



Nebula

Seven new-build R&D workspaces



190-192 Park Drive, Milton Park,
Oxfordshire OX14 4SE

[///brimmed.space.insert](http://brimmed.space.insert)





Nebula is a new, award-winning development of seven properties across three buildings, providing high-tech R&D space with offices. It is located in a prominent position at the eastern entrance to Milton Park, and close to the new amenities in the Bee House, including the Hive Café.

Featuring glulam wooden structural beams and targeting a BREEAM 'Excellent' rating, **Nebula** has been designed to the highest standards and to be as sustainable as possible.

Each of the buildings is totally self contained and provides a fitted reception lobby with WCs and shower together with a mixture of fitted first floor office space and ground floor production areas.

The office areas are delivered to Cat A standard with raised access floors, an open ceiling and LED lighting together with heating and cooling provided by fan coil units with fresh air ventilation.

The open plan R&D areas benefit from significant floor loading, large access doors and high eaves, all of which provides a very flexible workspace. Automatic louvres will help cool this area in the summer.

Nebula

Seven new R&D workspaces suitable for a wide range of R&D uses. The specification of the buildings includes:



Internal clear height of 8m to the underside of the roof structure



Pitched roof with rooflights over R&D workspace



5m sectional overhead wide access opening for large plant or equipment



Up to 30% first floor fitted office space with potential to extend



Enhanced power supply to each unit



Provision for external plant area



The site can accommodate a 16.5m articulated vehicle turning into the site, with the option to enter or exit via the north or south of the site



Unisex 'superloos' each with their own basin. Accessible WC / shower in each workspace





