



# 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 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 will be 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

Target completion December 2024

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



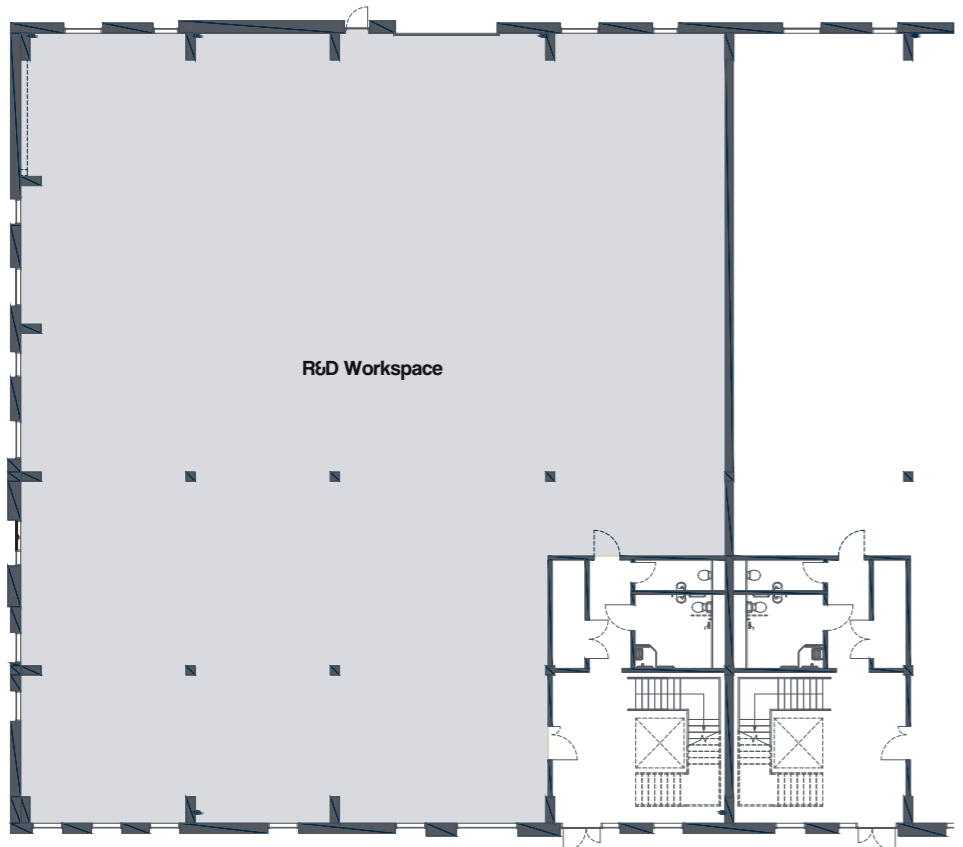
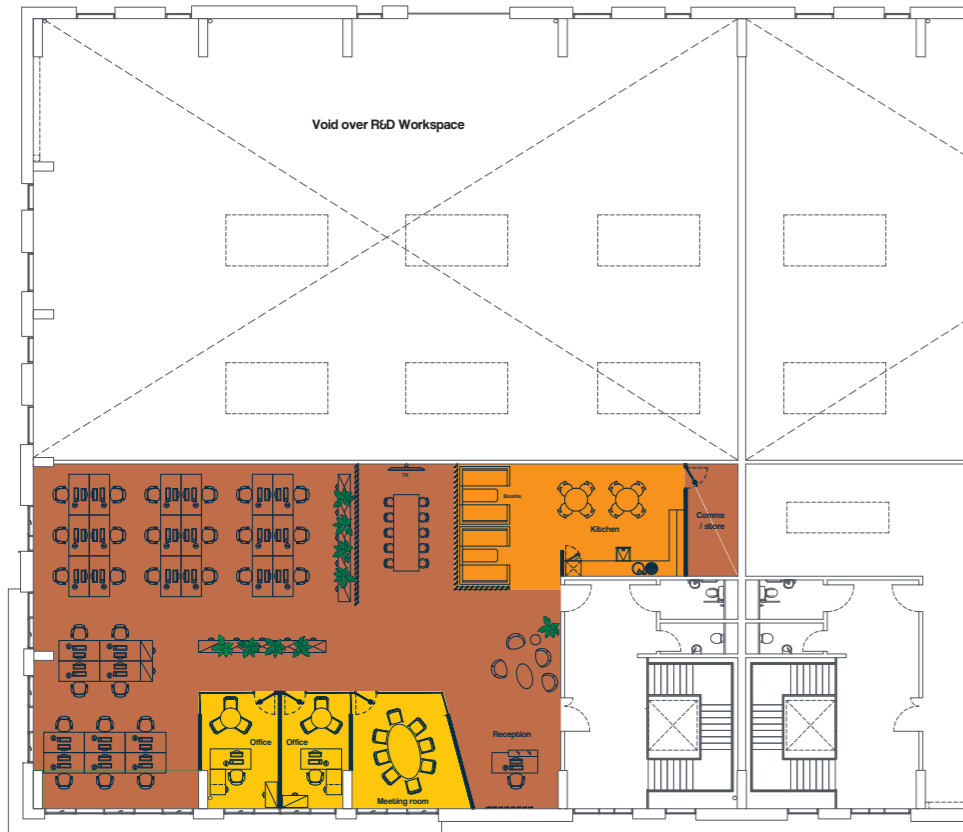
Individual units available from 6,000 to 30,000 sq.ft





