

# Tech Foundry 2

3,540 sq ft to 75,154 sq ft available  
New R&D/Light industrial  
/Lab/Offices

AVAILABLE Q4 2024

HARWELL





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

Satellite Applications Catapult

National Quantum Computing Centre

Quad One

Agilent

UK Health Security Agency

Quad Two

Quad Three (PC Q3 2025)

Medical Research Council

Zeus

HQ Building

Zeta

BEPO

Catalent

Helios (PC Q3 2024)

Co:Labs (PC Q2 2025)

Tech Foundry 2 (PC Q4 2024)

● National Facilities and Key Stakeholders

● Existing and Future Developments

# 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.



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**700**

acres in Oxfordshire, part of the world-famous Oxford-Cambridge Arc

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**7k**

scientists, engineers and innovators forming a thriving community

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**60+**

nationalities represented, creating a truly global location

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**30+**

of the UK's finest universities are here: a real hub for institutions of learning

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**16**

unique 'big science' national facilities representing a UK Government investment of £3billion

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**200+**

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

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

# Tech Foundry

- Tech Foundry is a series of flexible, design-led, R&D/light industrial big box accommodation with additional first floor installation to suit occupier requirements
- The scheme is located on Curie Avenue, and within close proximity to a wealth of National Science Facilities
- 10m minimum clear internal height
- Level access loading doors
- Delivery of shell from Q4 2024
- EPC: Target B or better
- Phase One, Tech Foundry 1 & 2, offer multi-unit buildings with unit sizes from 3,500 sq ft and total capacity of 148,000 sq ft over ground and first floors
- Phase Two will offer 70,000 to 170,000 sq ft as a pre-let



TF1 and TF2 having the zinc and timber cladding finalised.



# Tech Foundry scheme

## Phase Two

- Floor space up to 170,000 sq ft
- Available from Q1 2026
- Ground floor footprint 70,000 sq ft