Provision for lifts



Shared covered bicycle shelters



Enhanced landscaping with networking and social spaces



EV charging spaces



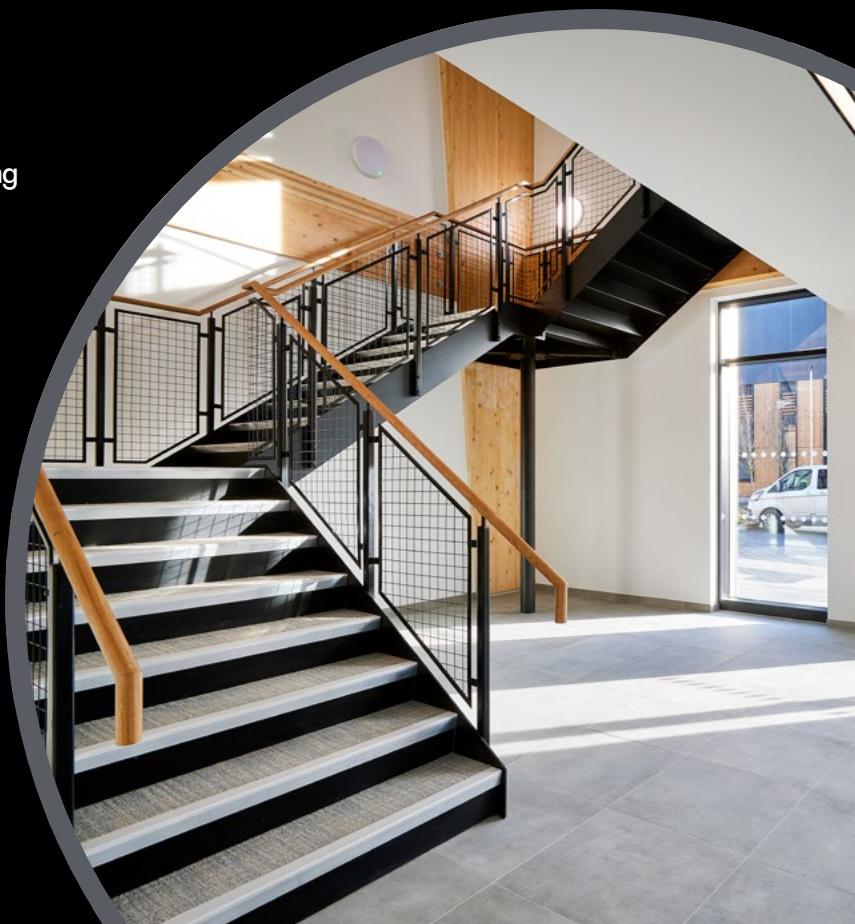
Target BREEAM Excellent



Target EPC A



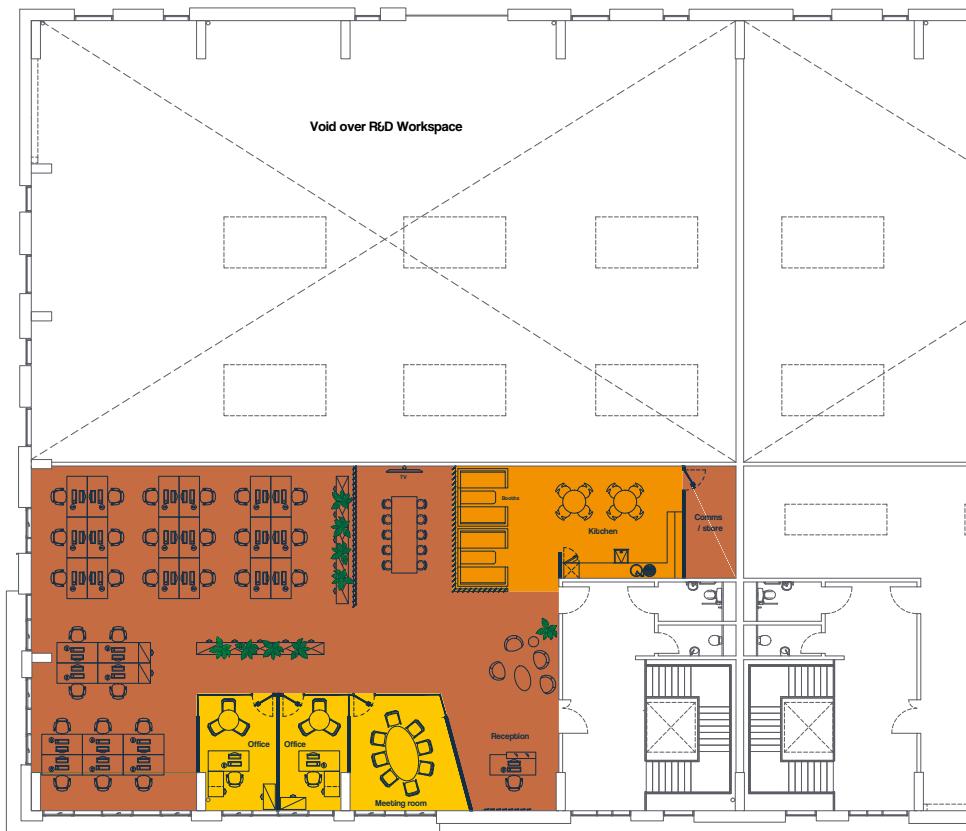
Individual units available from 7,000 to 30,000 sq.ft



Example floorplan

190 A Park Drive | First floor

13,314 sq. ft. (1,237 sq. m.)



Property measurements

Property No.	Area m ² GIA	Area ft ² GIA	Unit Area Total ft ²	Unit Area Total m ²	% Area of Office			
190A GF	859	9,247	13,314	1,237	31%			
190A FF	378	4,067						
190B GF	859	9,244	13,311	1,237	31%			
190B FF	378	4,067						
191A GF	709	7,634	11,456	1,064	33%			
191A FF	355	3,822						
191B GF	548	5,896	7,359	684	20%			
191B FF	136	1,463						
191C GF	Let							
191C FF								
192A GF	735	7,909	11,519	1,070	31%			
192A FF	335	3,611						
192B GF	Let							
192B FF								

