

HARWELL



CGI impression of the east facade

Pre-let opportunity
**Refurbished offices/labs/
engineering space**
35,000 sq ft (3,252 sq m)

LIBRARY

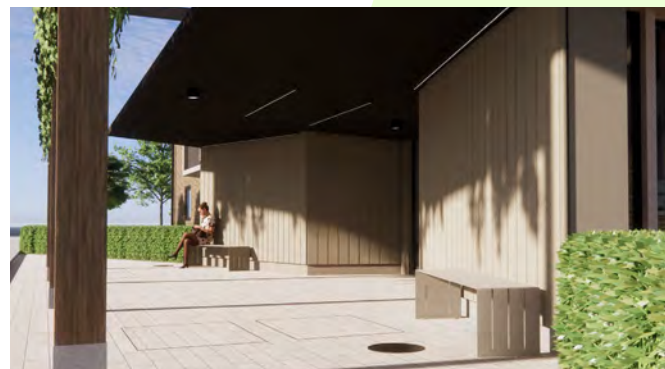
Re-imagining a notable campus building

35,000 sq ft (3,252 sq m)

We've developed a comprehensive refurbishment plan for the building, which includes provisions for laboratory, office, and engineering space. However, this can be adapted to meet specific requirements.



Existing east facade



CGI impressions of the refurbishment

Where the world's brightest minds cluster together

Scan here to watch the Harwell Masterplan Video



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 laboratories, 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

7.5k scientists, engineers and innovators forming a thriving community

60+ nationalities represented, creating a place with 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 £3b

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





Moderna ITC (Completion Q2 2024)

European Space Agency

ESA Conference Centre

Diamond Light Source Synchrotron

Oxford Nanopore Technologies

RAL Space

Rosalind Franklin Institute

ISIS Neutron and Muon Source

Satellite Applications Catapult

National Quantum Computing Centre

Quad One

Agilent

Library

Quad Four (Available for Pre-let)

UK Health Security Agency

Quad Two

Quad Three (PC Q1 2025)

Medical Research Council

Zeus

HQ Building

Zeta (PC Q3 2024)

BEPO

Catalent

Helios (PC Q3 2024)

Co:Labs (PC Q2 2025)

Tech Foundry (PC Q3 2024)

● National Facilities and Key Stakeholders

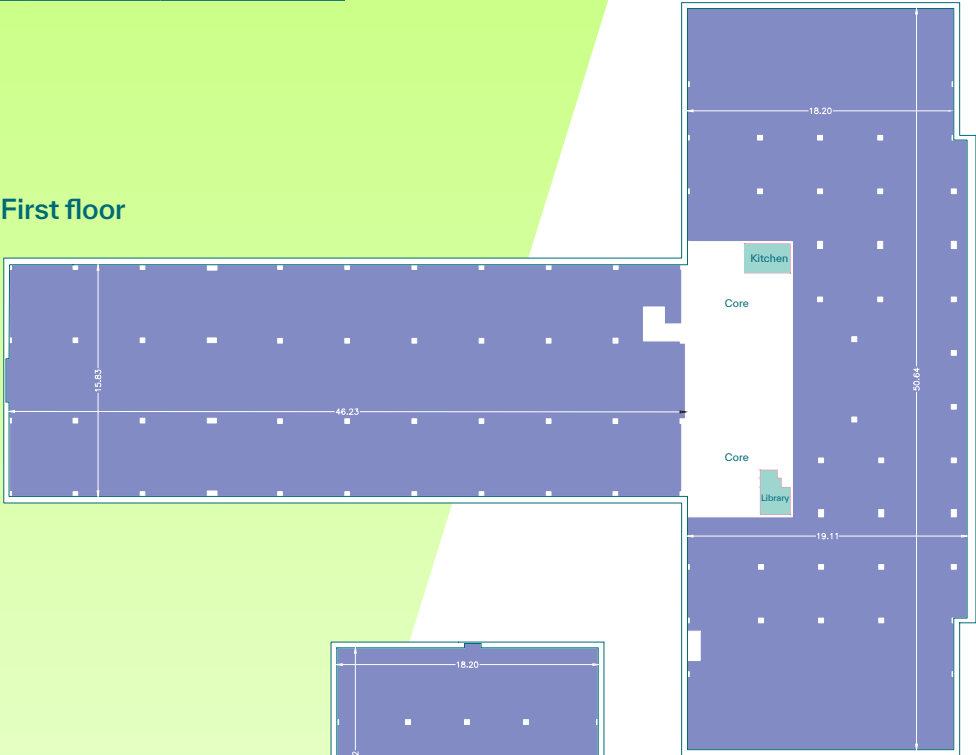
● Existing and Future Developments
(2023 to 2025)

