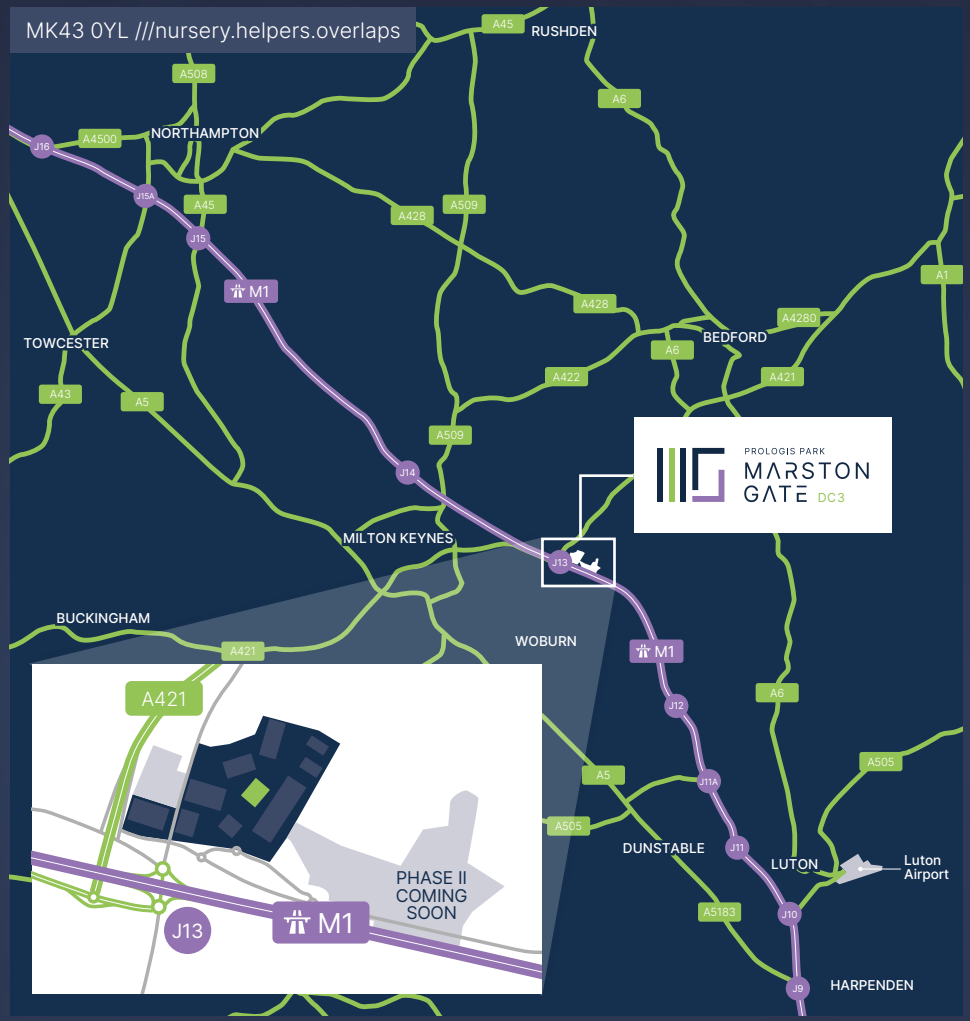
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PROLOGIS.CO.UK/MARSTONGATE

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PROLOGIS®