Note: Areas exclude FF lift void



Amenities

Useful Amenities

- 1 Amazon Lockers
- 2 MOT centre
- 3 24 hour security
- 4 Bright Horizons Nursery
- 5 Meeting rooms and conference facilities
- 6 Hotel
- 7 Cashpoint

Health and Wellbeing

- 6 Park Club Gym & Swimming Pool
- 7 Urban gardens
- 8 Wildflower areas
- 9 Outdoor Gym
- 10 Contemplation rooms
- 11 Bee hives

To Oxford (12 miles)

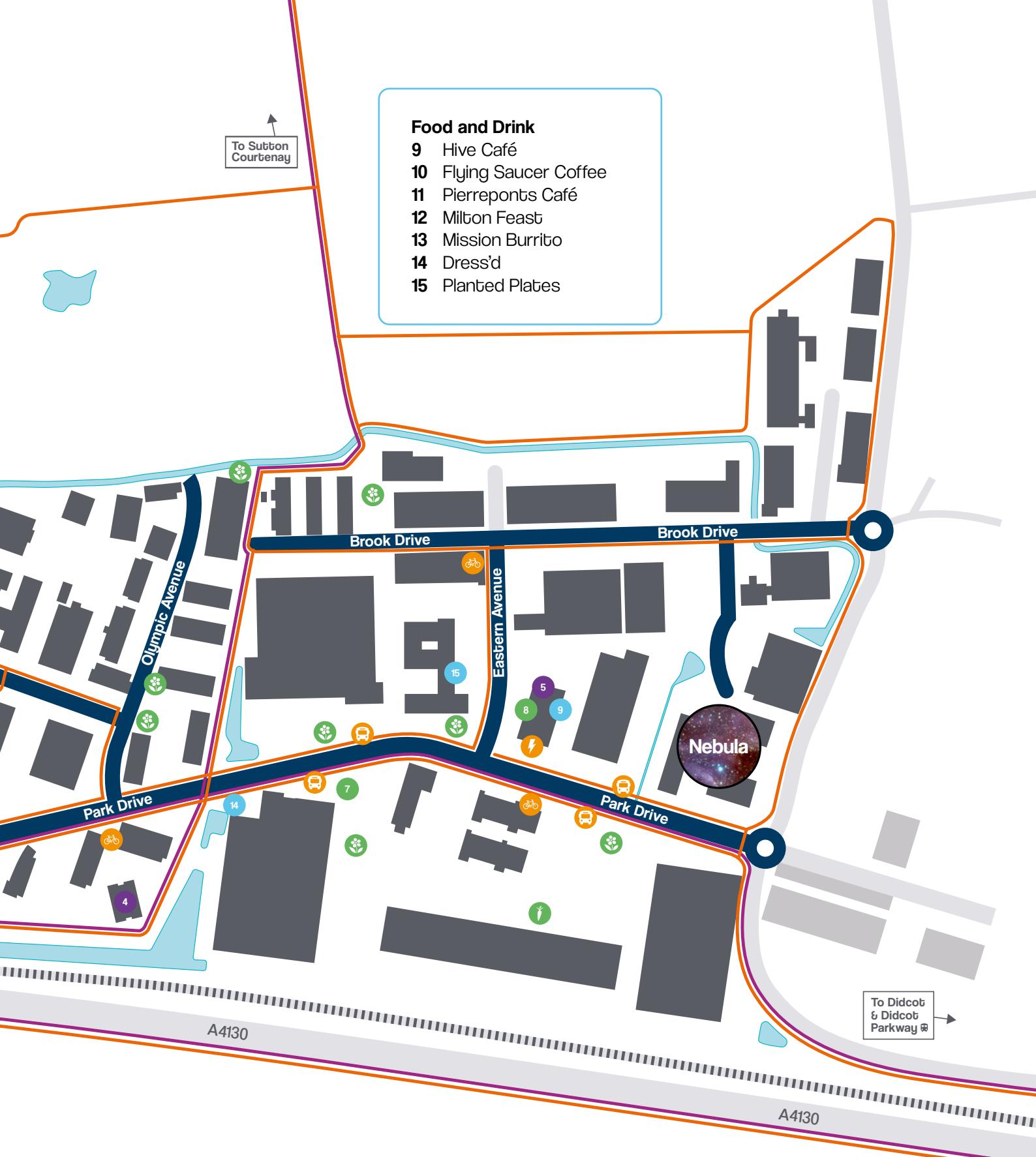
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Retail

