

CO: LABS

Available Q2 2026

Harwell's landmark new laboratory
development for life-changing science

HARWELL

Science Space starting
from 1,200 sq ft

Accelerate Innovation @ Co:Labs

Co:Labs - is a new landmark 128,000 sq ft laboratory building for radical innovation at the heart of Harwell Campus

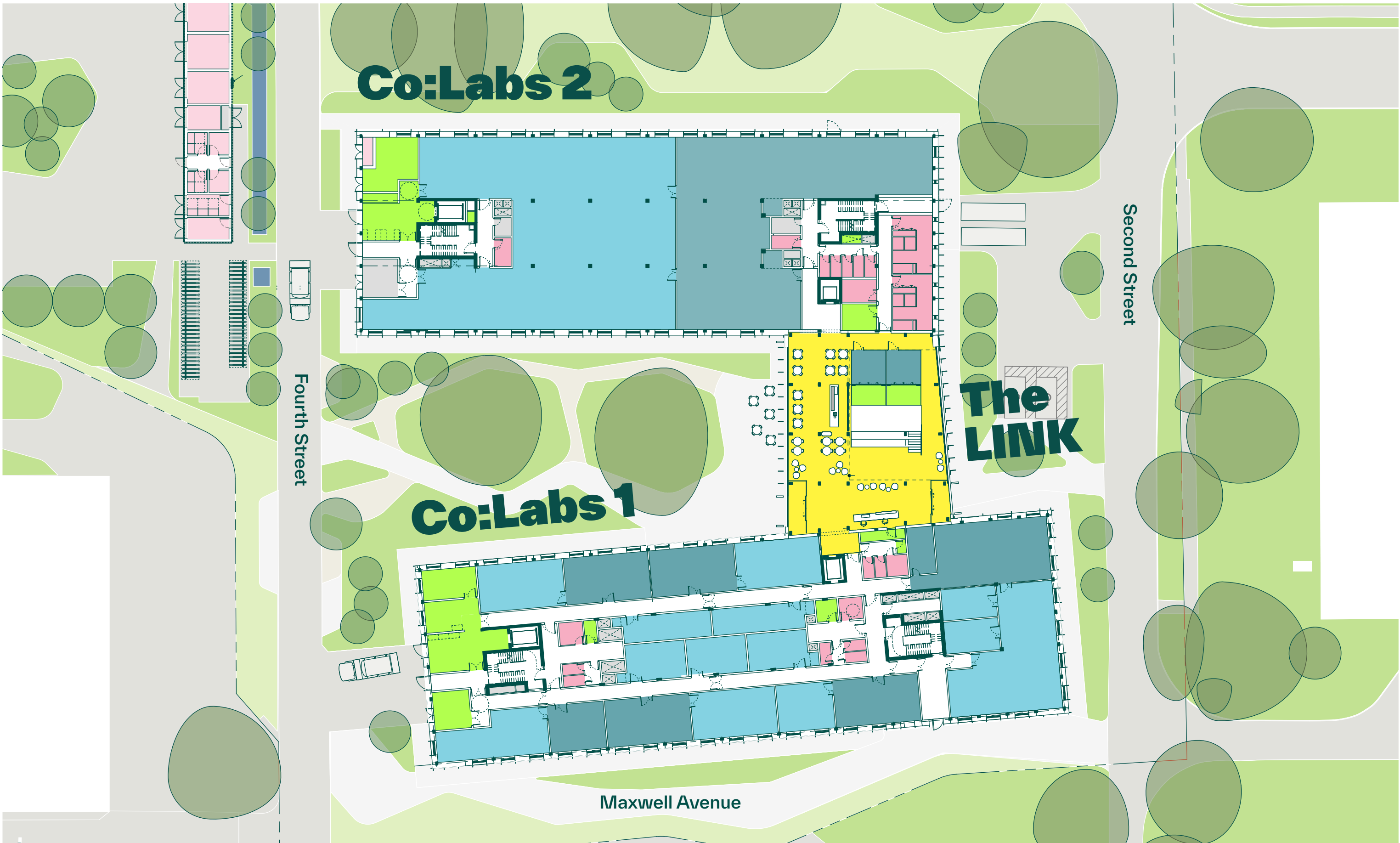


Co:Labs is designed from the ground up to support starting and scaling science businesses.

