



# 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 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

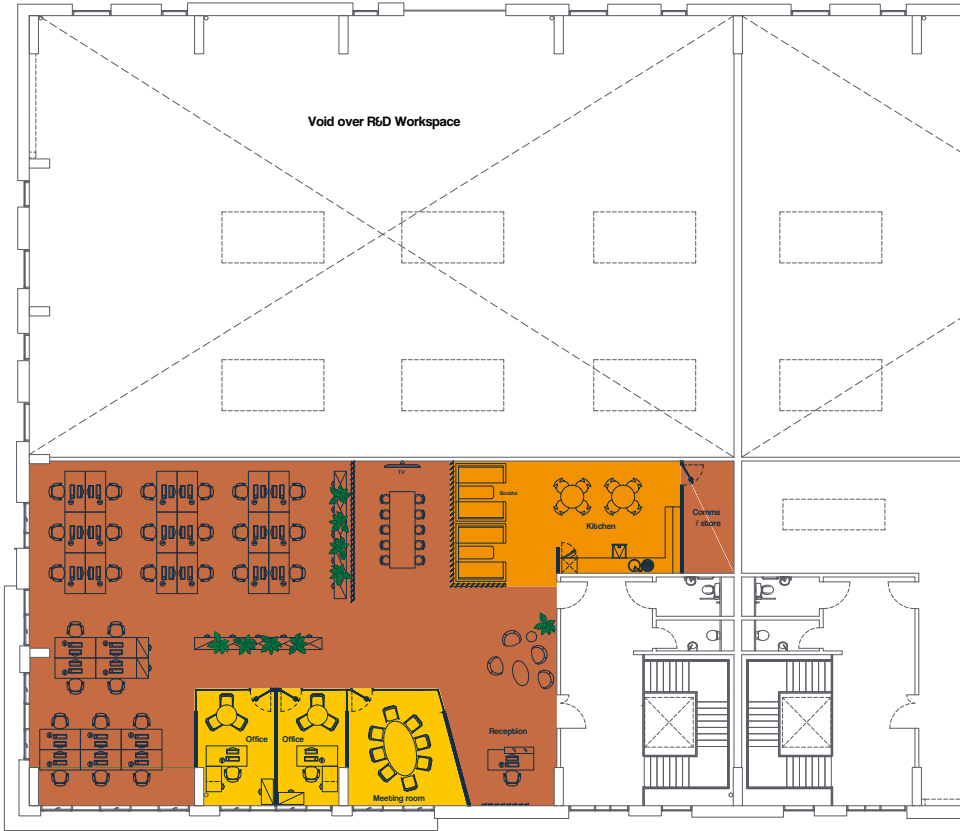


Individual units available from 7,000 to 30,000 sq.ft



# Example floorplan

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



# Property measurements


Property No.	Area m <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	764	8,229	11,620	1,079	29%
191C FF	315	3,391			
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



