



# Nebula

Seven new-build R&D workspaces



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

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**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.

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.

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.

# 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

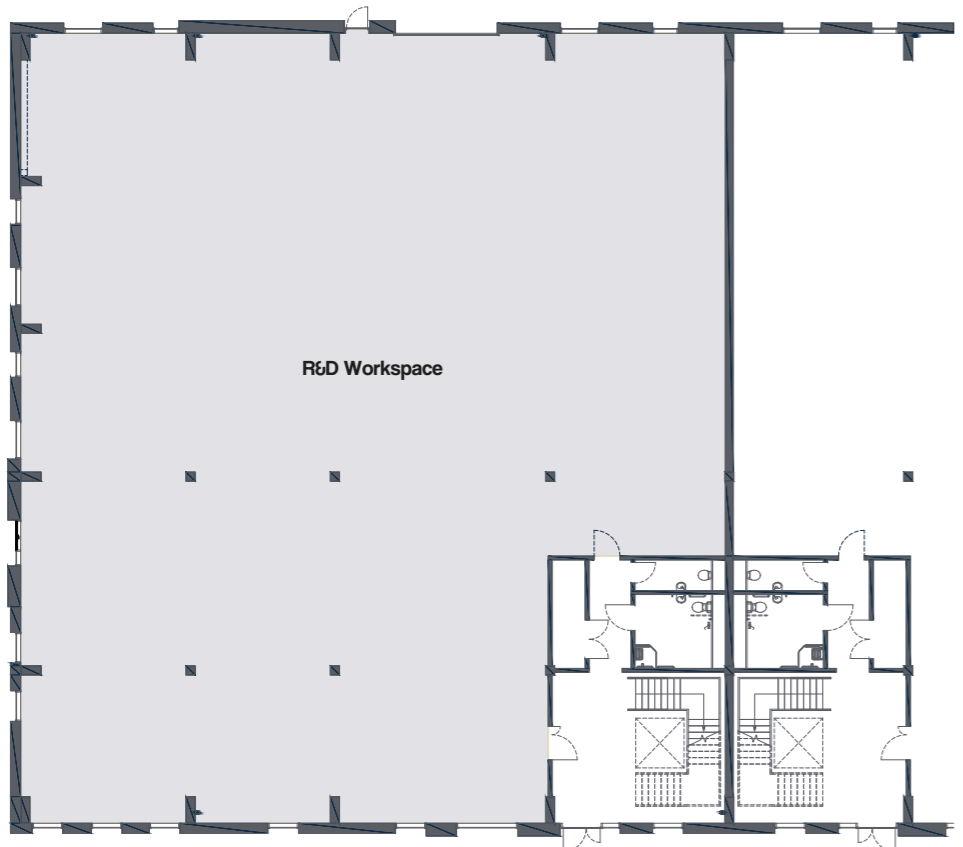
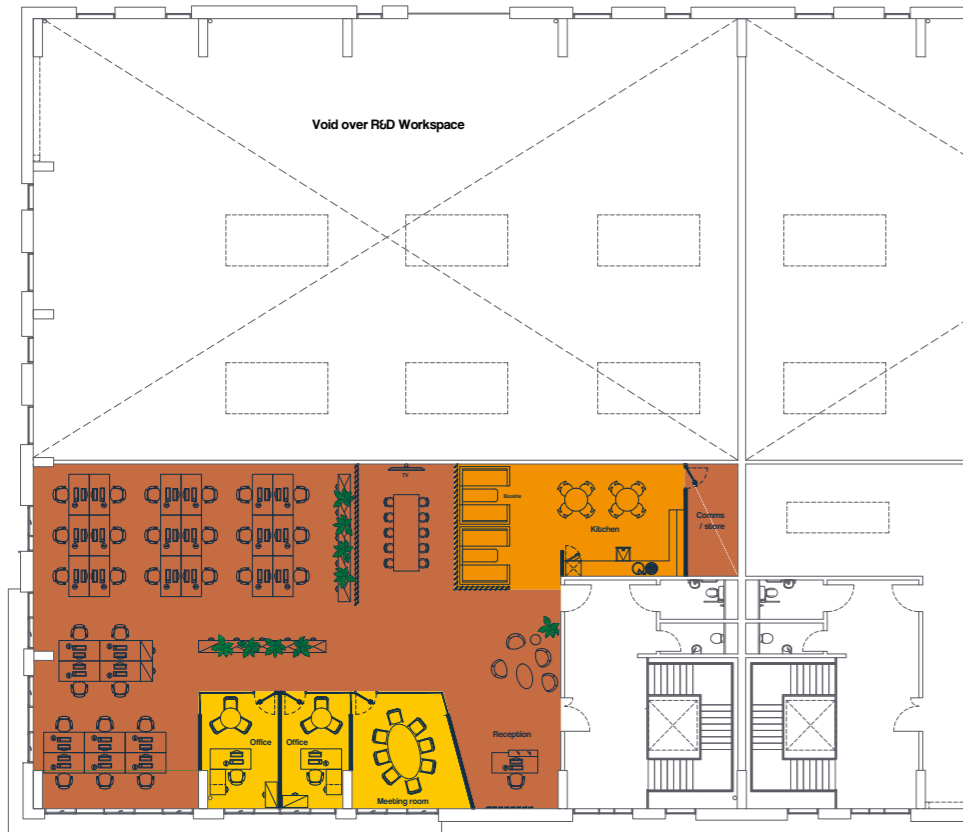