- **Flawlessly Flexible** - from fully fitted labs with shared facilities for start-ups to grow on space for scaling companies
- **Intentionally Inclusive** - Recruit, Retain and Raise Funds with best-in-class amenities including a café, library, pitch rooms, seminar seating and exhibition space
- **Life-enhancing Landscape:** gardens, sports pitches and a street food collective immediately outside
- **Alongside Giants:** at the heart of the UK's leading science and innovation campus and with access to over £3bn of world-renowned Big Science facilities
- Available 2026
- Flexible, standard and short form lease options available
- Simple agreements with all inclusive pricing for Co:Labs 1
- Highly sustainable - targeting BREEAM Excellent and EPC-A

THE LINK

Ground floor



- Building Management
- Ext plant
- Lab space/support
- Meeting/office
- Plant
- Changing rooms /WCs/showers
- The LINK (shared)
- Shared circulation

Spec: Co:Labs 1

Co:Labs 1 is built around the needs of start-ups and Series A businesses. It is a 35,000 sq ft Net Internal Area, fitted out to CL2 specifications including:



35,000 sq ft of incubator lab fully fitted out and serviced laboratories with units between 1,100 sq ft and 4,500 sq ft inclusive of write-up spaces/office spaces



Managed by a dedicated on-site lab manager – your face-to-face contact for the smooth running of the labs so you can focus on your science



Customisable facilities / configuration ranging from freezer rooms to tissue culture functionality for secondary lab areas so you can have your bespoke needs addressed



Furnished office space complete with dedicated tea points for each occupant



Shared services:

- Ducted fume hoods
- Autoclave
- Glass wash
- Ice machine
- Lab laundry
- Piped gases
- Temporary lab storage



Easy access LN2 store inside building



2 x Goods and passenger lifts



Thoughtful internal glazing optimising access to natural light in offices and laboratories



Back up power supply for essential services

Spec: Co:Labs 2

Co:Labs 2 is built around the needs of Series B onward organisations. It is a 40,000 sq ft Net Internal Area CL2 lab enabled space with a menu of fit out options.



The building can host one to two members per floor in areas of between 6,000 and 17,000 sq ft. Each space designed for a 60/40 lab/office split



Clear delineation between front of house and back of house areas with simple floor plans designed to flex up or down



CL2 Lab Enabled - MEP central plant and primary distribution



Distributed gases to demarcation point (compressed air, CO2, nitrogen). Cat 5 water and drainage in place



'Back of House' gas storage, easy access liquid nitrogen tanks and waste services within building footprint



Adjacent service yard for simplified delivery and loading



Back Up Power systems for essential services



Extraction ducting installed for member fume hoods (1/250m2)



Approx 4.1m floor to floor to facilitate 2.7m floor to ceiling heights in the laboratories and 2.8m in the offices



2 x Goods and Passenger lifts



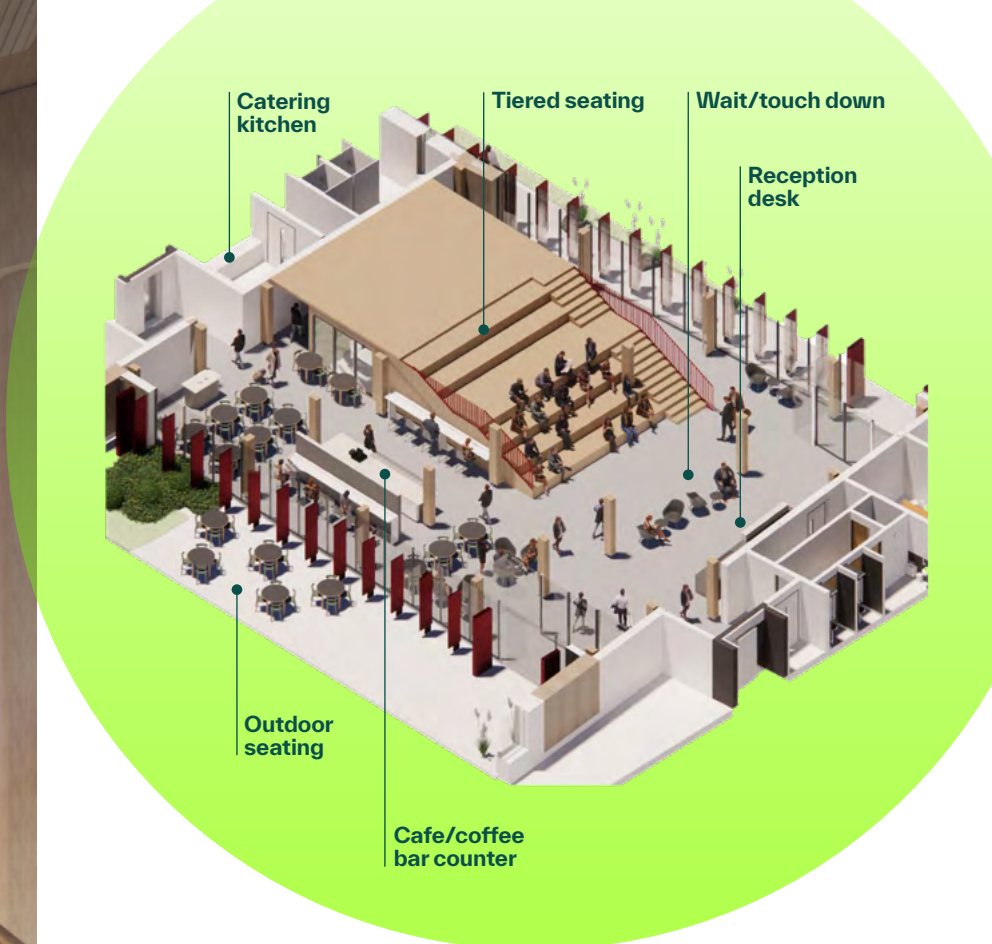
End of Journey Facilities to support the building including:

