

Quad Two

Final suite remaining!
2,200 sq ft (204 sq m)

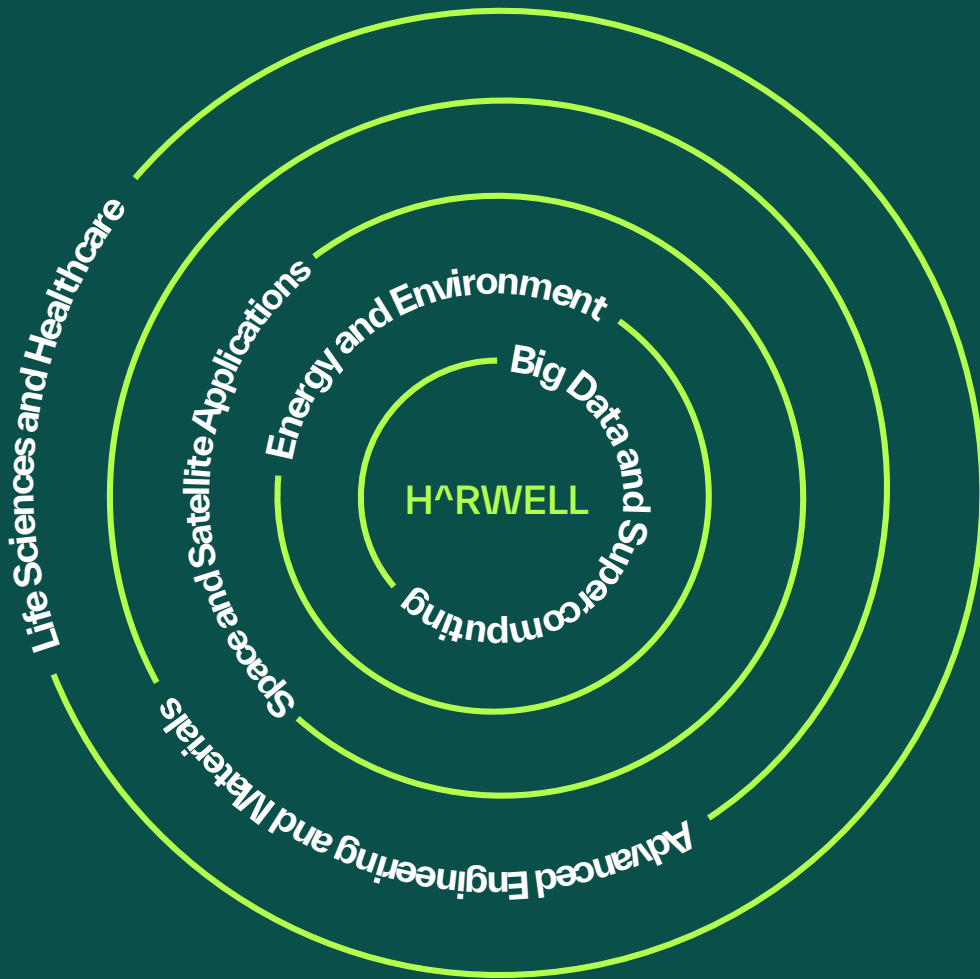
Grade A Office

Available Now

HARWELL







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

Brand new grade A office space within the established Quad development

23,178 sq ft with suites available from 2,200 sq ft

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 Two

Quad Two is the next landmark building within the Quad development

Quad Two provides four floors of flexible Grade A office space within an emerging quadrangle of commercial and leisure facilities designed to create experiences that enhance individual wellbeing and build enduringly healthy employees.

Quad Two continues the striking visual character that is unique to the developing Quad. The elevations are based on timeless concepts of

scale, light and reveal and create a connection to the natural setting with an earthy colour palette designed to complement the reflections of the trees and landscape and give Quad Two its own distinct identity.

Landscape plays an important role in improving the wellbeing and productivity of staff. Quad Two will provide a transformational public realm and landscaped space in a key campus hub development made up of a gym, café and the 'Quad One' office building. The landscape design strikes a balance between amenity space and habitat by providing infill tree planting within the existing copse; and accessible seating areas beneath new tree planting.



Scan here to watch the Quad Two video



Specifications

- EPC A
- Raised flooring
- Reinforced floor plates to support dry lab fit-out
- Suspended ceilings
- Air-conditioning
- Kitchenette
- Passenger lift
- 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 with electric charge points

- A** Zeus
- B** Zephyr Building
- C** HQ Building
- D** **Quad Two**
- E** Genesis Building
- F** Space & Technology Centre
- G** European Space Agency (ESA)
- H** Diamond Light Source
- I** Medical Research Council
- J** Public Health England

Terms

Available by way of pre-lease agreement with terms to be agreed. Further information available upon request. All terms are exclusive of VAT.