# Indicative floorplans

190 A Park Drive | First floor  
13,229 sq. ft. (1,229 sq. m.)



# Indicative unit measurements

Unit No.	Area m <sup>2</sup> GIA	Area ft <sup>2</sup> GIA	Unit Area Total ft <sup>2</sup>	Unit Area Total m <sup>2</sup>	% Area of Office
Unit 190A GF	918	9,881	13,229	1,229	33%
Unit 190A FF	311	3,348			
Unit 190B GF	918	9,881	13,229	1,229	33%
Unit 190B FF	311	3,348			
Unit 191A GF	888	9,558	12,615	1,172	31%
Unit 191A FF	284	3,057			
Unit 191B GF	477	5,134	6,081	565	18%
Unit 191B FF	88	947			
Unit 191C GF	826	8,891	11,582	1,076	30%
Unit 191C FF	250	2,691			
Unit 192A GF	792	8,525	11,464	1,065	34%
Unit 192A FF	273	2,939			
Unit 192B GF	682	7,341	8,482	788	15%
Unit 192B FF	106	1,141			

Note: Areas exclude FF lift void





**191A**

1,172 sq,m  
12,615 sq,ft

**191B**

565 sq,m  
6,081 sq,ft

**191C**

1,076 sq,m  
11,582 sq,ft

**192A**

1,065 sq,m  
11,464 sq,ft

**192B**

788 sq,m  
8,482 sq,ft

**190A**

1,229 sq,m  
13,229 sq,ft

**190B**

1,229 sq,m  
13,229 sq,ft



# Amenities

## Useful Amenities

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

## Health and Wellbeing

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







## Food and Drink

- 9 Hive Café
- 10 Horsebox Coffee
- 11 Pierreponts Café
- 12 Milton Feast
- 13 Mission Burrito
- 14 Costa Coffee
- 15 Miller & Carter
- 16 McDonald's
- 17 Beefeater







## Retail

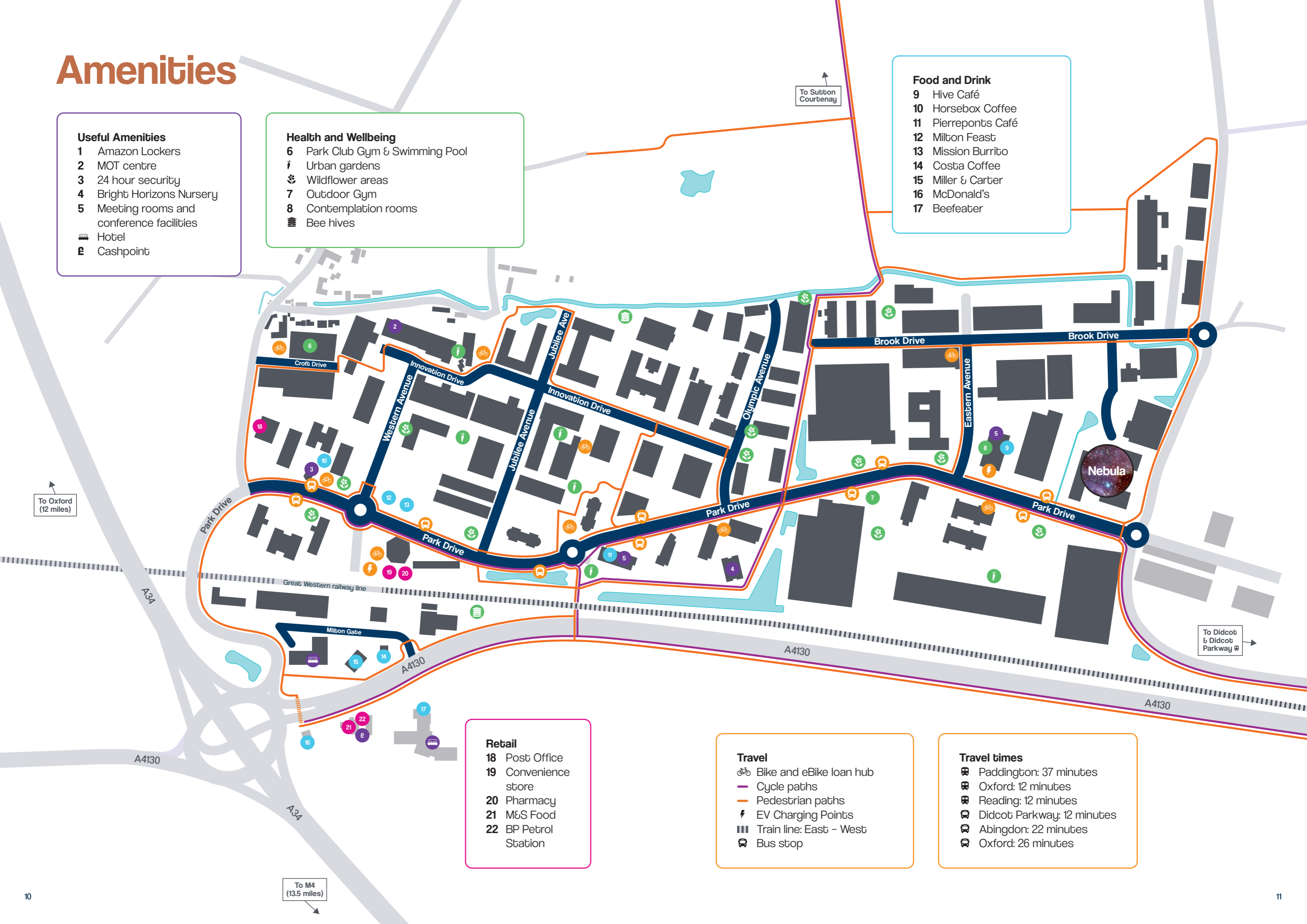
- 18 Post Office
- 19 Convenience store
- 20 Pharmacy
- 21 M&S Food
- 22 BP Petrol Station

## 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



# Get in touch



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