- Showers
- Storage lockers
- Bike storage

Spec: The LINK

The LINK building connects Co:Labs 1 and Co:Labs 2, and is Co:Labs's innovative social and collaboration space. Welcome guests, host lectures, pitch for funding, strike up conversation, catch up over coffee, focus on a thorny challenge and win over talent in an inviting and inspiring space. The LINK features Cross Laminated Timber structure, natural ventilation and thoughtful design connecting the interior of the building to the natural environment.

Because breakthroughs
don't just happen in the lab



Social Science:

- Thoughtful, inclusive shared facilities: café, pitch rooms, tiered seating, exhibition space, deep thought library zone, funder suite
- Organised in zones to facilitate connections, continuous learning and fundraising
- Quiet space for deep thought, focus, learning, in depth conversations and getting away when you need to
- Powered by a carefully curated community and events programme to accelerate businesses through their growth cycle

Funder-friendly:

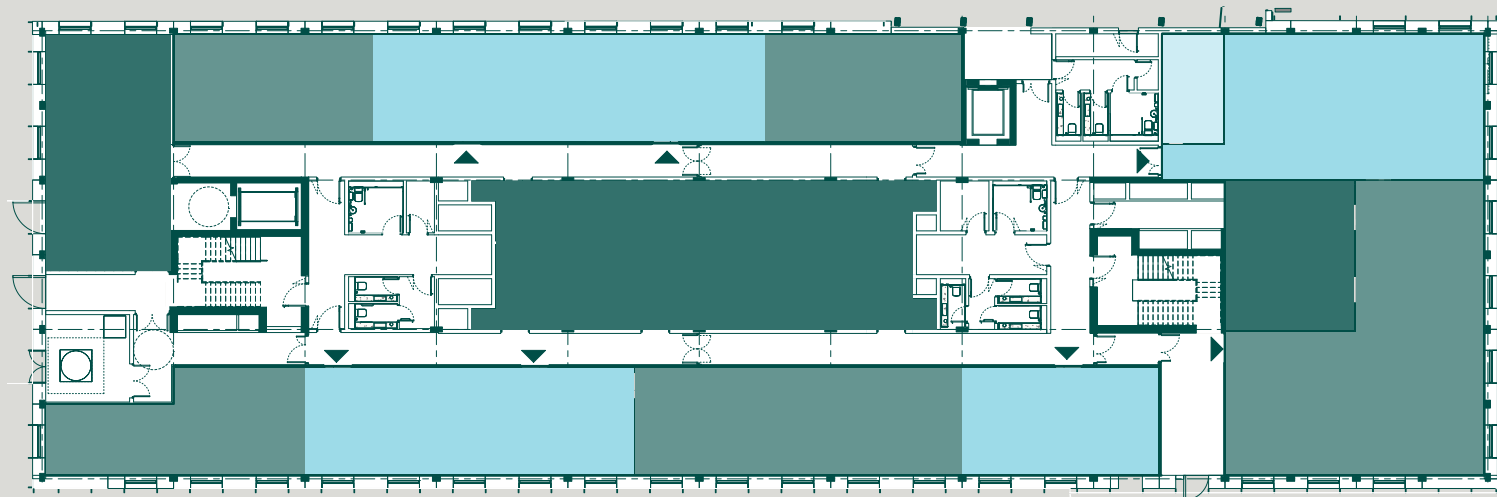
- Pitch rooms and dedicated space for venture funders and ecosystem partners
- In house incubator schemes and investor days bring capital to campus