● The Library

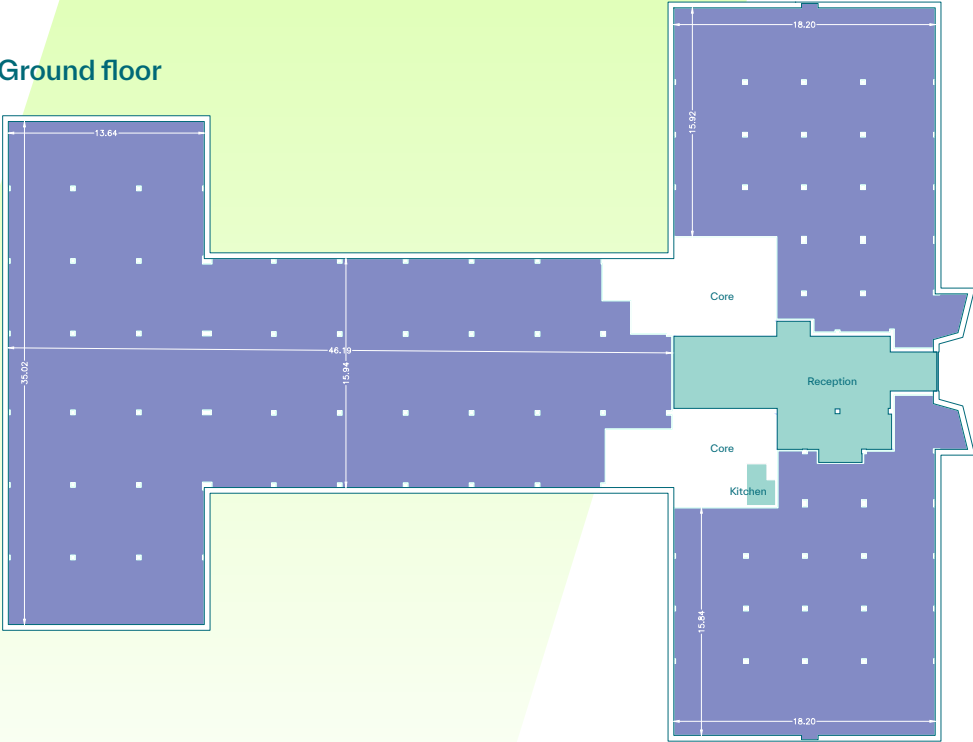
Floor areas

Floor (Indicative NIA)	sq ft	sq m
First Floor	16,603	1,542.4
Ground Floor	19,163	1,780.3
Total	35,766	3,322.7

First floor



Ground floor



CGI impressions of the refurbishment



Amenities

Step onto campus, where a wealth of facilities and social areas inspire interaction with peers and the surrounding environment.

Our amenities prioritise tenant wellness, foster community spirit, and boost productivity organically.

- | | | |
|--|--|--|
|  Bus Stop |  Hides |  RAL Rec Centre* |
|  Bike Maintenance Stand |  Hotel |  Sandwich Shop |
|  Café |  Lecture Theatre* |  Sports Pitch |
|  Campus Bikes |  Meeting Pods |  Table Tennis Table |
|  Croquet |  Newsagents/Post Office |  Tennis Courts |
|  DiSH |  Nursery |  Visitor Centre* |
|  ESA Conference Centre |  Outdoor Gym |  Travel Hub |
|  Gym |  RAL Canteen* | |



***Please note** some amenities require security controlled access. See harwellcampus.com for more details.

Harwell sustainability

Our vision to create a sustainable Campus for top-tier science and innovation, serving as a catalyst for sustainable growth



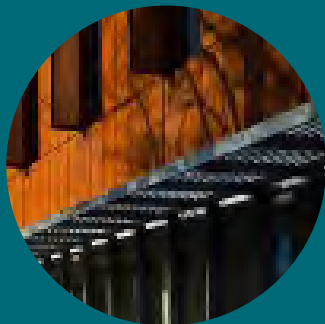
Carbon & GHG Emissions

Transition our built environment portfolio towards Net Zero Carbon, halving emissions from managed buildings by 2030.



Materials & Supply Chain

Shift the development and operation of our portfolio towards a Circular Economy through Sustainable Procurement and Responsible Sourcing.



Climate Resilience & Adaptation

Make our buildings & infrastructure resilient to the predicted changes.



Nature & Environment

Protect the local environment and manage our estate sustainably, enhancing its ecological diversity whilst creating a network of nature corridors.



Health & Wellbeing

Provide an environment that safeguards and enhances the safety, health & wellbeing staff and visitors.



Connectivity & Transport

Encourage active travel choices and provide low emission transport options to commuters.



Community & Local Economy

Make a lasting positive contribution to the community & local economy by delivering environmental, economic and social value.



Sustainability targets

Targets:
BREEAM Excellent
and EPC A

Our impact in numbers



11,400 sq m
BREEAM certified



22,750 sq m
BREEAM registered



3x
Tripling our BREEAM
certified floor space by 2025



30,500 sq m
rated EPC 'B' or better



100%
Electricity backed by
Renewable Energy
Guarantees of Origin
(REGOs) to power our
managed buildings



Zero
Waste sent to landfill from
our managed buildings



25%
Discount on buses to/from
Harwell Campus

Communications

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 Elizabeth Line and the upgrade to the Didcot Parkway Line mean it is possible to reach central London Underground stations in under one hour.

Satnav reference: OX11 0GD

By road	distance	time
Didcot Parkway	5 miles	15 mins
London	60 miles	1hr 26 mins
Oxford	15 miles	23 mins
Bristol	70 miles	1hr 13 mins
Heathrow	50 miles	55 mins
Birmingham	90 miles	1hr 31 mins

By train from Didcot Parkway	time
Reading	13 mins
Bristol	1hr 2 mins
London Paddington	42 mins
Birmingham	1hr 29 mins

Source: RAC, National Rail Enquiries

 Free Hire Bikes from Didcot Parkway

By bus	
Connector 98	Didcot to Harwell Campus via Great Western Park & Harwell
Connector ST1	Oxford City Centre to Harwell Campus Via A34
Connector X32	JR Hospital to Wantage Via Brookes, Oxford City centre, Redbridge Park & ride, Milton Park, Didcot, Harwell and Harwell Campus
Thames Travel 94	Didcot to Harwell Campus via East Hagbourne, Blewbury, West Hagbourne and Chilton
Connector X34 & X35	Didcot to Newbury via GWP North, Harwell Campus, Chilton, Wantage and Stanford-in-the-Vale



LIBRARY

Further information

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[harwellcampus.com](https://www.harwellcampus.com) in [harwellcampus](#)  [harwellcampus](#)

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