

AVAILABLE MAY 2027

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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


For indicative purposes only


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+ 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


LONDON 47 MILES
PROLOGIS PARK
MARSTON GATE DC8
PROLOGIS PARK
MARSTON GATE
PHASE II
BUILD TO SUIT OPPORTUNITIES
WOLSELEY
FedEx
TO LET
TO LET
Furniture Village
TOUGHGLAZE
SITE ENTRANCE
RIDGMONT STATION
GXO
dfs
A507
A456
TO LET
ADDITIONAL HGV AND VEHICLE PARKING
RAJAPACK
M1 (J13)
A421
BEDFORD 11 MILES
BIRMINGHAM 72 MILES

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 minute drive time

134,145
HOUSEHOLDS
20 minute drive time

163,749
WORKFORCE
20 minute 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 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)	496,291 sq ft	46,108 sq m

SPECIFICATION



2.5MVA power supply



12m clear height



6 level access doors



34 dock doors



47m yard depth



482 car parking spaces



74 HGV parking spaces to be increased by a further 29



Target EPC A rating



Sprinkler system



LED lighting



24/7 use permitted



Solar PV



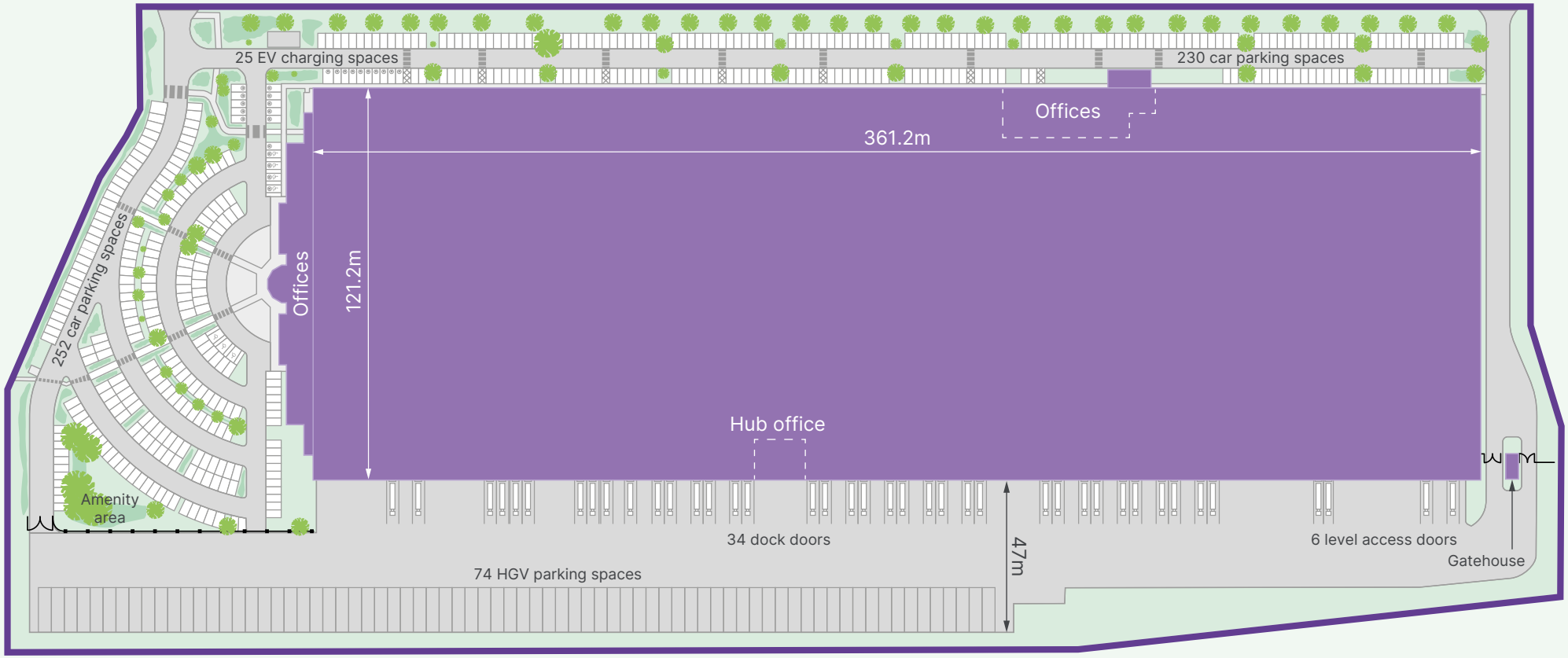
Fire alarm system



Frost protection



25 EV charging spaces


25 EV charging spaces
230 car parking spaces
Offices
361.2m
121.2m
Offices
252 car parking spaces
Hub office
Amenity area
34 dock doors
47m
6 level access doors
Gatehouse
74 HGV parking spaces

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.

Design It Right, From the Start

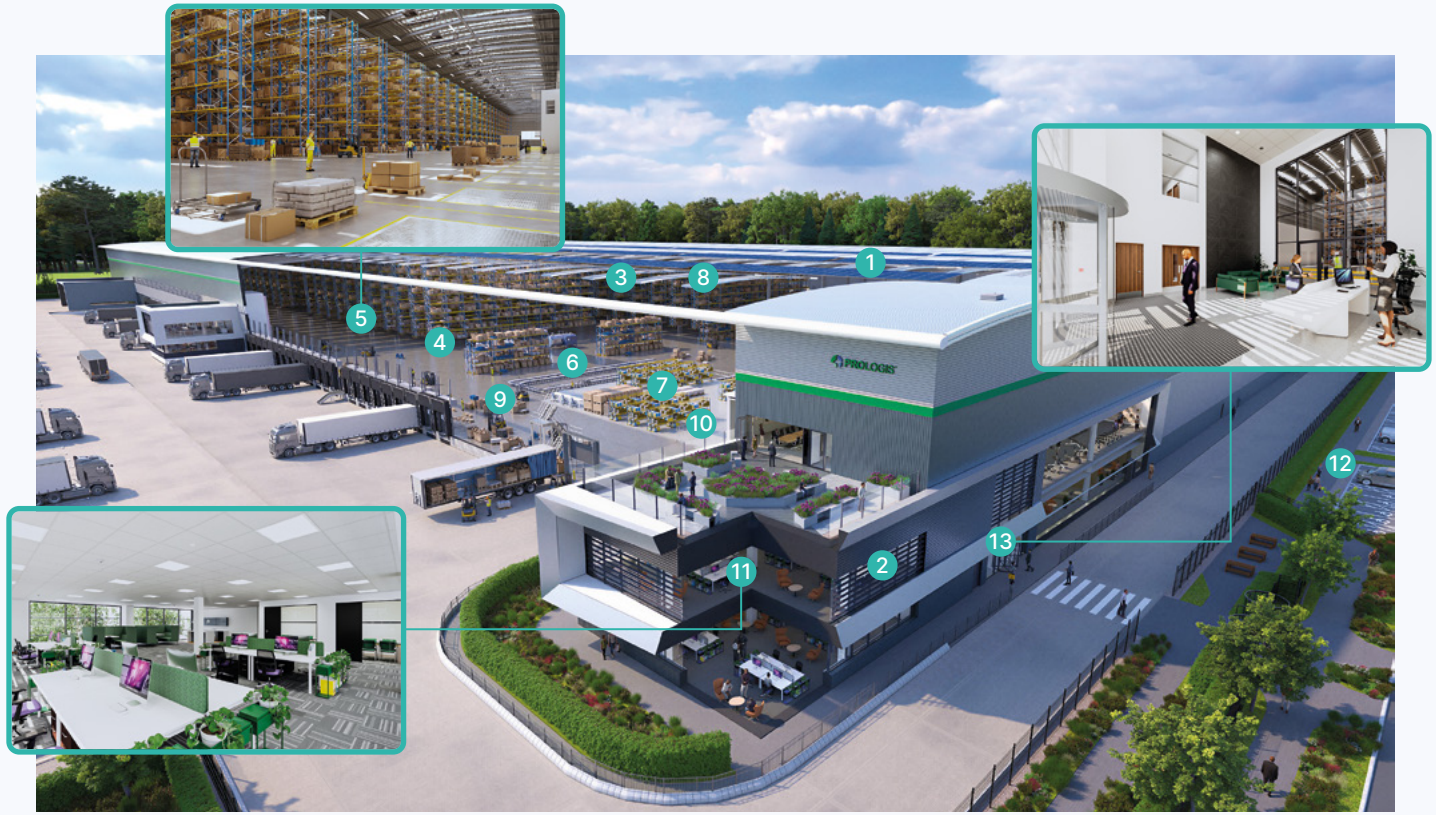
- Solution Design Managers on call
- Tailored layouts and fit-out options for your operation
- Experts in safety rules and our buildings

