

Quad One

From 310 to 8,433 sq ft (29 to 783 sq m)

Grade A Office

Fitted suites - available now

HARWELL

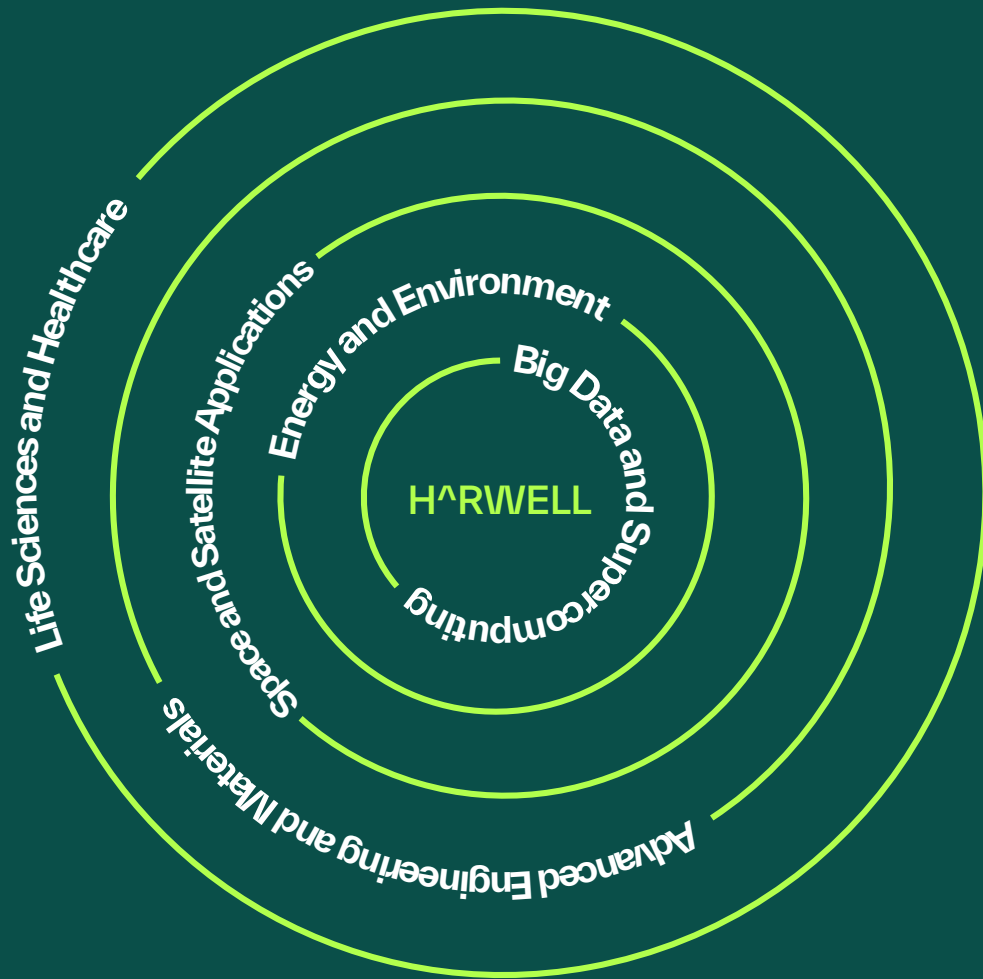




Indicative of potential fit out



Indicative of potential fit out



Nowhere else on Earth offers Harwell's unique combination of world-leading talent and facilities

An excellent opportunity providing space for executive suites, regional workspaces and Headquarter offices. There's possibilities to take turnkey fitted solutions, allowing your team to focus on what's important

Suites available from 310 to 3,249 sq ft (29 to 302 sq m)

Making tomorrow brighter than today



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

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)

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

Quad One

by the addition of Quad Two to the north. The elevations are based on timeless concepts of scale, light and revelation. This creates a connection to the natural setting within the Area of Outstanding Natural Beauty, to complement the reflections of the trees and landscape and give Quad One its own distinct identity.

