

HARWELL

Lumen House Prospectus

Available Q2 2025

8,500 to 17,000 sq ft
(790 to 1,580 sq m)

Brand new laboratory opportunity
in a fully re-purposed building

OX11 OSG



Introduction to Harwell

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 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 truly global location

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



Scan to watch the Harwell Masterplan video or [click here](#)



Moderna ITC (Completion Q1 2025)

European Space Agency

ESA Conference Centre

Diamond Light Source Synchrotron

Oxford Nanopore Technologies

RAL Space

Rosalind Franklin Institute

ISIS Neutron and Muon Source

Lumen House (PC Q2 2024)

Satellite Applications Catapult

National Quantum Computing Centre

Agilent

Quad Four (Available for pre-let)

UK Health Security Agency

Quad Three (PC Q3 2025)

Medical Research Council

Zeus

HQ Building

Zeta

BEPO

Catalent

Helios (PC Q3 2024)

Co:Labs (PC Q2 2026)

Tech Foundry (PC Q3 2024)

High specification office & laboratory accommodation at the heart of the Harwell Campus

● National Facilities and Key Stakeholders

● Existing and Future Developments

Designed for the future of work/life

Lumen House is a standalone laboratory building in the heart of the R&D hub of Harwell Campus, providing self-contained R&D accommodation for one or two occupiers.

The building is undergoing an extensive refurbishment. The new design will provide laboratories up to CL2 level, as well as CAT B fitted office accommodation, with provision for communal breakout areas to allow team members to collaborate in more informal settings.

This is a new opportunity on campus providing a ratio of 60:40 laboratory & office accommodation enabling innovation occupiers the ability to inhabit high specification R&D accommodation with their own front door.

The specification will include substantial housing for external plant/gases, passenger and goods lift and upgraded air handling to allow 6 AC/H.

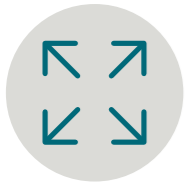
Lumen House is at the centre of the R&D cluster surrounded by innovators in a range of sectors including life sciences, space, quantum and energy. You will be moments away from 14 internationally recognised Research Organisations such as RAL Space, UK Health Security Agency, National Quantum Computing Centre and the Rosalind Franklin Institute.



Indicative only



Indicative only



Target 17,036 sq ft
(1,583 sq m) NIA



Customisable
specialty lab space



Human-centred
and fabric-first approaches to
sustainability and wellbeing



60/40
Fully-flexible
floorplates



EPC
Target A

Layout*

Lumen House will provide two floors of fitted laboratory and office accommodation. The design incorporates the flexibility to provide a self contained building, or individual floor plates.

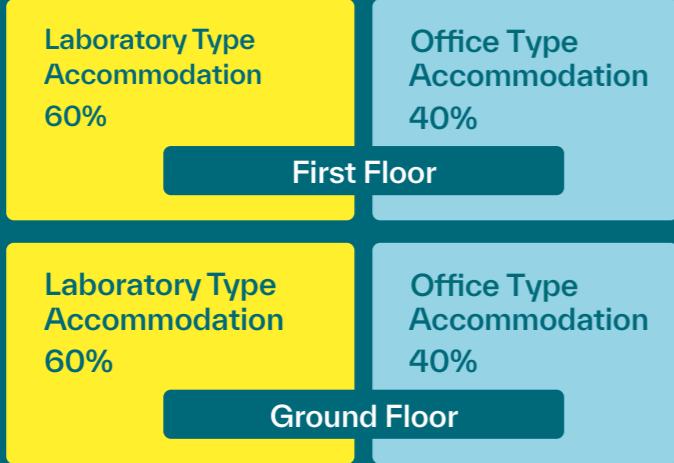
*Indicative only

Tenancy split options

The building is designed with flexibility in mind, optimising connectivity and collaboration on inter and intra floor basis

