

UNDER REFURBISHMENT
- AVAILABLE Q2 2026



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



For indicative purposes only.



For indicative purposes only.



+ 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

LONDON 47 MILES ↗

**PROLOGIS PARK
MARSTON
GATE DC3**

**PROLOGIS PARK
MARSTON
GATE
PHASE II**
BUILD TO SUIT
OPPORTUNITIES

WOLSELEY

FedEx

TO LET

amazon

Furniture
Village



TOUGHGLAZE

SITE
ENTRANCE



A507

TO LET
ADDITIONAL HGV
AND VEHICLE
PARKING /
INDUSTRIAL
OPEN STORAGE

GXO

dfs

A456

RAJAPACK

M1 (J13)

A421

↙ BEDFORD 11 MILES

BIRMINGHAM 72 MILES ↘

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 is currently under refurbishment and will be available for occupation in Q2 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

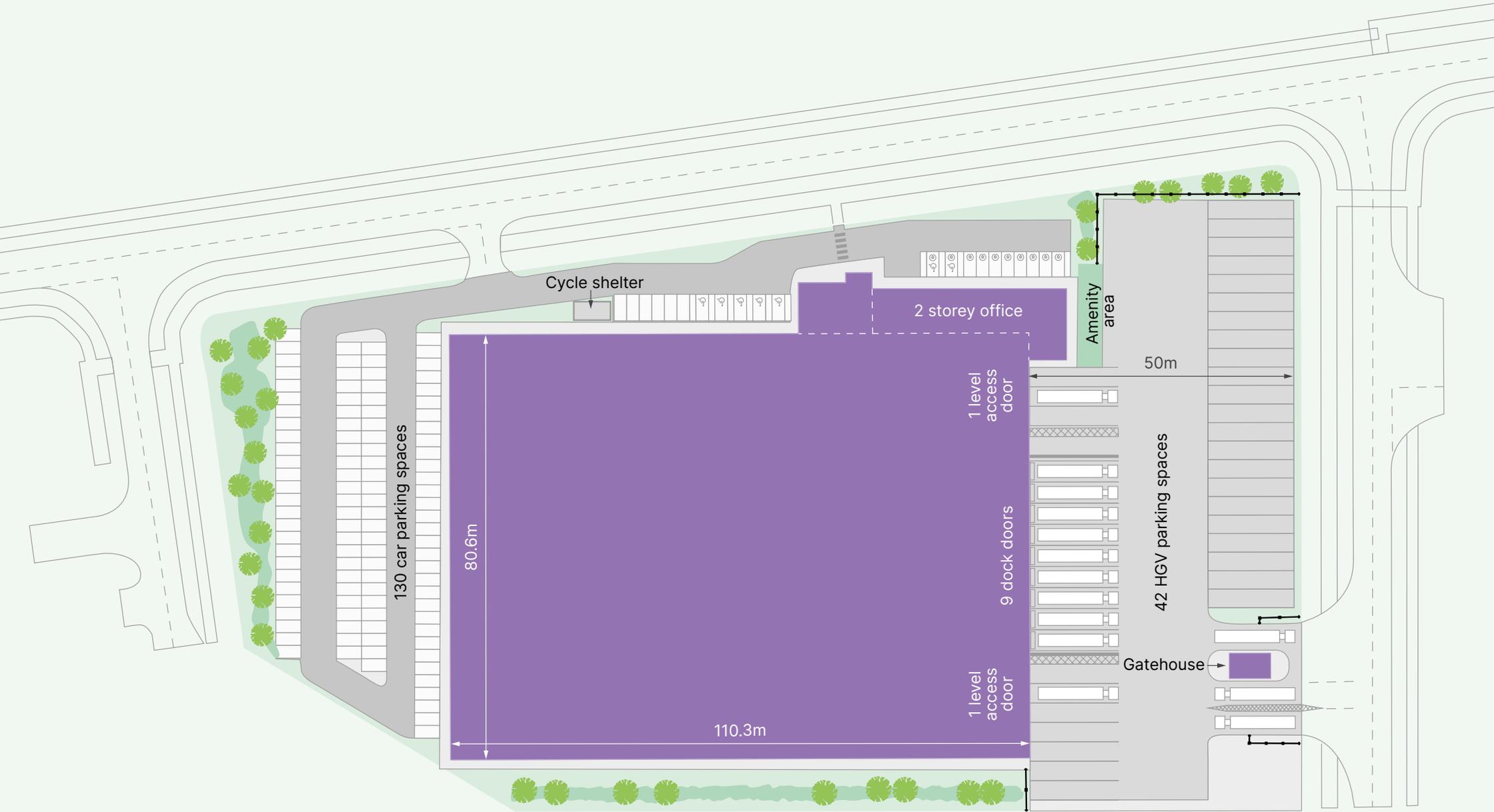
Warehouse	95,002 sq ft	8,826 sq m
First floor office	9,505 sq ft	883 sq m
Total (GIA)	104,507 sq ft	9,709 sq m

SPECIFICATION

 277kVA power	 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	
 Target EPC A	 LED lighting	 Solar PV	 Outdoor amenity space	 10 EV charging spaces



Scan to download full racking plans.



Cycle shelter

2 storey office

Amenity area

50m

130 car parking spaces

80.6m

110.3m

1 level access door

9 dock doors

1 level access door

42 HGV parking spaces

Gatehouse

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.

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



