



SIG  
NAL  
YARD



**New retail units**  
Signal Yard, 5-10 Park Drive,  
Milton Park, Oxfordshire OX14 4RS



Milton  
Park

**Introducing Signal Yard at Milton Park** – situated within a beautifully landscaped setting, Signal Yard brings 18 state of the art, new-build units offering a vibrant mix of food & beverage, retail and leisure venues. Perfectly positioned to serve both Milton Park and local residents, Signal Yard will become a new community hub and vibrant amenity destination.

Designed with convenience in mind, Signal Yard benefits from community welfare facilities and boasts excellent public transport connections. There will be an array of bicycle storage and dedicated customer parking bays equipped with EV charging stations.

**18**  
Retail & leisure units

**6**  
Restaurants, cafés and bars

**9,000**  
Employees on-site set to double over next 15 years

**4,200**  
Dwellings under construction adjacent to Milton Park



Rapid & fast EV chargers

Targeting BREEAM Excellent and EPC Rating: A



Didcot Parkway Station

Didcot

Sutton Courtenay

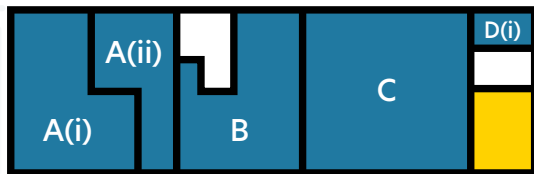
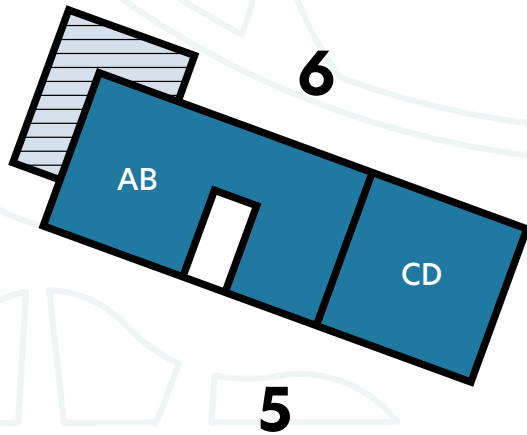
**4,234**  
**New homes**  
Phase 1 now under  
construction

Milton Village



# Floor plans

- Food & Beverage
- Services
- Welfare Facilities
- Office Space



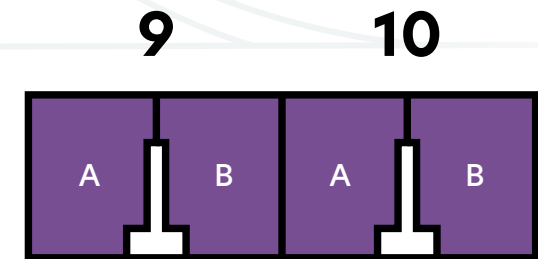
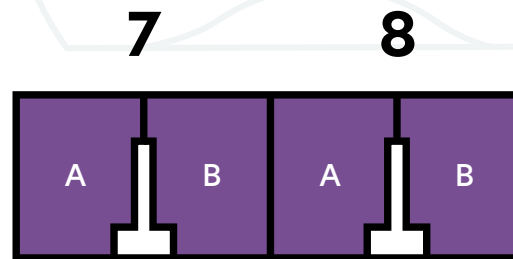
## Ground floor (Net internal areas)

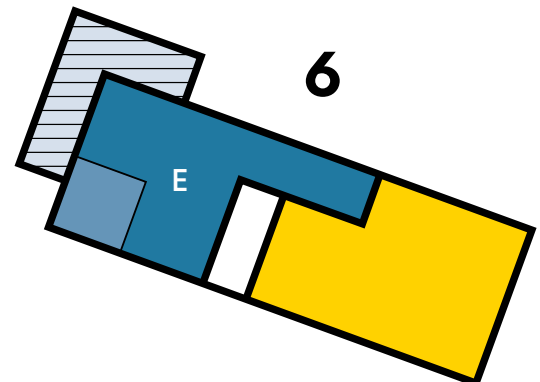
Unit 5A(i)	840 sq ft	78 sq m
Unit 5A(ii)	450 sq ft	42 sq m
Unit 5B	803 sq ft	75 sq m
Unit 5C	1397 sq ft	130 sq m
Unit 5D(i)	118 sq ft	11 sq m
Unit 6AB	2209 sq ft	205 sq m
Unit 6CD	1368 sq ft	127 sq m