Tech Foundry 2

Tech Foundry 1

40m Service Yard

CURIE AVENUE

EIGHTH STREET

EIGHTH STREET

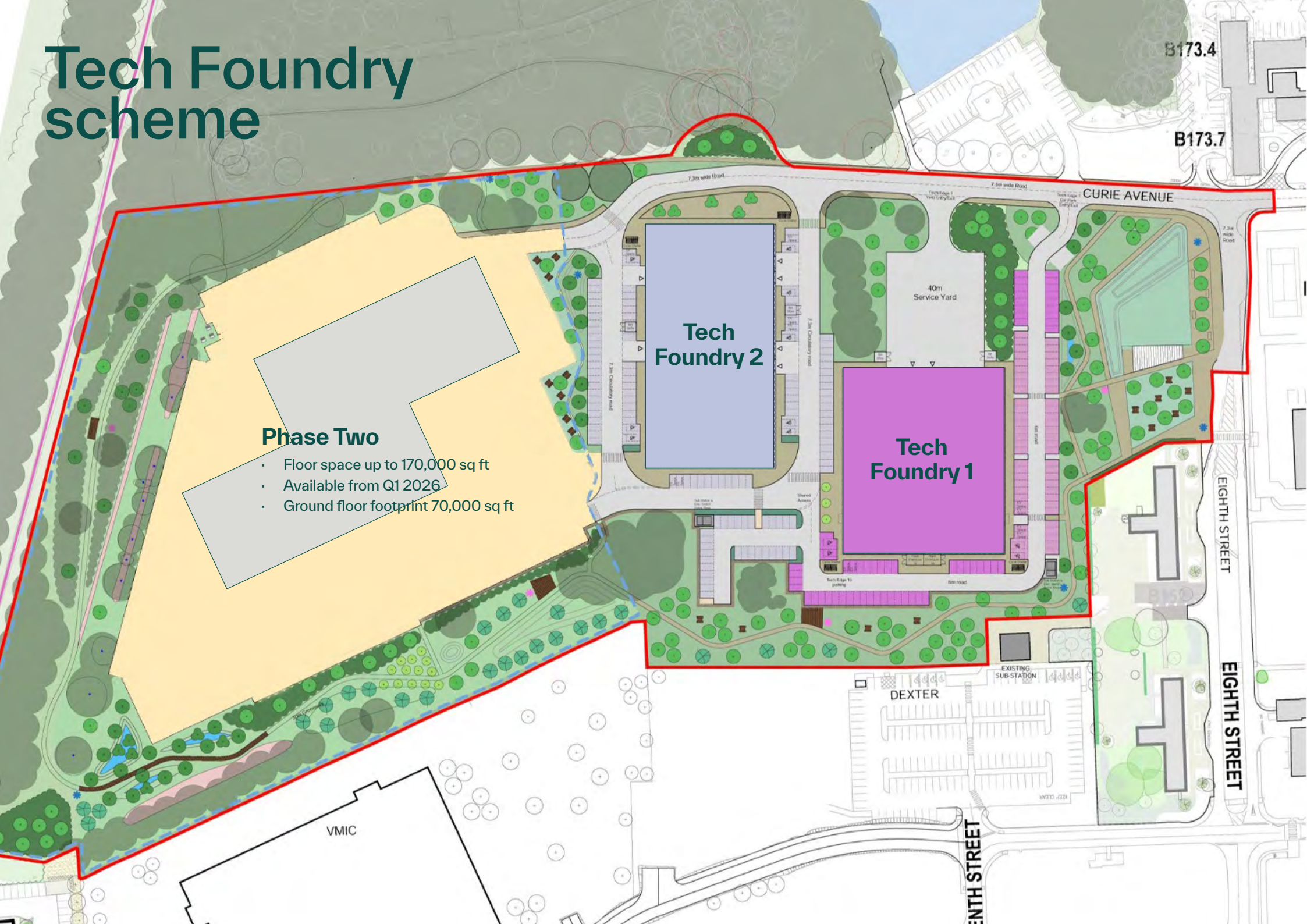
DEXTER

EXISTING SUB-STATION

VMIC

B173.4

B173.7



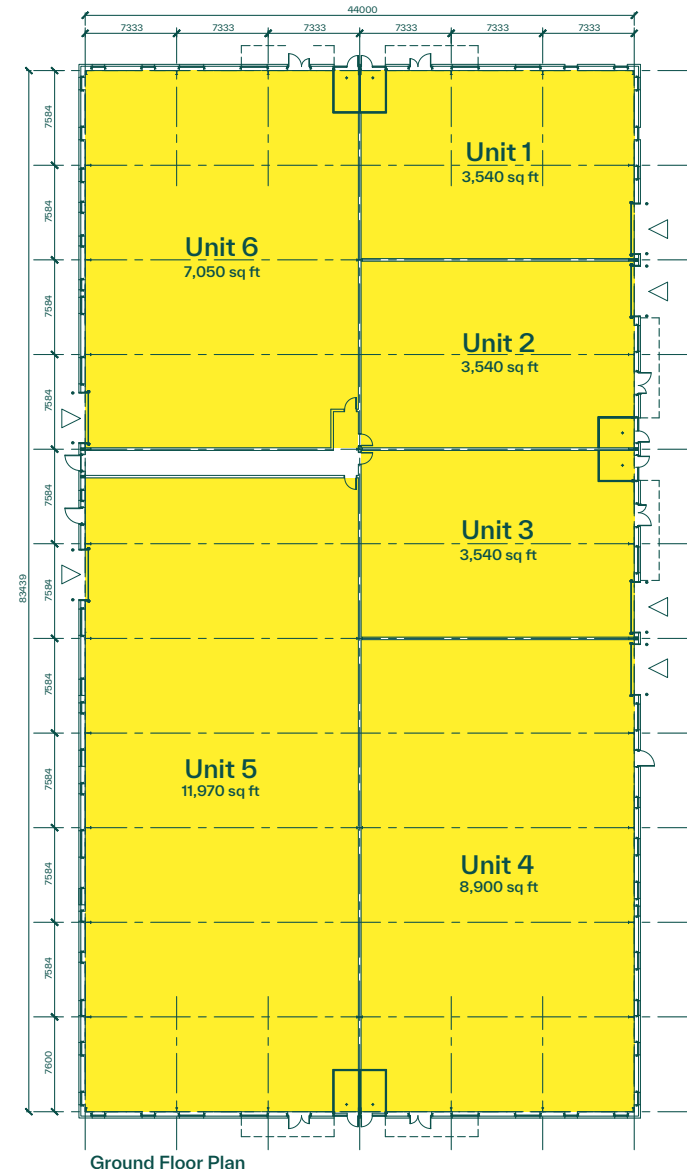
# Tech Foundry 2

- Single or multiple occupancy
- Footprint measures approximately 85m long x 45m deep x 10m
- The external wall treatment consists of, a smooth and textured finish, with contrasting natural timber cladding at high level
- Projecting entrance canopy with a green roof

## Schedule of Accommodation

(All areas are approximate gross internal)

