

# The HQ Building

GRADE A OFFICE SPACE FROM  
101 SQ FT TO 7,292 SQ FT  
(9 SQ M TO 677 SQ M)

AVAILABLE TO LET NOW

HARWELL





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



**The HQ Building is a comprehensively refurbished building centred around the Campus' cultural quarter offering the highest quality office plus a range of onsite amenities.**

The Grade A office suites are available now. This is an opportunity for both start-ups and established businesses to become part of a cutting-edge collaborative community driving the global future of science and technology.

The building has been architecturally remodelled to provide an exceptional working environment and is set in a fully mature landscape. Amenities include an adjacent 6,000 square foot gym, an independent café, communal breakout spaces, and the newly established street food park DiSH.

The campus has been designed as a place where professionals from around the world will choose to come and work, with amenities including nurseries, sports facilities, cafés, post office, mini supermarket, weekly pop-up food stalls and attractive public spaces. This is set to be further enhanced with proposals to construct an apart-hotel, along with a residential development to complement the work life balance on Campus.



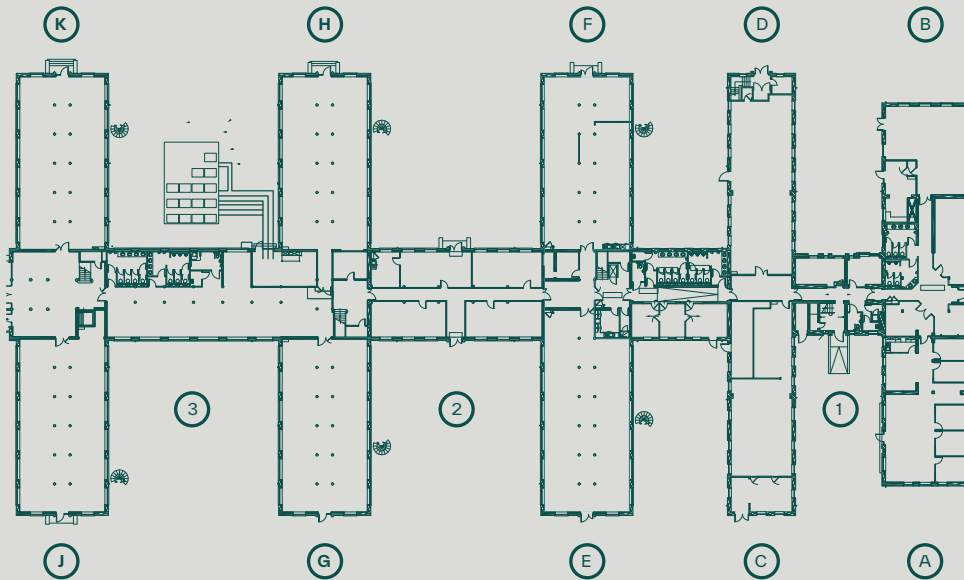
### Specifications

- Open plan and furnished suites available
- Air conditioning and natural ventilation
- Gas central heating
- Comprehensively refurbished
- Ducting for data / voice / power
- Broadband: substantial bandwidth to campus
- Modern access control system
- PIR lighting
- Communal break-out areas.
- Adjacent to gym, cafe and DiSH
- Excellent natural light
- EPC: C62

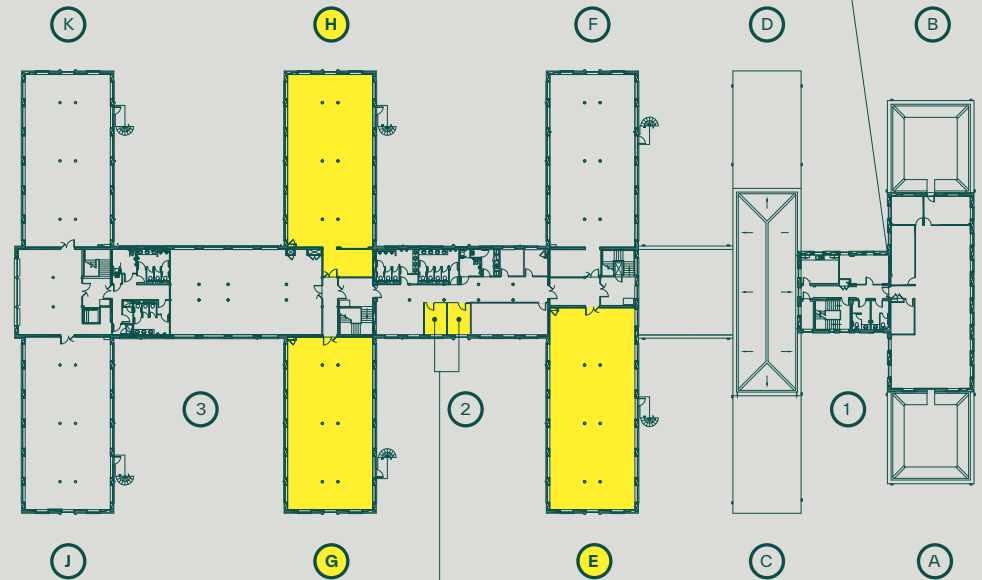
- A** HQ Building
- B** Zephyr Building
- C** Zeus
- D** Quad One and Quad Two
- E** Genesis Building
- F** RAL Space
- G** European Space Agency (ESA)
- H** Diamond Light Source
- I** Medical Research Council
- J** UK Health Security Agency
- K** MinION Building

# Current availability

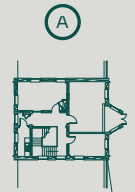
Ground Floor



First Floor



Second Floor



● Available units

First Floor Offices  
Corridor Link Suites  
5 and 6

Suite	Sq ft	Sq m	Availability
First Floor Wing E	2,526	235	Available
First Floor Wing H	2,381	221	Available
First Floor Wing G	2,174	202	Available
First Floor Link Suite 5	110	10	Available
First Floor Link Suite 6	101	9	Available
<b>Total Availability</b>	<b>7,292</b>	<b>677</b>	



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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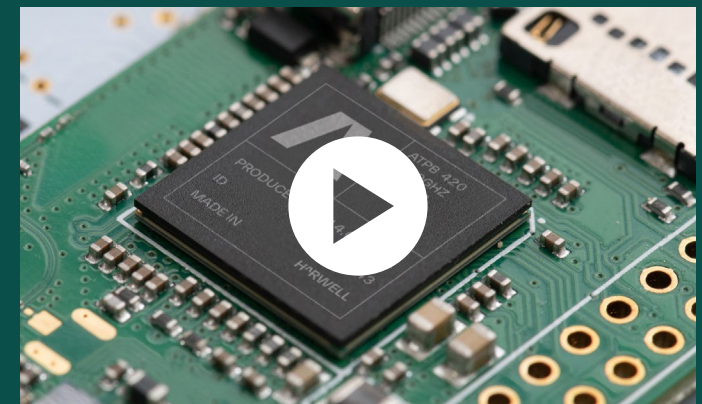
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# HARWELL

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