Landscape plays an important role in improving the wellbeing and productivity of staff. Quad One provides a transformational public realm and landscaped space in a key campus hub development made up of a gym, café, sports pitches and the Quad Two office building. The landscape design strikes a balance between amenity space and habitat by providing infill tree planting within an existing copse; imagined by the renowned garden designer Adam Frost.



Scan here to watch the Harwell Campus video

Quad One is the original landmark building withing the Quad development

Quad One provides three floors of flexible Grade A office space within the emerging quadrangle development. The mix of commercial and leisure facilities are designed to create experiences that enhance individual wellbeing and build enduringly healthy employees.

Quad One set the scene of the collegiate Quad development with its striking visual character. This backdrop has been complemented



Specifications

- EPC: B33
- Raised flooring
- Reinforced floor plates to support dry lab fit-out
- Suspended ceilings
- Air-conditioning
- Kitchenette
- Passenger lift
- Showers
- LED lighting
- Adjacent to Artisan café and gym
- Covered cycle parking facilities
- High quality outdoor seating which allow for outdoor meetings, socialising and relaxation
- On-site car parking ratio of 1:30 sq m

A Quad One

- B Zephyr Building
- C HQ Building
- D Zeus
- E Genesis Building
- F RAL Space
- G European Space Agency (ESA)
- H Diamond Light Source
- I Medical Research Council
- J UK Health Security Agency
- K MinION Building

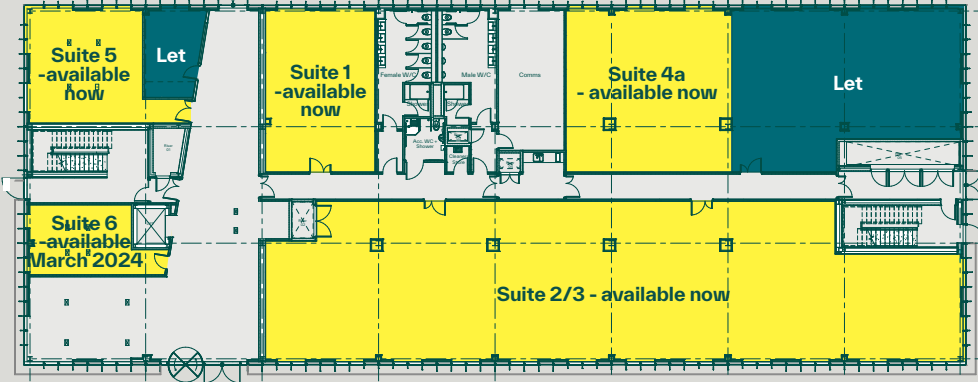
Terms

Available by way of a full repairing and insuring lease with terms to be agreed. Further information available upon request. All terms are exclusive of VAT.