Talent-centric:

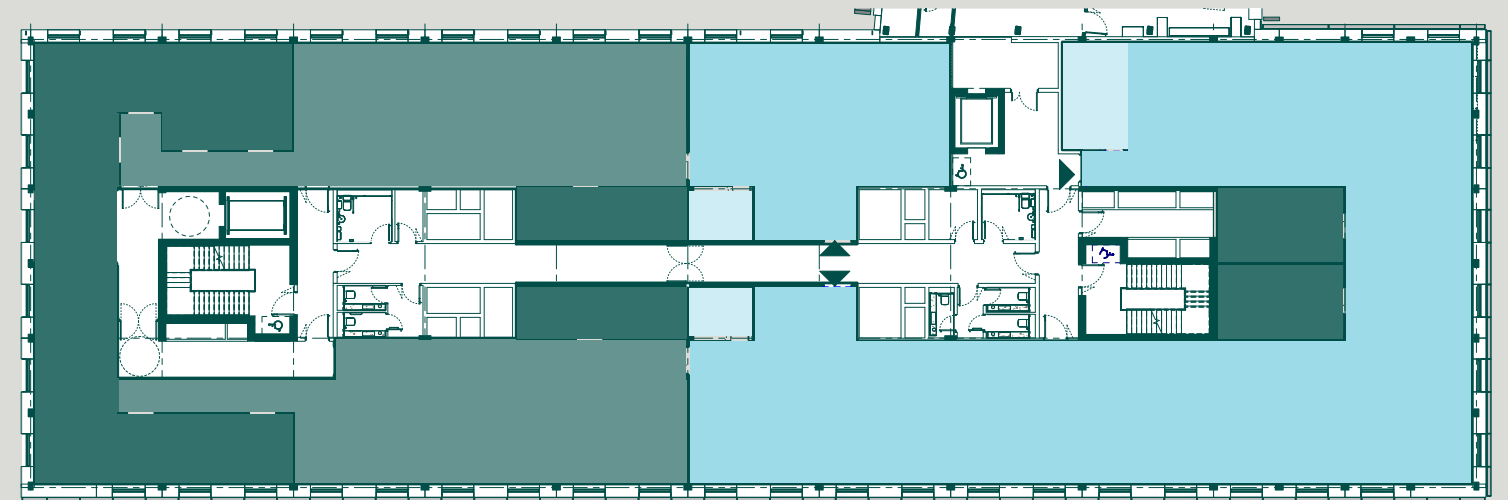
- An environment designed to attract and retain world-class talent
- Combining the best of University campus buzz and commercial facilities
- Inspirational, landscaped environment, overlooking sports pitches and the DiSH street food collective

Schedule of areas:

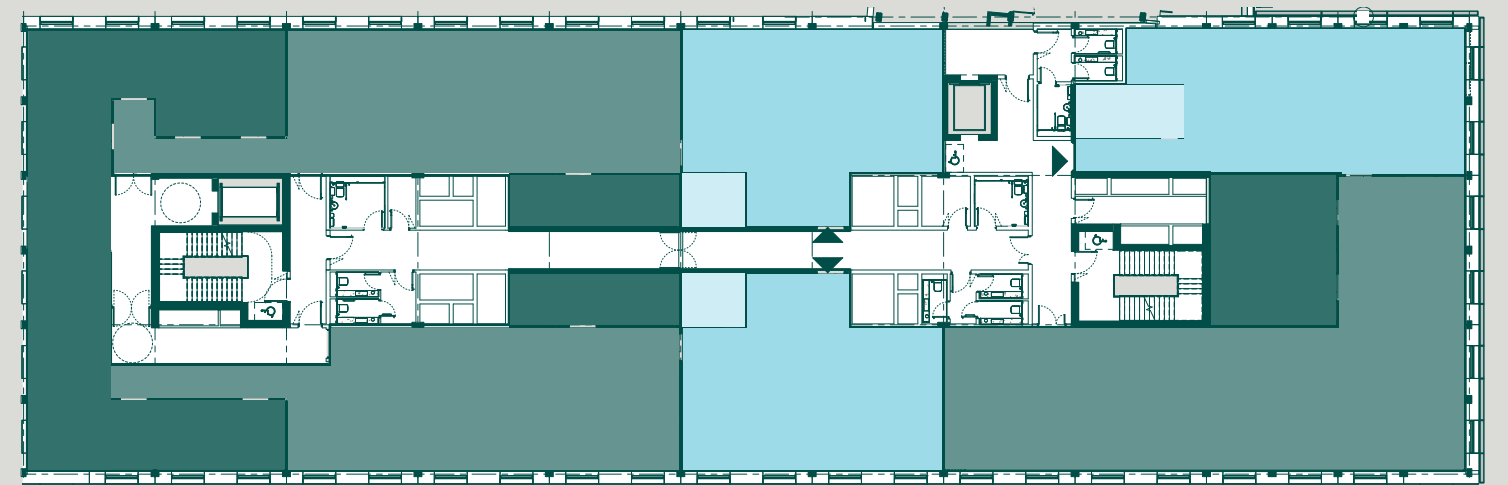
- Open plan laboratory
- Cellular/secondary laboratory
- Office
- Communal/break out space



