

102 PARK DRIVE  
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Designed by science.

102 PARK DRIVE  
MILTON PARK

Designed by science.  
From 9,206 sq ft  
to 28,567 sq ft.  
Fully fitted and ready-  
to-go lab space over  
three floors.

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102 Park Drive offers high specification laboratory and office space on Milton Park, an established 25-acre mixed use business and technology park 11 miles south of Oxford.



# Workspace that has space that works for everyone

Milton Park is the UK's largest single ownership business community. It supports occupiers in the most flexible way, providing a place where collaboration and the fusion of ideas can flourish, and talent can thrive.

To make life easier there is also a dedicated on-site management team and 24/7 security.





South Oxfordshire occupiers include

Placed within the ‘Golden Triangle’ of Oxford, Cambridge and London, companies at Milton Park have an instrumental role in generating regional and national economic prosperity, building on the area’s established reputation for science and research.

Amenities



- 1 Bright Horizons Nursery
- 2 Amazon Lockers
- 3 MOT Centre
- 4 24 Hour Security Hut
- 5 Meeting Rooms & Conference Facilities
- 6 Park Club Gym & Swimming Pool
- 7 Outdoor Gym
- 8 Contemplation Rooms

Food & 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

-  Hotels
-  Bus stops



102 PARK DRIVE, MILTON PARK,  
OXFORD OX14 4RZ

///ALPHA.EXHALED.BOOKS

Our location is fundamental to why 250 businesses call Milton Park their home.

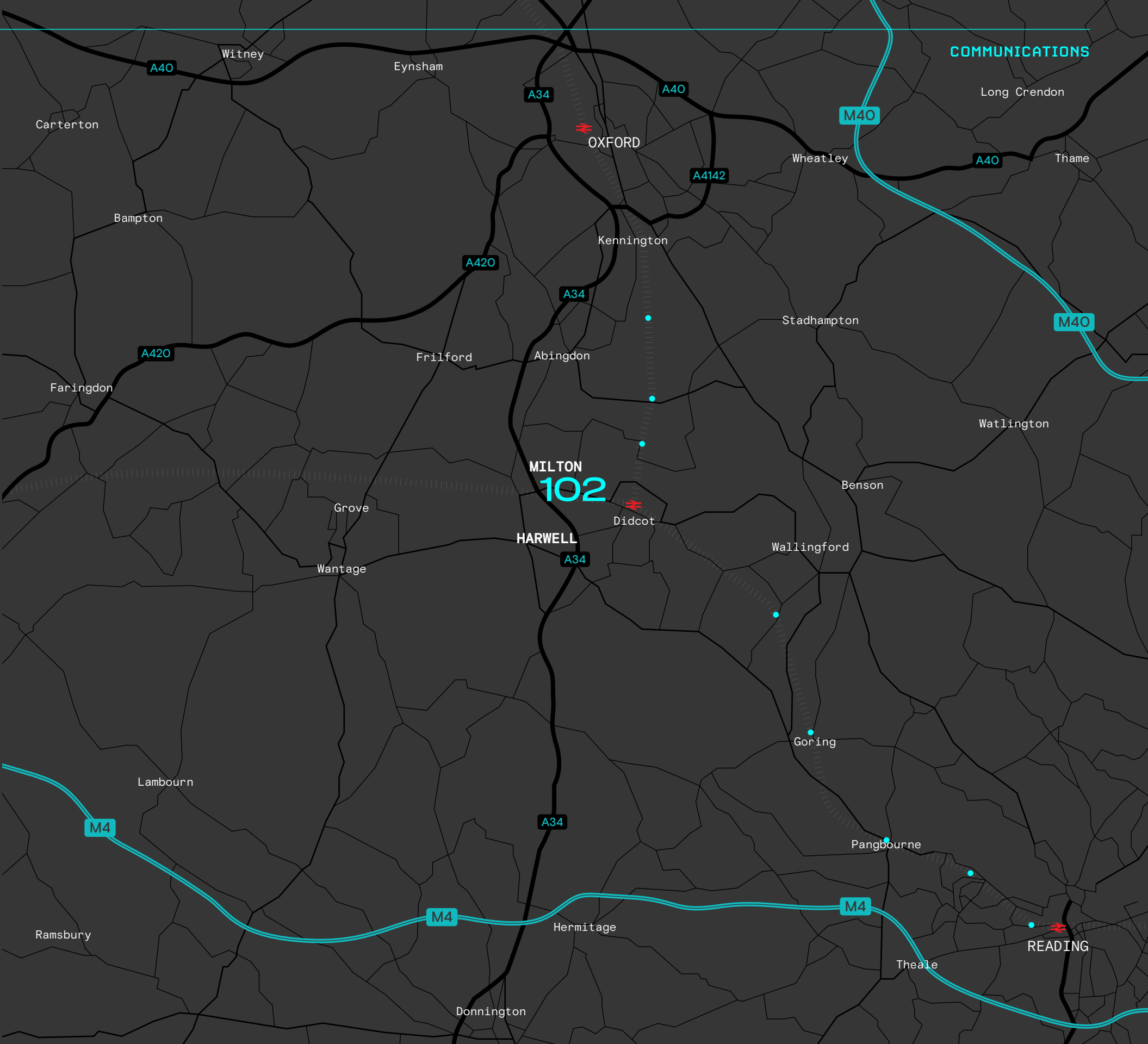
Milton Park is one of the most accessible places in the country thanks to foot, cycle, bus, train and car connections to local towns and villages, located in the Golden Triangle of Oxford, Cambridge and London, with Oxford and its universities on the doorstep.

