

SIGNAL YARD

New retail units

Signal Yard, 5-10 Park Square,
Milton Park, Oxfordshire OX14 4RR



Signal Yard is Milton Park's dedicated amenity destination; a purpose-built collection of 17 new units designed to serve one of the UK's largest science, technology and innovation districts.

Located at the heart of Milton Park, Signal Yard benefits from a captive on-park workforce of c.9,000 employees across 270+ businesses, alongside a growing residential catchment in Didcot and the wider Science Vale area.

The scheme has been designed to create a vibrant, all-day trading environment, supporting breakfast, lunch, evening and weekend activity through a curated mix of food & beverage, retail and leisure operators.



17

Retail & leisure units

5

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



EPC Rating: A



Floor plan

Ground floor

Unit No.	Availability	Sq ft	Sq m
5A(i)	Let	826	77
5A(ii)	Let	433	40
5B	Available	814	76
5C	Let	1,373	128
5D(i)	Let	127	12
6AB	Let	2,133	198
6CD	Available	1,295	120

Unit No.	Availability	Sq ft	Sq m
7A	Let	896	83
7B	Let	914	85
8AB	Available	1,822	169
9A	Let	900	84
9B	Available	912	85
10AB	Let	1,768	164



- Food and beverage
- Services

Who's coming to Signal Yard?



Signal Yard catchment area

	Milton Park		21,446
	24,035		135,148
	19,682	Total: 200,311	
	43,717		

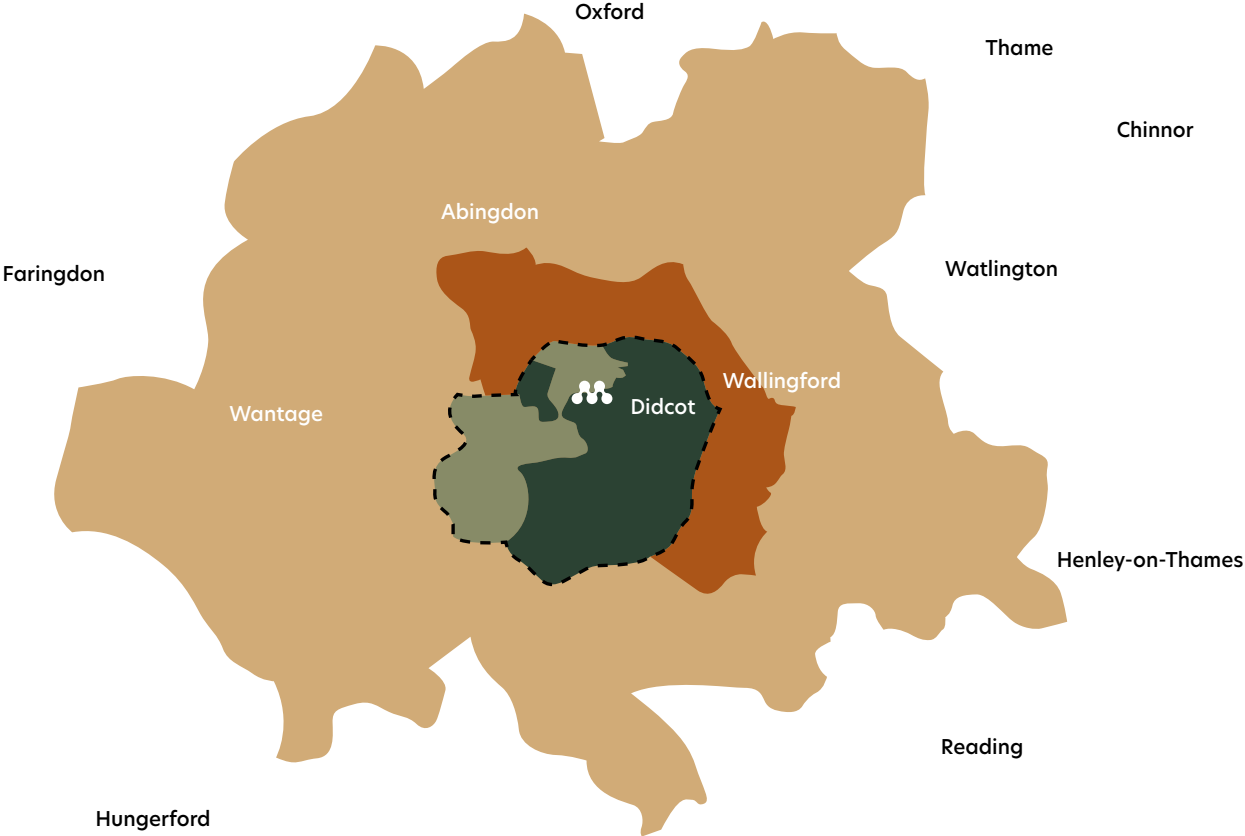
200,311*
Total catchment population

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



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