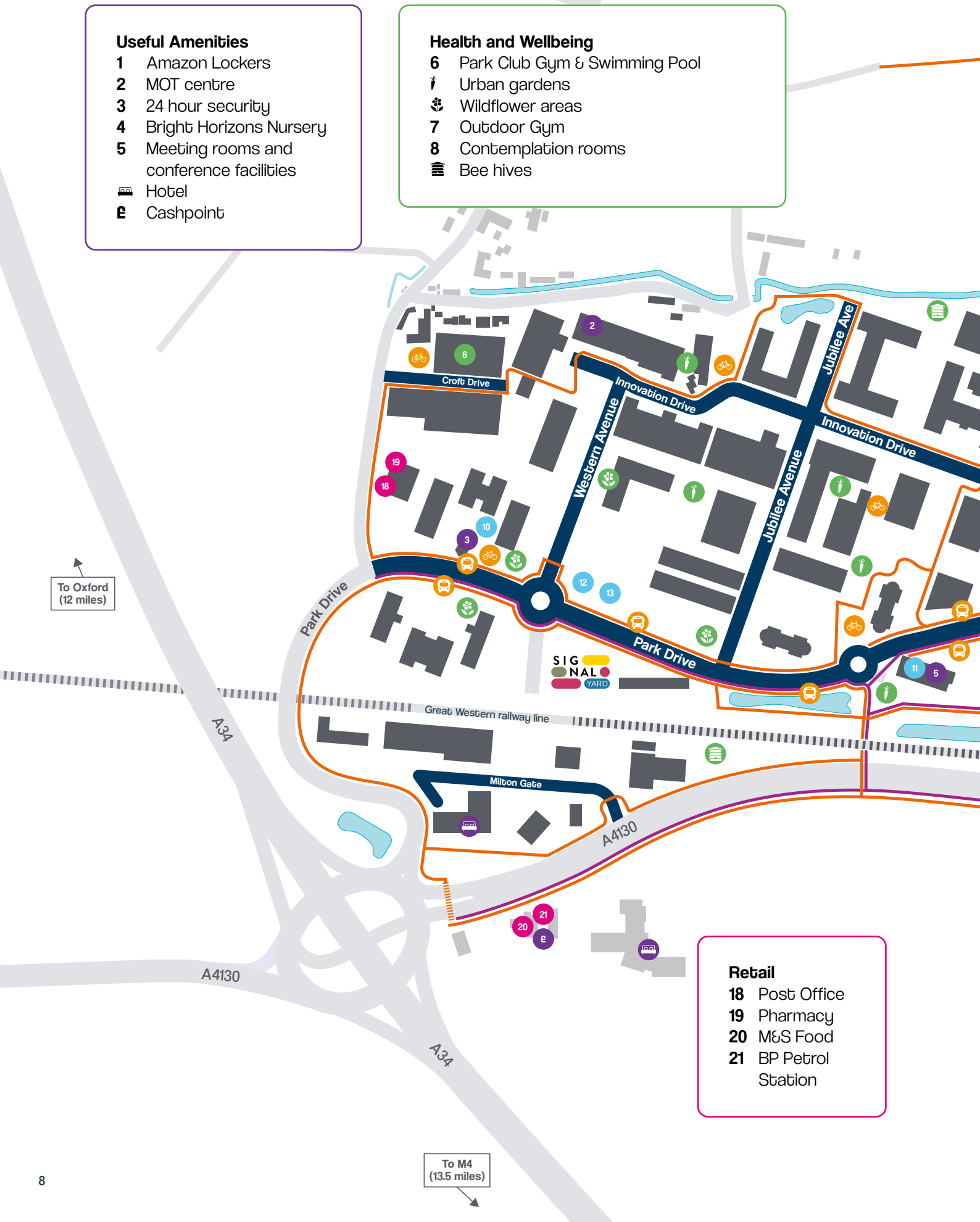
# Amenities

## Useful Amenities

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

## Health and Wellbeing

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



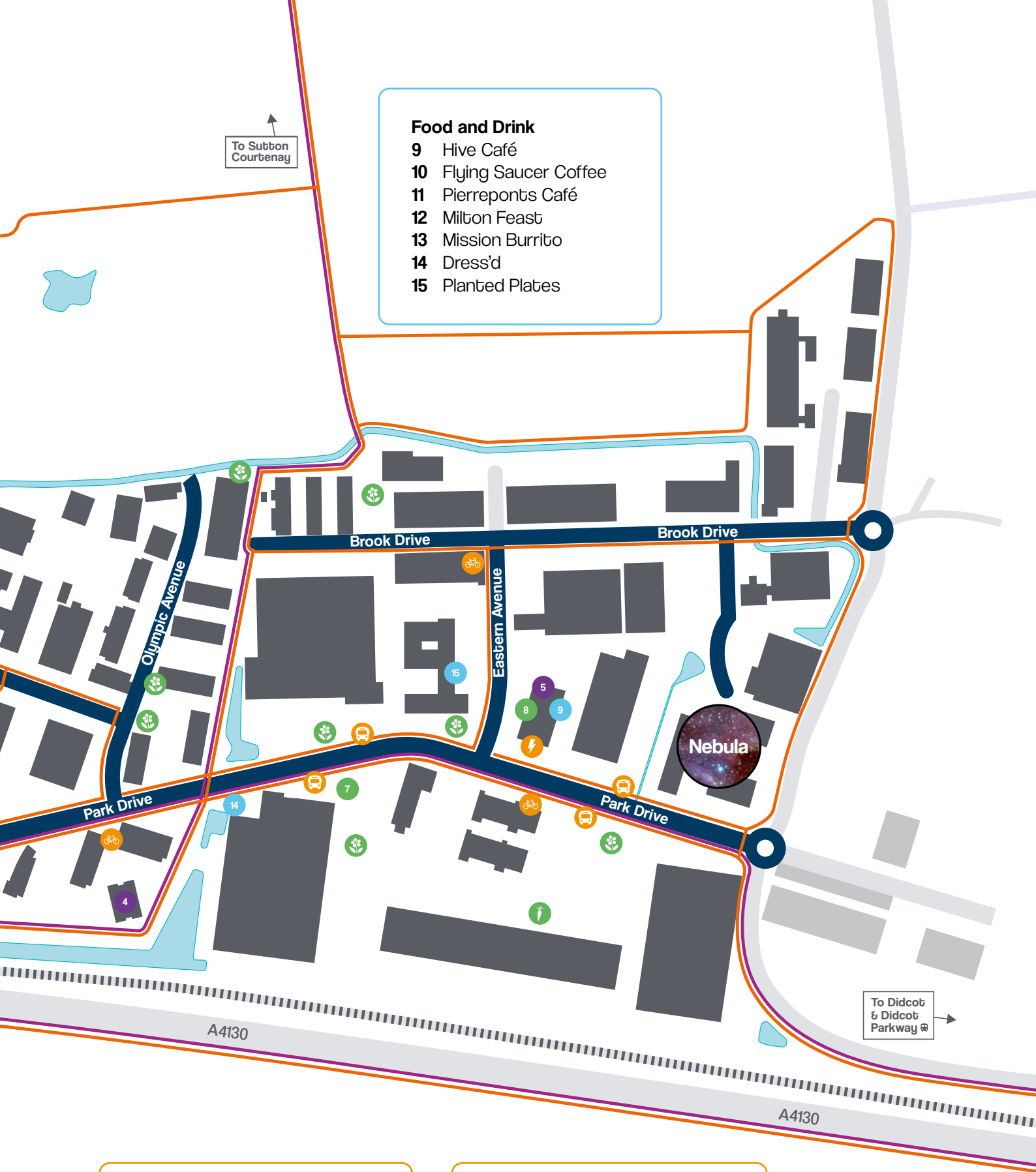
To Oxford  
(12 miles)

## Retail

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

To M4  
(13.5 miles)





- Food and Drink**
- 9 Hive Café
  - 10 Flying Saucer Coffee
  - 11 Pierreponts Café
  - 12 Milton Feast
  - 13 Mission Burrito
  - 14 Dress'd
  - 15 Planted Plates

- 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

**191A**

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

**191B**

684 sq,m  
7,359 sq,ft

**191C**

1,079 sq,m  
11,620 sq,ft

**190A**

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

**190B**

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



**192A**  
1,070 sq.m  
11,519 sq.ft

**192B**  
Let





# Get in touch



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