

Be at the centre of the UK's
Gateway to Space

7 Library Avenue

2,007 SQ FT / 186 SQ M (NIA)
OFFICE / R&D SPACE
AVAILABLE TO LET

HARWELL

Space Cluster



Where the world's brightest minds cluster together

Harwell is the UK's leading science and innovation campus, and is embarking upon an ambitious programme of sustainable development. By 2027, we will have delivered in excess of 1.5m sq ft of cutting-edge labs, offices and advanced manufacturing space alongside a new hotel, conference centre, homes and amenities.



700

acres in Oxfordshire, part of the world-famous Oxford-Cambridge Arc

6k

scientists, engineers and innovators forming a thriving community

60+

nationalities represented, creating a place truly global character

30+

of the UK's finest universities are here: a real hub for institutions of learning

16

unique 'big science' national facilities representing a UK Government investment of £3billion

200+

acclaimed Research and Development organisations – from start-ups to tech unicorns



Scan here
to watch
the Harwell
Cluster video

HARWELL SPACE

Library Avenue is at the centre of the Harwell Space Cluster and is an excellent launchpad for growing companies. The Harwell Space Cluster forms an integral part of the UK's space sector and has grown into a dynamic, enterprising ecosystem of 105 space organisations employing over 1,400 people.



3



1



2



4

The Space Cluster was the first at Harwell Campus and home to RAL Space, the UK's National Laboratory.



Scan here to watch the Space Cluster video

- 1 Inside RAL Space's laboratories
- 2 Satellite Applications Catapult's Video Wall
- 3 The European Data Relay System Gound Segment at Harwell Campus
- 4 National Satellite Test Facility

Bringing space to reality



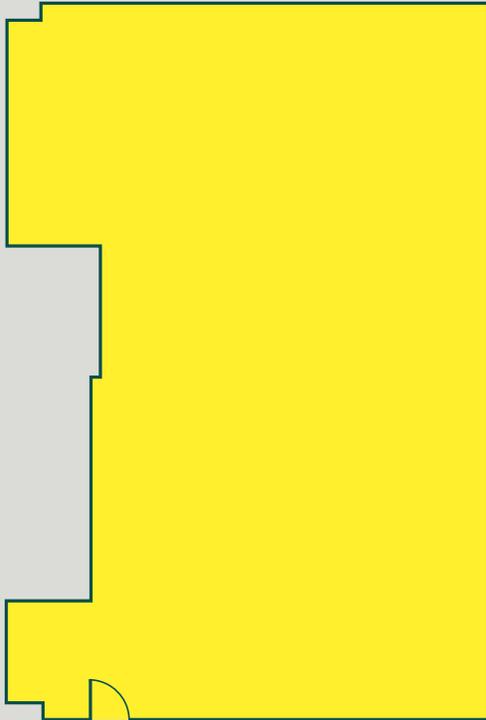
- A** 7 Library Avenue
- B** Astroscale
- C** Airbus
- D** MDA Space and Robotics/
Thales Alenia Space/
MagDrive
- E** Helix Geospace
- F** Oxford Space Systems
- G** Lockheed Martin
- H** HE Space
- I** National Satellite Testing
Facility
- J** Satellite Applications
Catapult / UK Space Agency
- K** Rezatec
- L** European Space Agency
- M** RAL Space



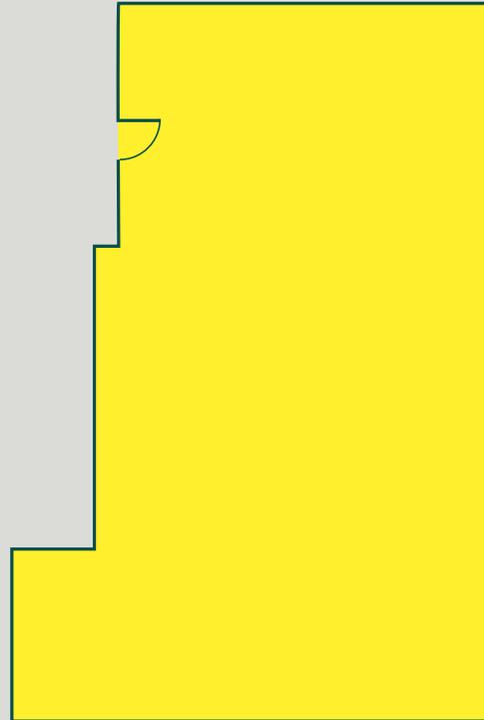
← A34/M4 (55 minutes to Heathrow Airport)

Unit 7 Library Avenue

Ground floor



First floor



	Sq ft	Sq m
Ground Floor	1,032	96
First Floor	975	90
TOTAL	2,007	186

(Measured on NIA basis)

Specifications

- Broadband: substantial bandwidth available on campus
- EPC B
- Adjacent to National Laboratory Facilities
- EV charging points
- 6 Parking Spaces
- Raised Metal Floors and floor boxes
- Security Alarm
- LED Lighting
- Kitchenette
- WCs on each floor
- Newly refurbished



Harwell is located in beautiful countryside just south of Oxford, one of the fastest growing cities in the UK.

Oxford city centre is just over 20 minutes, drive away, Heathrow is 55 minutes by road, and nearby Didcot Parkway station connects you to London Paddington in just 42 minutes.

The launch of Crossrail and the upgrade to the Didcot Parkway Line mean it will soon be possible to reach central London Underground stations in under one hour.

Road distances

Didcot Parkway	London
5m/15mins	60m/1hr 26mins
Oxford	Bristol
15m/23 mins	70m/1hr 13mins
Heathrow	Birmingham
50m/55mins	90m/1hr 31mins

Train distances via Didcot

Reading	Bristol
13mins	1hr 2mins
London Paddington	Birmingham
42mins	1hr 29mins

Shuttlebus service through the day to Didcot Parkway and Oxford

Satnav reference: OX11 OGD
Source: RAC, National Rail Enquiries

For further information contact

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