Level 00



Level 01



Level 02

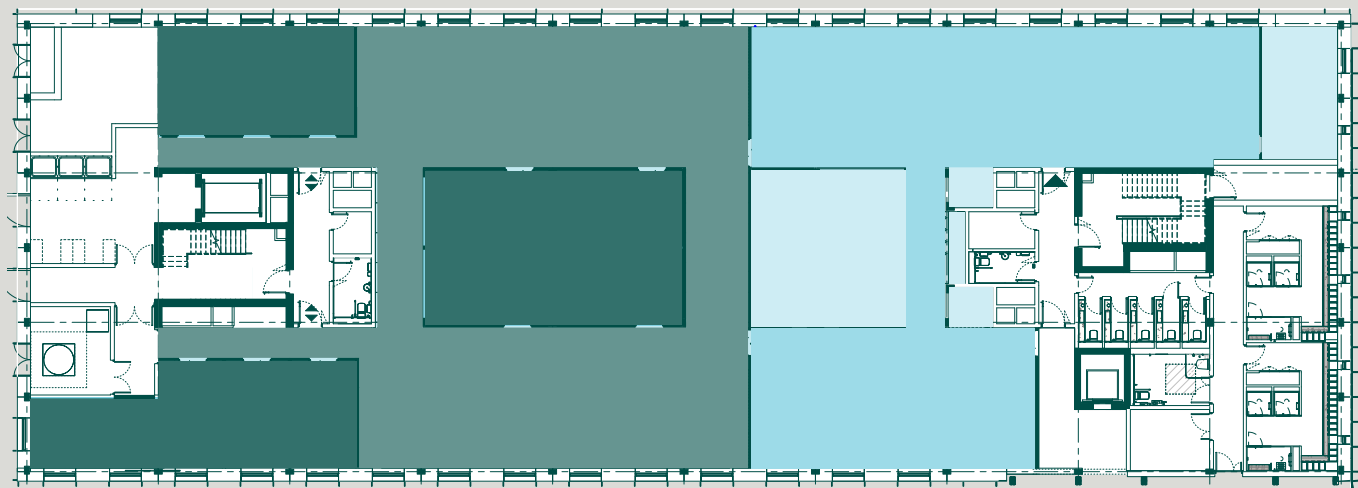
Co:Labs 1

	Co:Labs 1		Occupier NIA	
	Sq m	Sq ft	Sq m	Sq ft
	138	1,485		
	140	1,507		
Level 00	308	3,315		
	119	1,281		
	134	1,442		
	123	1,324		
	379	4,080		
Level 01	436	4,693		
	371	3,993		
	379	4,080		
Level 02	423	4,553		
	374	4,026		
	3,300	35,521		