Layout

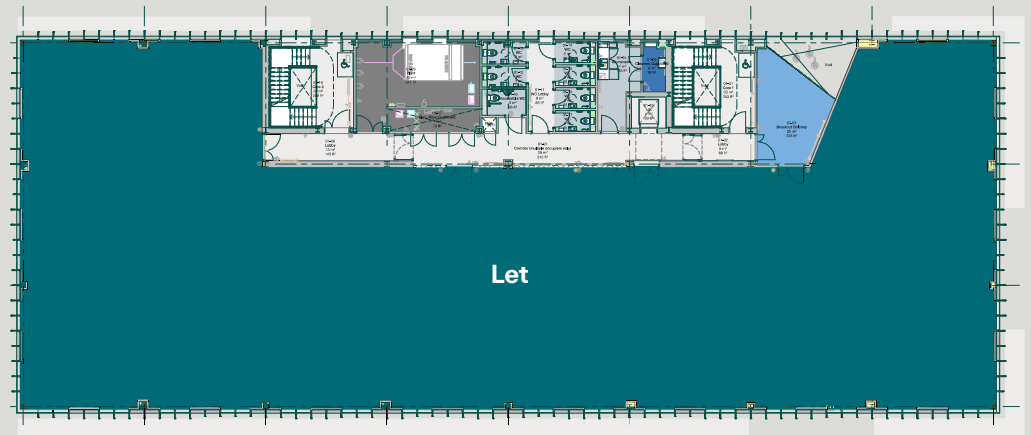
| Floor | Sq ft | Sq m |
|--------------|--------|-------|
| Ground Floor | 9,661 | 897.5 |
| First Floor | 10,308 | 957.6 |
| Second Floor | 10,670 | 991.3 |
| Third Floor | 7,222 | 670.9 |

- Office suites available from 2,200 sq ft
- Available as whole floors with the option to divide into smaller units (indicatively outlined in floor plan)

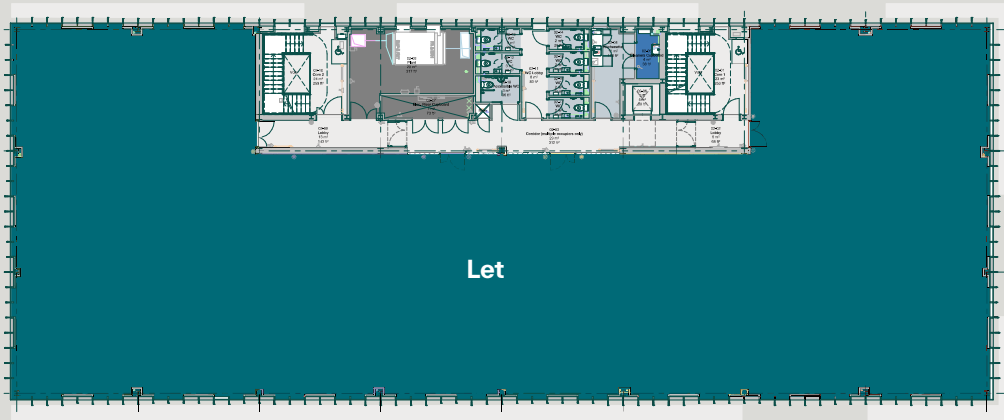
Ground Floor



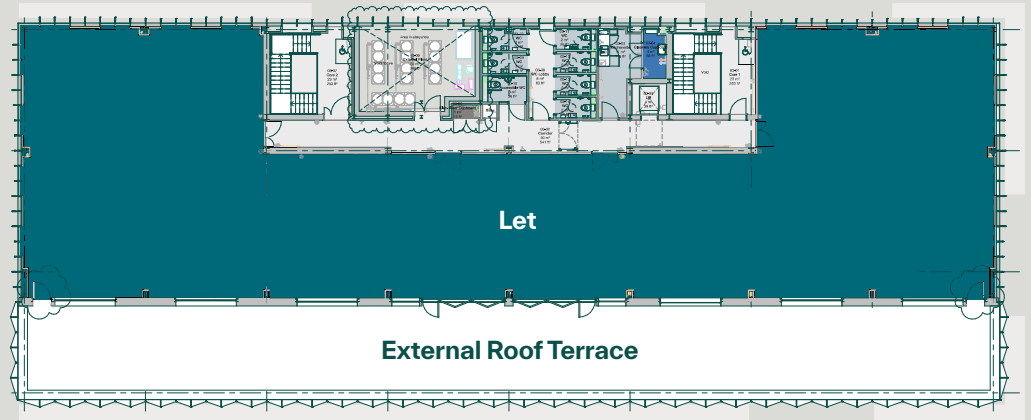
First Floor



Second Floor



Third Floor



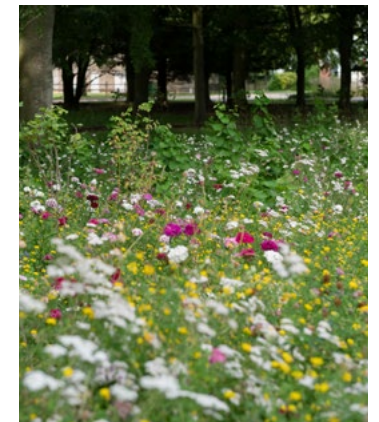
Sustainability & Biodiversity

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:

- 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
- Drainage of surface water via soakaway





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

For further information contact

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