Trains from Didcot Parkway

London Paddington	37 minutes
Reading	13 minutes
Bristol	50 minutes

Buses

Buses to and from Oxford (running every 30 minutes)	36 minutes
Milton Park to Didcot Parkway Station (running every 8 minutes)	13 minutes





Tried + tested



# Science ready

Originally designed by scientists, for scientists, 102 Park Drive offers a perfect blend of collaborative and focused work environments.

The fit-out ensures a contemporary and inspiring atmosphere and spacious layouts are strategically divided for optimal functionality.

Fostering collaboration and innovation with meeting rooms and dedicated collaboration booths within the office space.

The dedicated canteen area with booths and soft seating provides a welcoming space to connect and unwind.

Focus & Privacy: Enhance concentration with five quiet pods and a phone booth for uninterrupted calls.

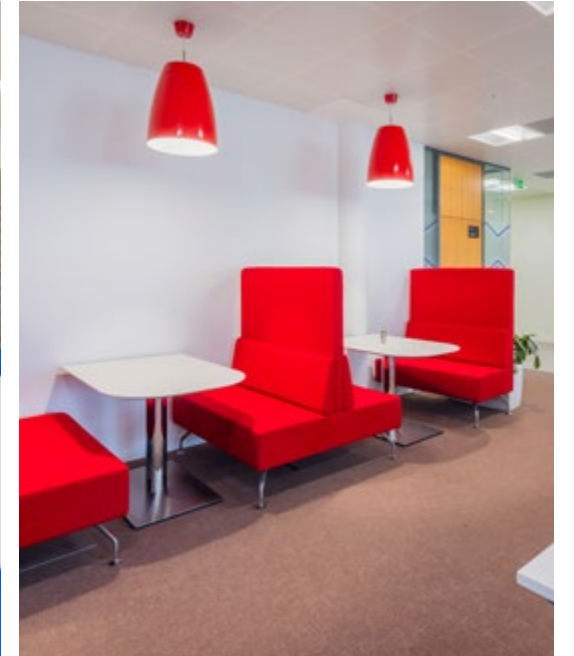
This versatile office caters to all work styles, fostering productivity and a thriving company culture.

## SPECIFICATION INCLUDES

- Significant plantroom on the roof to accommodate the machinery, necessary to run a negative pressure lab facility of this type
- Goods lift (1,000 Kg limit) and separate consumables store area
- Dedicated goods pick up and drop off area accessible to the rear
- Pass through autoclaves, washup, liqN<sub>2</sub> storage, piped gases from external compound
- Backup generator external to building to supply power for critical systems
- Widespread CCTV, access control (including biometrics to some areas)
- 100 car park spaces and two EV charging pods with capacity to charge four vehicles at any one time.
- 18 ducted fumehoods with the potential to add more
- EPC Rating 'B' (Laboratory: 37B / Workspace: 35B)









Ground floor

Workspace/meeting/canteen

First floor

Biosafety level 2 laboratory

Second floor

Contained laboratories

Floor	sq m (NIA)	sq ft (NIA)	sq m (GIA)	sq ft (GIA)
Second floor	894.6	9,629	1,108.5	11,932
First Floor	904.0	9,730	1,109.4	11,942
Ground floor	855.2	9,206	1,043.8	11,235
Total	2,653.8	28,566	3,261.7	35,109

Please note measurements are indicative.  
Measured survey required.