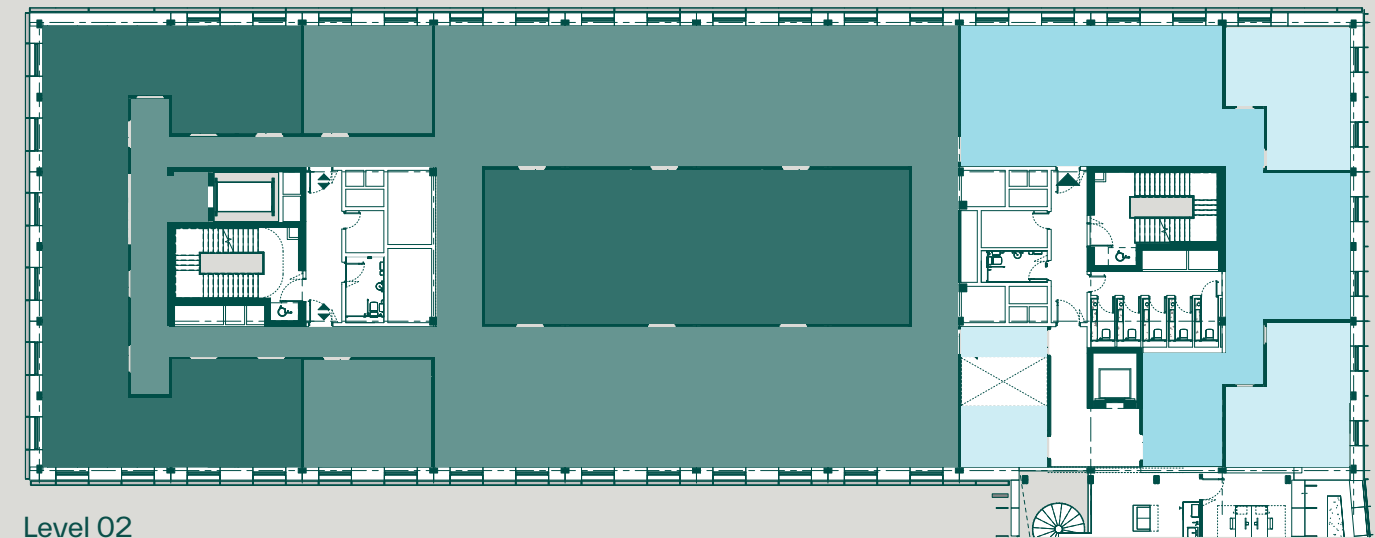
Schedule of areas:

Co:Labs 2	Occupier NIA	
	Sq m	Sq ft
Level 00	991	10,667
Level 01	589	6,340
	601	6,469
Level 02	1,203	12,949
Level 03	386	4,155
	3,766	40,537

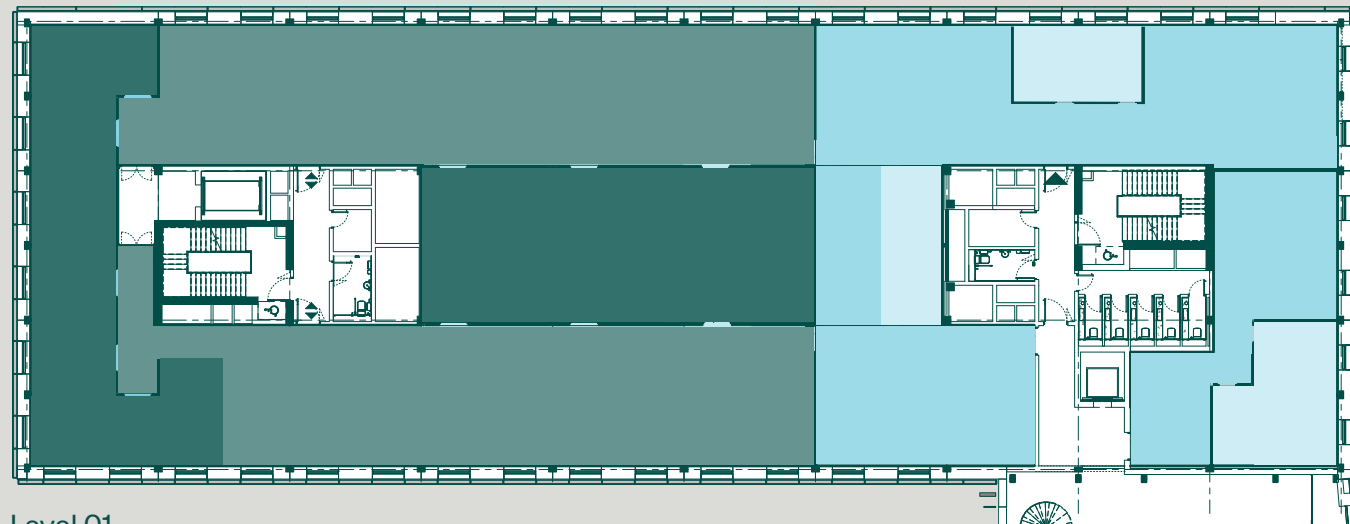
The LINK	Occupier NIA	
	Sq m	Sq ft
Level 00	31	334
Level 01	-	-
Level 02	179	1,925
	210	2,258