Individual units available from 11,456 to 30,000 sq.ft



# Example floorplan

190 A Park Drive | First floor  
13,314 sq. ft. (1,237 sq. m.)



# Property measurements


Property No.	Area m <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
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	<b>Let</b>				
191C FF					
192A GF	735	7,909	11,519	1,070	31%
192A FF	335	3,611			
192B GF	<b>Let</b>				
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
-  Hotel
-  Cashpoint

## Health and Wellbeing

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

## Food and Drink

- 9 Hive Café
- 10 Flying Saucer Coffee
- 11 Pierreponts Café
- 12 Milton Feast







## Signal Yard

- 1885 Burgers
- Apollo Pharmacy
- Bros Barbers
- Chor Muang
- Damira Dental
- Day Release
- Event Space
- Flex Physio
- The Hatch
- Planted Plates
- Post Office







## Retail

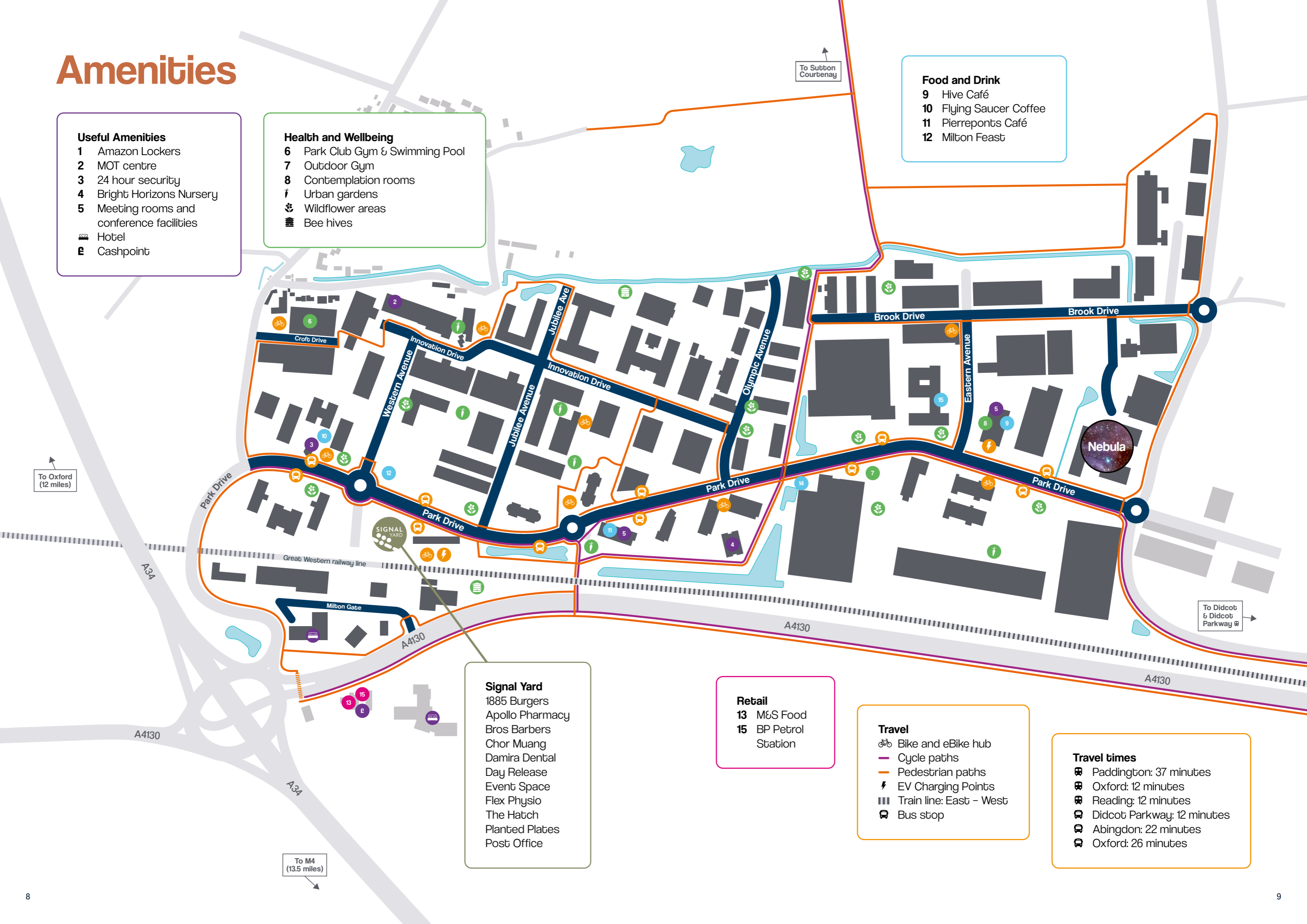
- 13 M&S Food
- 15 BP Petrol Station

## Travel

-  Bike and eBike 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

**191A**

1,064 sq.m  
11,456 sq.ft

**191B**

684 sq.m  
7,359 sq.ft

**191C**

Let

**192A**

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

**192B**

Let

**190A**

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

**190B**

1,237 sq.m  
13,311 sq.ft

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
192B	8,482 sq.ft	788 sq.m	Let



# Get in touch

Milton Park

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BENEDICTS



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