- 18 Post Office
- 19 Pharmacy
- 20 M&S Food
- 21 BP Petrol Station

To M4 (13.5 miles)



Travel

- 🚲 Bike and eBike loan hub
- Cycle paths
- Pedestrian paths
- ⚡ EV Charging Points
- 🚂 Train line: East - West
- 🚌 Bus stop

Travel times

- 🚉 Paddington: 37 minutes
- 🚉 Oxford: 12 minutes
- 🚉 Reading: 12 minutes
- 🚌 Didcot Parkway: 12 minutes
- 🚌 Abingdon: 22 minutes
- 🚌 Oxford: 26 minutes

The Nebula development





192A

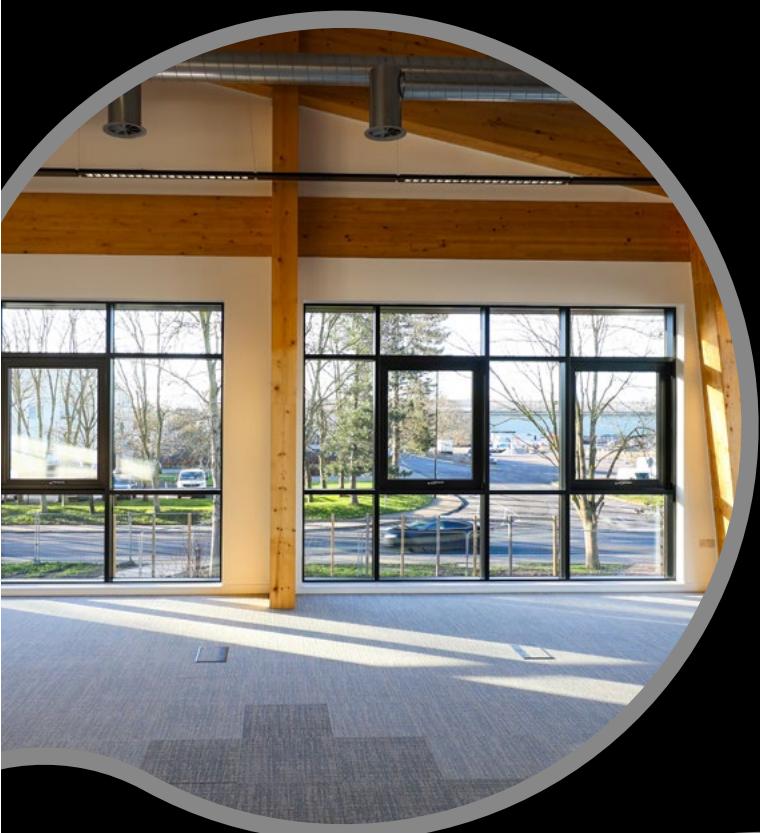
1,070 sq.m
11,519 sq.ft

192B

Let

Ground floor	(Net internal areas)		
190A	13,314 sq ft	1,237 sq m	Available
190B	13,311 sq ft	1,237 sq m	Available
191A	11,456 sq ft	1,064 sq m	Available
191B	7,359 sq ft	684 sq m	Available
191C	11,620 sq ft	1,079 sq m	Let
192A	11,519 sq ft	1,070 sq m	Available
192	8,482 sq ft	788 sq m	Let





Get in touch

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