Level 00



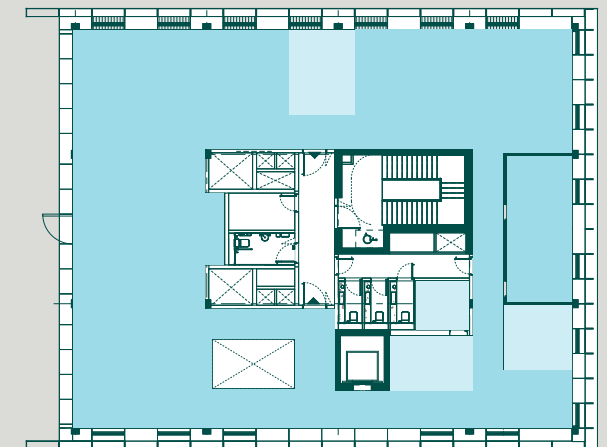
Level 02



Level 01

- Open plan laboratory
- Cellular/secondary laboratory
- Office
- Communal/break out space

Co:Labs 2



Level 03

Accelerator Quarter

AQ

Co:Labs is the first development in our new Accelerator Quarter – 380,000 sq ft of leading-edge science space designed to accelerate innovation for start-ups, scale-up and grown-up science organisations.

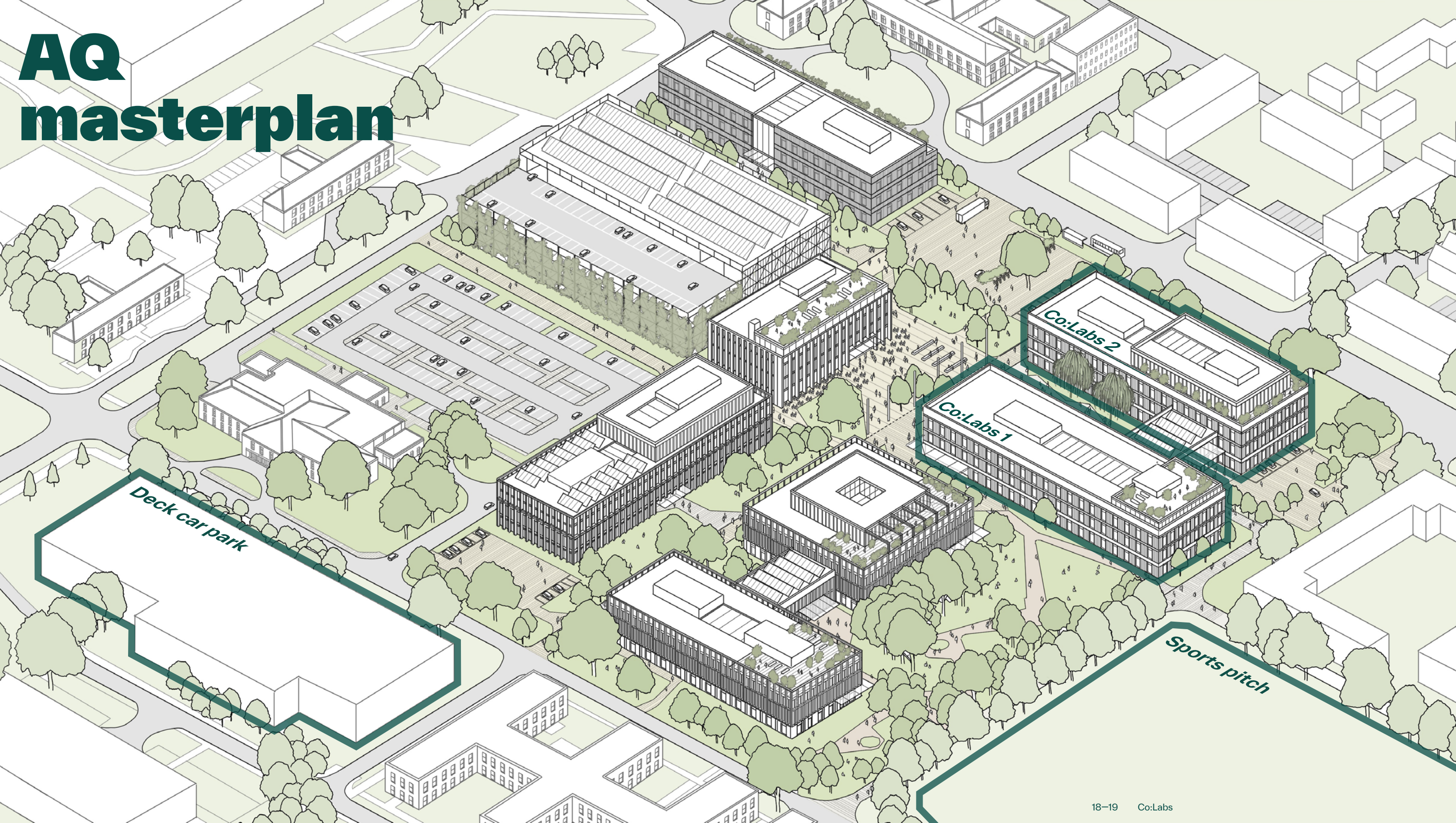
AQ will provide immediate growth space to boost your research and take your business to the next level.