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



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

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.

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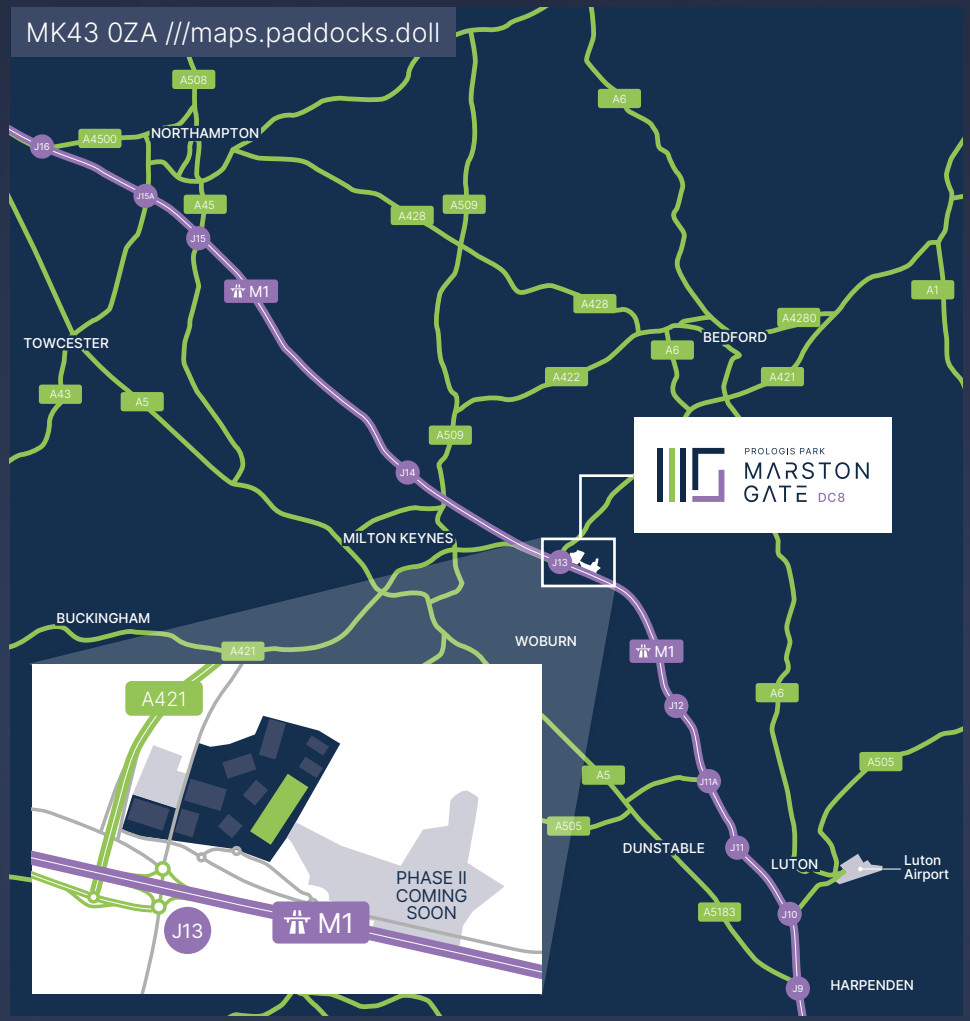
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PROLOGIS.CO.UK/MARSTONGATE

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PROLOGIS®