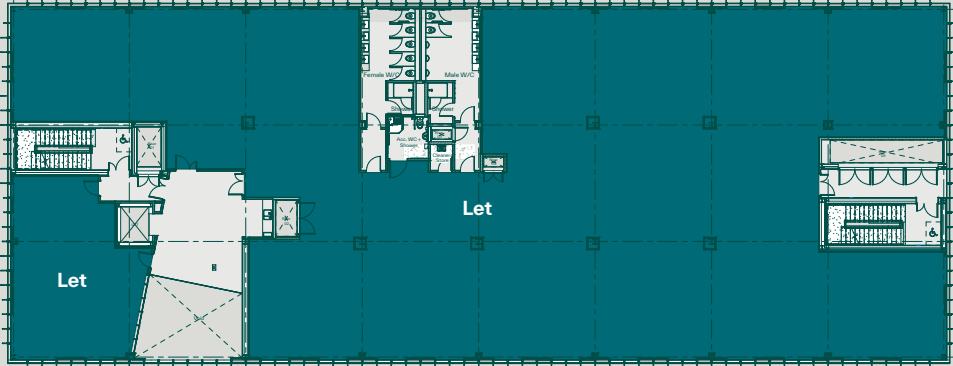


Availability

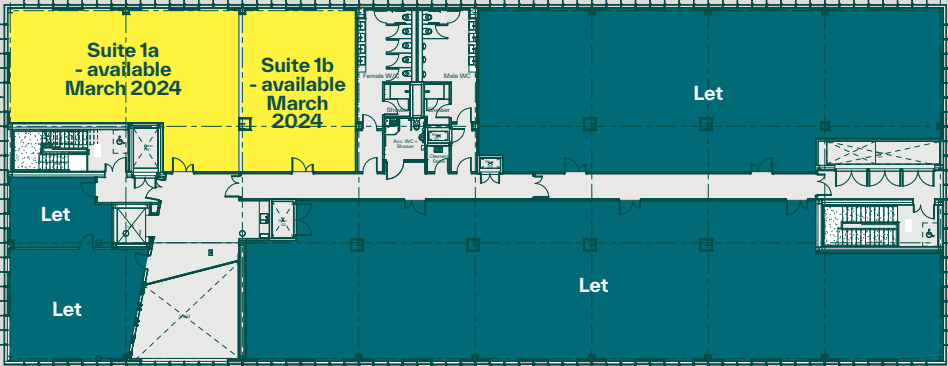
Ground Floor



First Floor



Second Floor



Floor	Demise	Type	Sq ft NIA	Sq m NIA
Ground	Suite 1	Office A	692	64
Ground	Suite 2/3	Office A	3,925	365
Ground	Suite 4a	Office A	1,054	98
Ground	Suite 5	Office A	560	52
Ground	Suite 6	Office A	310	29
Second	Suite 1a	Office A	1,163	108
Second	Suite 1b	Office A	729	68
Total			8,433	783

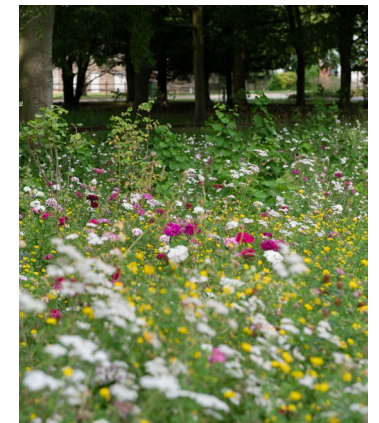
Sustainability & Biodiversity

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.

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:

- Full height glazing, increasing natural light
- Use of solar shading device, limiting A/C requirements
- covered cycle storage, promoting alternative means of transport
- Provision within the roof structure for future PV panels on the roof to generate electricity
- Promoting employment of young people and contributing to inspire the next generation of professionals in the Built Environment
- Shifting development processes towards a circular economy, maximising the value of materials whilst avoiding waste
- Managing landscape sustainability, enhancing ecological diversity and creating green spaces for people and nature
- Established Green Lease provisions encouraging sustainable practices from all stakeholders
- The annual Green Week, hosting talks, walks and demonstrations from champions in Nature and Biodiversity
- Free Harwell Bike Scheme to get you around Campus





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 0GD
Source: RAC, National Rail Enquiries

what3words: ///excavate.boot.dreamers

For further information contact

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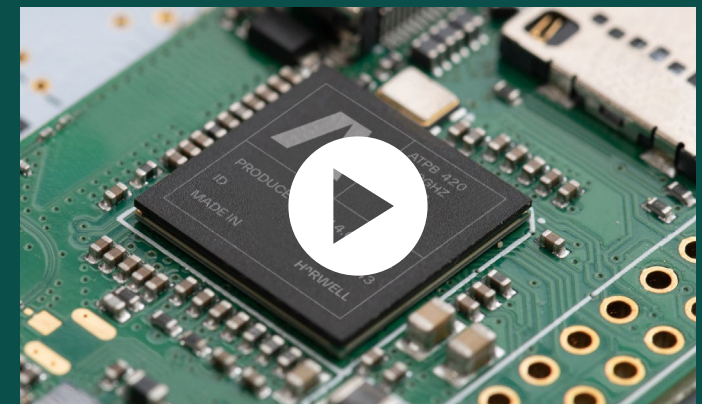
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