Unit 7A	913 sq ft	85 sq m
Unit 7B	926 sq ft	86 sq m
Unit 8A	919 sq ft	85 sq m
Unit 8B	919 sq ft	85 sq m
Unit 9A	922 sq ft	86 sq m
Unit 9B	922 sq ft	86 sq m
Unit 10A	923 sq ft	86 sq m
Unit 10B	923 sq ft	86 sq m

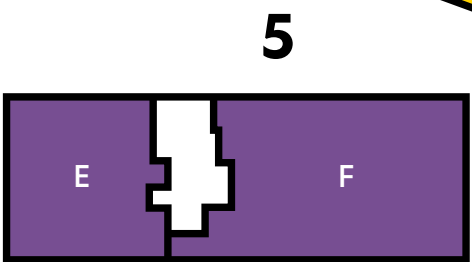
## Yard level

(Ground floor)





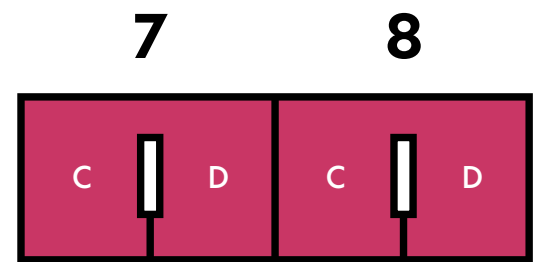
6



5

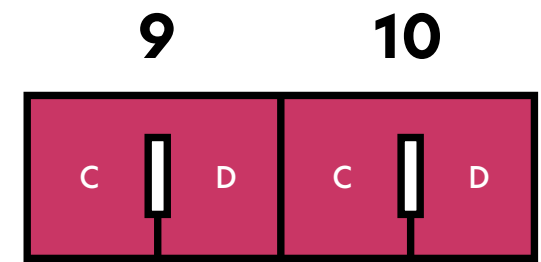
# Signal level

(First floor)



7

8



9

10

First floor	(Net internal areas)	
Unit 5E	1370 sq ft	127 sq m
Unit 5F	2225 sq ft	207 sq m
Unit 6E	1482 sq ft	134 sq m
Unit 7C	958 sq ft	89 sq m
Unit 7D	968 sq ft	90 sq m
Unit 8C	960 sq ft	89 sq m

Unit 8D	956 sq ft	89 sq m
Unit 9C	962 sq ft	90 sq m
Unit 9D	967 sq ft	90 sq m
Unit 10C	959 sq ft	89 sq m
Unit 10D	951 sq ft	88 sq m

- Food & Beverage
- Services
- Welfare Facilities
- Office Space



**200,311\***

Total catchment population

**60%\***

Over 60% market share in core catchment

**29,000\***

New homes proposed in Didcot and surrounding areas

**£75m\***

Potential market spend in catchment area

\*Reference: CACI 2024

# Signal Yard catchment area



 Milton Park

24,035

19,682

43,717

21,446

135,148

**Total: 200,311**



# Get in touch with us...



**Tom Vecchione**  
Associate Director  
Benedicts  
tom@benedicts.co.uk  
+44 (0)7807 791328



**Clare Fleet**  
Commercial Surveyor  
MEPC  
clare.fleet@federatedhermes.com  
+44 (0)7824 554085



MEPC, Bee House, 140 Eastern Avenue, Milton Park, Oxfordshire OX14 4SB  
///feasted.cloud.honeybees  
+44 (0)1235 865555 | marketing@miltonpark.com | miltonpark.com