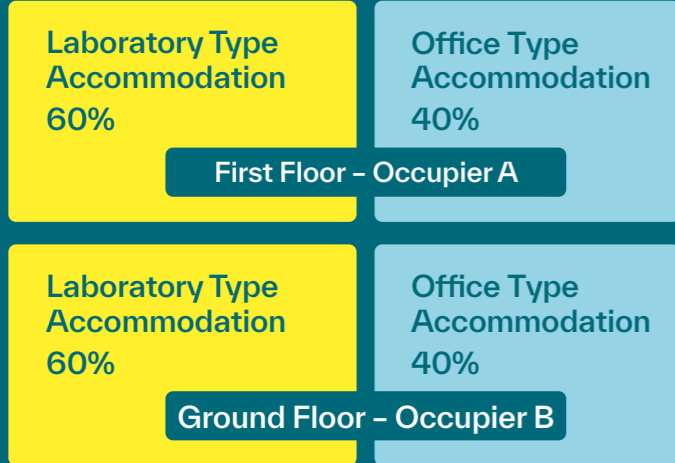
One Occupier Model

Single Occupier over the two floors of accommodation

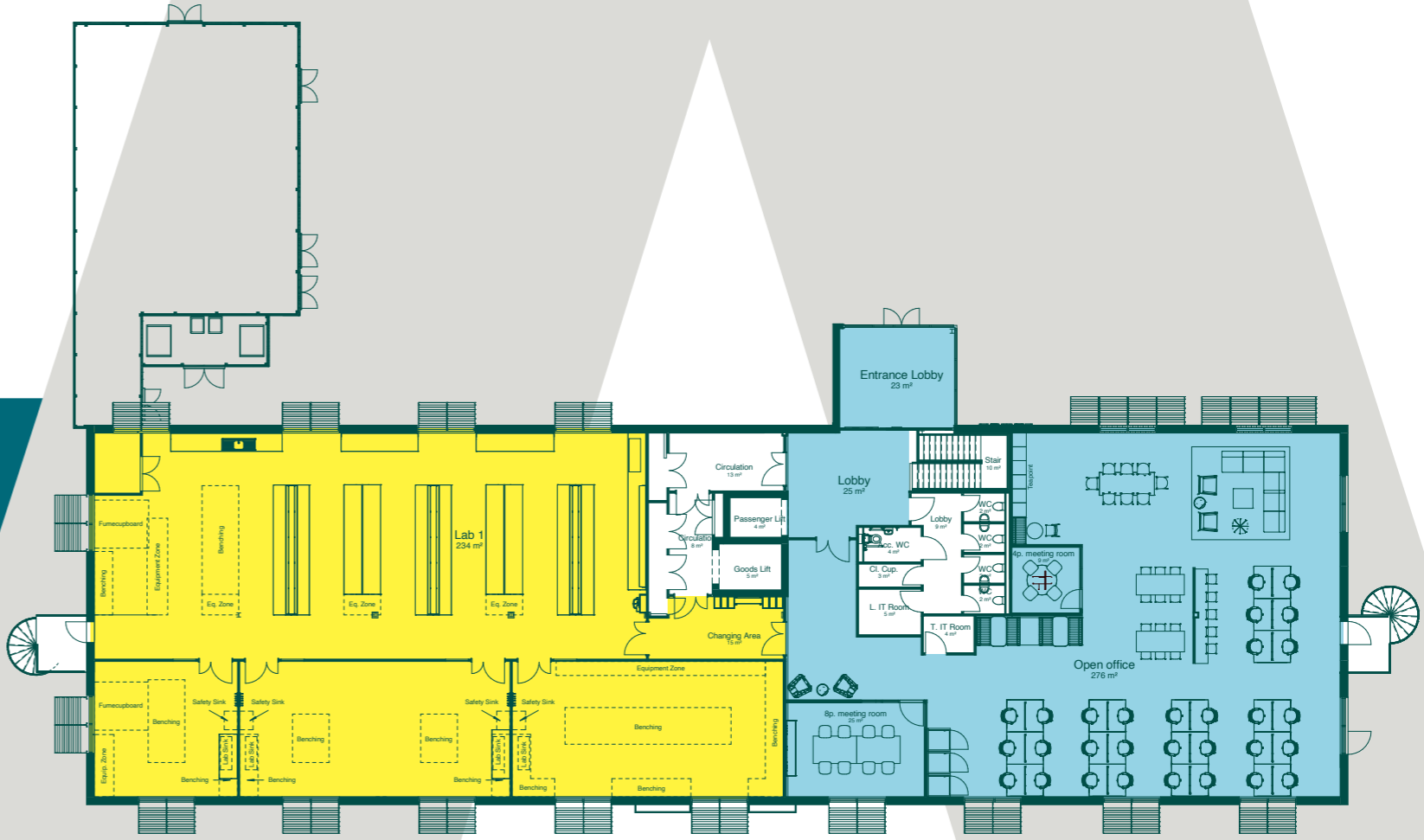


Two Occupier Model

Individual occupiers on each floor



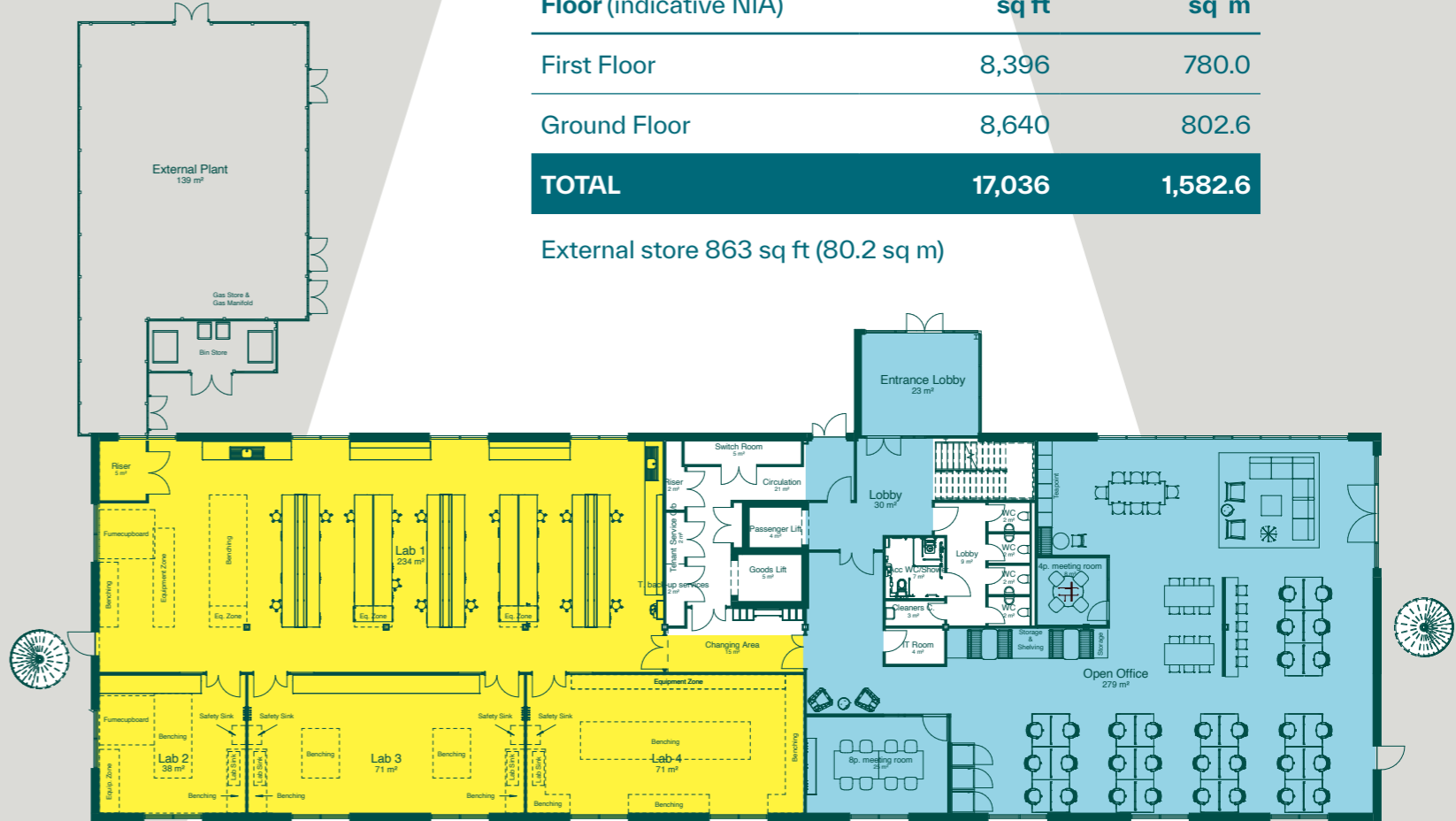
First floor



Floor (indicative NIA)	sq ft	sq m
First Floor	8,396	780.0
Ground Floor	8,640	802.6
TOTAL	17,036	1,582.6

External store 863 sq ft (80.2 sq m)

Ground floor



Lab-ready

The specification for your science.

Fitted Building Specifications



Target EPC A
(post refurb)



Steel frame
construction



Double-height
glazed reception area



Excellent
natural light



Fully raised floors
in office areas



Showers



WCs on
each floor



Covered
cycle parking



LED
lighting



13-person
passenger lift



On-site car parking
(ratio 1:30 sq m)



Adjacent to
new cafe



Suspended
ceilings

Lab Specifications



60% / 40%
lab/office capacity



Air handling system
(6 air changes p/h to labs)



Secure compound for
additional plant



Dedicated goods lift
and entrance



Fitted
laboratories



Vinyl
floors



Vulcathene
drainage



Benching



Cat 5 water
installation



























Amenities

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

Leap into lively discussions or embrace tranquil moments of reflection or lounge in a casual café rendezvous.

Staying active and fostering connections – our amenities prioritise member wellness, foster community spirit, and boost productivity organically.

- | | | |
|--|---|--|
|  Bus stop |  Gym |  Sandwich shop |
|  Bike maintenance stand |  Hides |  Sports pitch |
|  Café |  Lecture Theatre* |  Table tennis table |
|  Campus loan bike |  Meeting pods |  Tennis courts |
|  Campus loan E-bike |  Newsagents/ Post Office |  Visitor centre |
|  Cricket pitch |  Nursery |  Travel hub |
|  Croquet |  Outdoor gym | |
|  DiSH |  RAL Canteen* | |
|  ESA conference centre |  RAL Rec Centre* | |



* 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



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

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

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

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 36 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.

Satnav reference: OX11 0GD

What3words:
///proclaims.spaceship.grouping



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	56 mins
London Paddington	36 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



For further information please contact

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

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