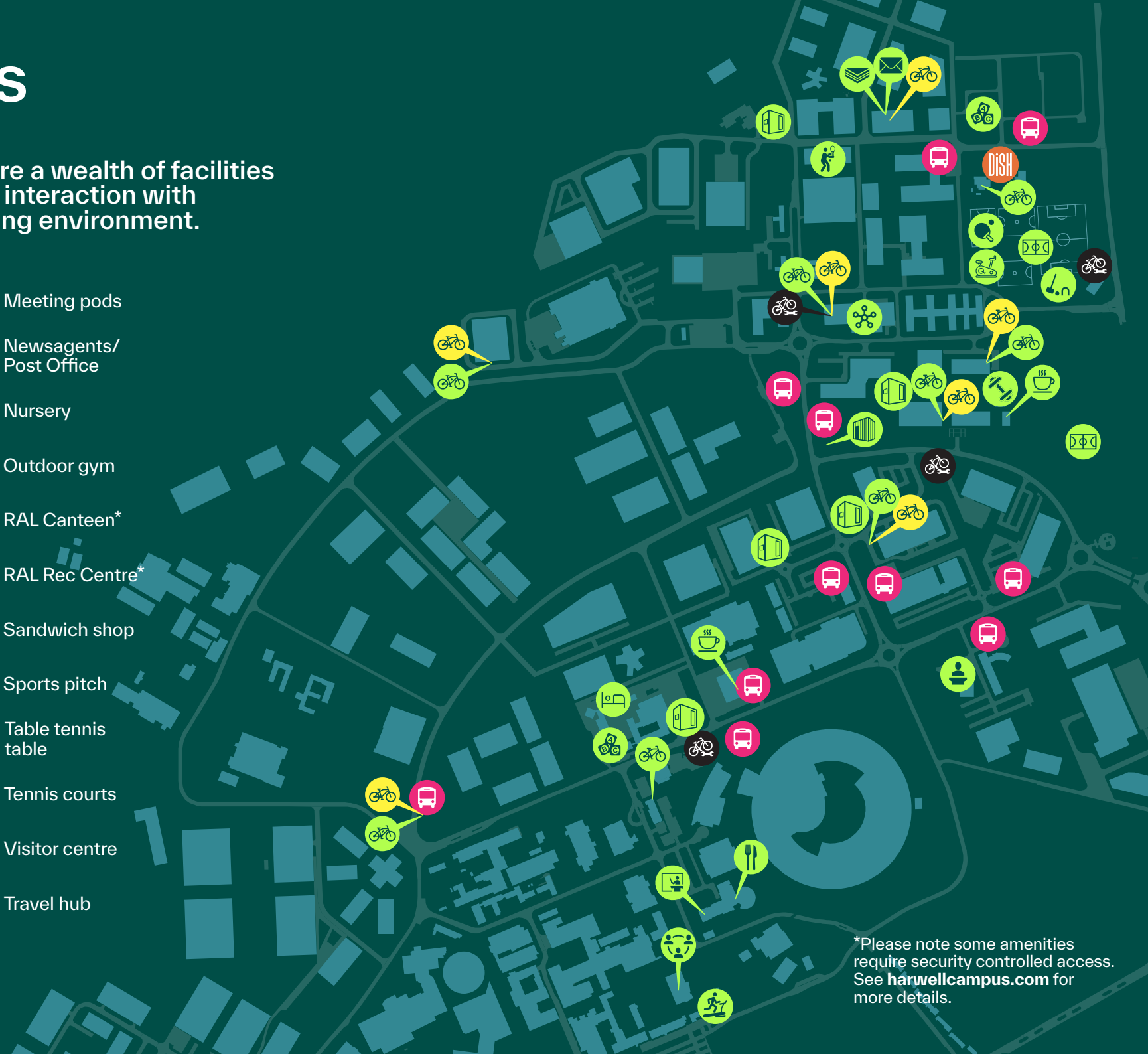
Unit	Ground Floor Sq m	Ground Floor Sq ft	First Floor (95%) Sq m	First Floor (95%) Sq ft	TOTAL Sq m	TOTAL Sq ft
Unit 1	329	3,540	313	3,363	642	6,903
Unit 2	329	3,540	313	3,363	642	6,903
Unit 3	329	3,540	313	3,363	642	6,903
Unit 4	827	8,900	786	8,455	1,613	17,355
Unit 5	1,112	11,970	1,056	11,372	2,168	23,342
Unit 6	655	7,050	622	6,698	1,277	13,748



# Amenities

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

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



\*Please note some amenities require security controlled access. See [harwellcampus.com](http://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



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



## Carbon & GHG Emissions

Transition our built environment portfolio towards Net Zero Carbon, halving emissions in our control by 2030.



## Materials & Supply Chain

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



## Climate Resilience & Adaptation

Make our buildings & infrastructure resilient to the predicted changes in the climate.



## 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 of 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





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

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

Satnav reference: OX11 0GD

what3words:  
///liked.divisible.cheaper

# For further information contact

## BIDWELLS

### Duncan May

duncan.may@bidwells.co.uk  
+44 (0) 7879 883886

### Jake Allen

jake.allen@bidwells.co.uk  
+44 (0) 7976 948445

## JLL

### Bridget Partridge

Bridget.Partridge@eu.jll.com  
+44 (0) 2073 995349  
+44 (0) 7921 309816

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