Overview location

- Accelerator Quarter
- Co:Labs 1, Co:Labs 2 and The LINK
- Future AQ developments
- Deck car park
- National facilities



AQ masterplan



Social science

The best working environments are about balance. Any curation of space that lets us behave as we instinctively do – socially and openly – is a context that ideas flourish in.

Our thriving campus community is growing every day, and interest groups are a great way to connect with new people. Engage with lively professional forums, join networking groups, socialise and attend events on and off campus.

Harwell is home to a wide variety of sports teams and clubs, served by a well-appointed sports pavilion and pitches.

The campus also links up with the Ridgeway, a mixed-surface path that's perfect for walking, running and cycling.



Clean, calm, quiet, and free from traffic, the green spaces within Harwell are a mix of landscaped areas and re-wilding zones. Reset with a head-clearing stroll around campus or take in the scenery by bike while you explore the area.

The Member of the Future app is available exclusively for ARC members and provides everything you need to make the most of Harwell Campus. You can book classes or meeting rooms, enter competitions and find exclusive discounts.



The Campus

At the heart of our innovation community- creating a new hub for Harwell's growing community of scientists, innovators and entrepreneurs.

All set within the UK's leading science and innovation campus



Harwell is the UK's leading science and innovation campus, and is embarking upon a programme of sustainable development with 5m sq ft masterplan, to be delivered by 2027.

Now

- Globally recognised as having a track record of ground-breaking innovation through the extensive interdisciplinary capabilities across life and physical sciences
- Health, Space, Energy and Quantum Clusters, underpinned by over £3bn of national research infrastructure
- 200 organisations, 7,000+ people, 60 nationalities
- 10,000+ visiting researchers per year from industry and academia
- 30+ Universities researching on campus
- Thriving culture and community; over 30 clubs including football, rugby, rounders and cricket
- Fast travel connections to London, Heathrow and Oxford

Next

- 1.5m sq ft of commercial space
- Continued investment in future amenity
- Next step in delivering the 5m sq ft campus Masterplan
- 15,000 + people



Sustainability & biodiversity

At Harwell Campus, we have a vision to develop sustainable research & innovation facilities and to be a catalyst for sustainable growth. In line with this ambition, we employ the latest technology and innovation in building design which is core to the campus Sustainability Charter.

Harwell's framework - The Sustainability Charter crystallises the concept of providing world class facilities whilst responding to the pressing challenges of climate change.



All detailed construction is guided by this framework and the core examples of implementation are demonstrated below:

- Ground source heat pump
- Glazing to the unit to increase natural daylighting
- Use of solar shading device, limiting A/C requirements
- The use of 12% rooflights to increase the natural daylighting to the internal parts of the building
- The provision of covered cycle parking to promote an alternative means of transport
- The provision of sufficient EV car parking bays adequately considers air quality
- Provision within the roof structure for future PV panels on the roof to generate electricity
- Provision of ducts within the car park for future electric car charging points

ESG

Tangible action is the only way to make a genuine difference and meet our goals. As a result, we have committed to an ambitious plan, focused on achieving a set of key milestones and targets in this decade.



Climate Resilience & Adaptation

Make our buildings & infrastructure resilient to the predicted changes.



Health & Wellbeing

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



Carbon & GHG Emissions

Designing new developments for net zero operational carbon and reducing upfront carbon by at least 50%.



Connectivity & Transport

Encourage active travel choices and provide low emission transport options to reduce average commuter emissions level by at least 50%.



Community & Local Economy

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



Nature & Environment

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



Materials & Supply Chain

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



Scan to read our Sustainability Impact Report or click [here](#)

Campanus location



Harwell is located in beautiful countryside just south of Oxford, one of the fastest growing economies 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/23mins	70m/1hr13mins
Heathrow	Birmingham
50m/55mins	90m/1hr31mins

Train distances via didcot

Reading	Bristol
13mins	1hr2mins
London Paddington	Birmingham
42mins	1hr29mins

Fast shuttlebus service through the day to Didcot Parkway (20 mins) and Oxford available now.

Satnav reference: OX11 0GD

What3words:
///attracts.ascendant.ordering

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