# Ground floor

855.2 SQ M / 9,206 SQ FT  
WORKSPACE/MEETING/CANTEEN

The configuration of the ground floor includes:

- 96x workstations, including standing desks
- 10x meeting room / collaboration spaces
- 3x open office-located booth-style collaboration spaces
- Canteen space, booths and soft seating
- 5x quiet pods
- Kitchen/refreshment area

## Goods and Services strategy:

To the rear, a 1,000 kg goods lift serves the lab space for goods in/out, with individual lobby areas for consumables storage on both floors.

Access to the laboratory areas is via one of three controlled access / lab change areas; two on the first floor (one off the main stairwell, one off the first floor office) and one off the second floor main stairwell.

Furthermore, stairs to the rear (south east) corner of the building connect the laboratory floors and facilitate controlled access between lab floors without requiring egress through the common non-lab spaces.

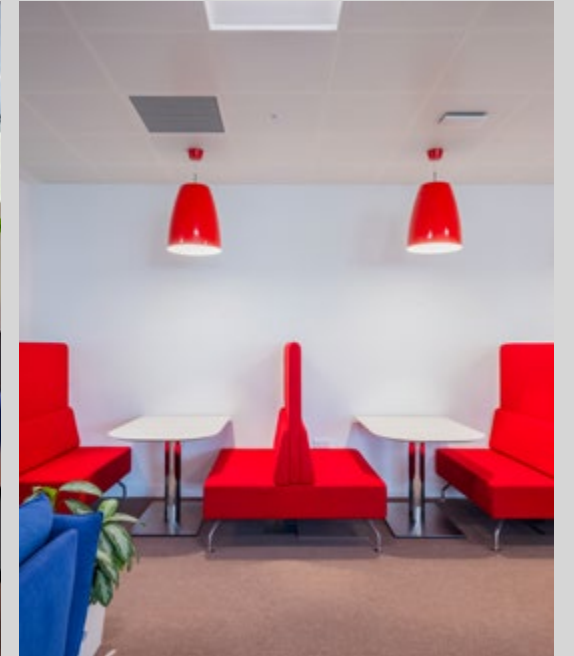
Through the installation of an emergency generator to the rear of the building, continuity of supply to several pieces of equipment can be maintained on both lab floors as an essential backup in case of mains power failure.

Air handling is achieved through three separate systems; one for the first floor and two for the second floor; providing controlled air pressure cascades to meet laboratory requirements.

The laboratory suites are variously connected to piped gas supplies (e.g. carbogen, CO<sub>2</sub>, O<sub>2</sub>, N<sub>2</sub>) with the gas store located to the rear (south side) of the building.









# Ground floor



855.2 SQ M / 9,206 SQ FT  
WORKSPACE/MEETING/CANTEEN

# First floor

904 SQ M / 9,730 SQ FT  
LABORATORY/OFFICE SPACE

The first floor houses a large biosafety level 2 laboratory.

This space was designed as a collaborative, flexible work space with potential to house multiple teams, or to be set up for zoned activity. With natural daylight from three sides, the main room has a light and spacious feel.

Peripheral rooms support a broad range of activities, including a walk-in cold room, liquid nitrogen storage, media preparation, autoclave room and space for dedicated freezer storage. The first floor also houses a deionised water supply that distributes lab-quality water throughout the laboratory environment.

Previously supported lab activities included molecular biology, recombinant protein expression, protein purification and in vitro characterization and analytical activities.

The laboratory space has been designed to contain movable benching, adding flexibility in order to future proof configuration needs.









# First floor



904 SQ M / 9,730 SQ FT  
LABORATORY/OFFICE SPACE



# Second floor

904 SQ M / 9,730 SQ FT  
LABORATORY

The second floor contains discrete laboratory spaces with individual rooms for focussed activities and managed access.

These are ideally suited for cell culture and can be split to allow primary and continuous culture in separate rooms, with an additional room suitable for dedicated microscopy / electrophysiology / image analysis.

Further separate rooms have been utilized for ex vivo, radioactive and lentiviral work and are supported by a dark room and additional storage spaces. This floor also contains a large, adaptable laboratory with separate lobby and store room,

designed for maximum flexibility with ceiling mounted electrical access for large pieces of equipment e.g. liquid handlers/robotics and support for bioreactors.

A BSL 2+ containment suite with biometric access is located on the second floor, containing individual rooms housing Class 2 and 3 cabinets, emergency shower, airlock and pass through autoclaves.







# Second floor



894.6 SQ M / 9,629 SQ FT  
LABORATORY



Available now



FURTHER INFORMATION



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