

Zeta

Units from 5,949 sq ft (552 sq m)
up to a self-contained building of
39,118 sq ft (3,634 sq m) GIA

Office/Lab/R&D

AVAILABLE NOW



H[^]RWELL



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 Q1 2025)

Medical Research Council

Zeus

HQ Building

Zeta

BEPO

Catalent

Helios (PC Q3 2024)

Co:Labs (PC Q2 2026)

Tech Foundry (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.



700

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

7k

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 £3billion

200+

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



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

Zeta

- Zeta is a design-led detached office and R&D building by Allies and Morrison on the Harwell Campus
- Zeta is an important landmark building on campus, facing onto the Eighth Street roundabout in the heart of a major development area, surrounded by Catalent, the Zeus building, Quad and Tech Foundry
- Zeta offers the flexibility of three individual units with shared entrance and amenities or as a single self-contained building
- Flexible space with minimum 8.25m clear internal height and capability to add first floors
- Zeta is designed for Net Zero in operation with a Fabric First approach to achieve high energy performance
- Delivered to shell and core



Zeta's aesthetic carefully considers its surrounding context and proximity to neighbouring buildings, taking design inspiration from its sister building Zeus.

Zeta's simple external form helps to minimize the overall massing and is sympathetic to the landscaped surroundings.

The composition of the façades reflect the hierarchy of routes and the orientation, whilst the lofty south facing gable ends delivers an impressive welcome. The placement, size and orientation of the openings are carefully considered to ensure the space is daylit, providing views and controlling solar gain. Shading devices enabling further control whilst adding relief, shadow and interest to the façades.

The result is a building that sits harmoniously within its landscape and will contribute positively to the character of the campus.



Layout

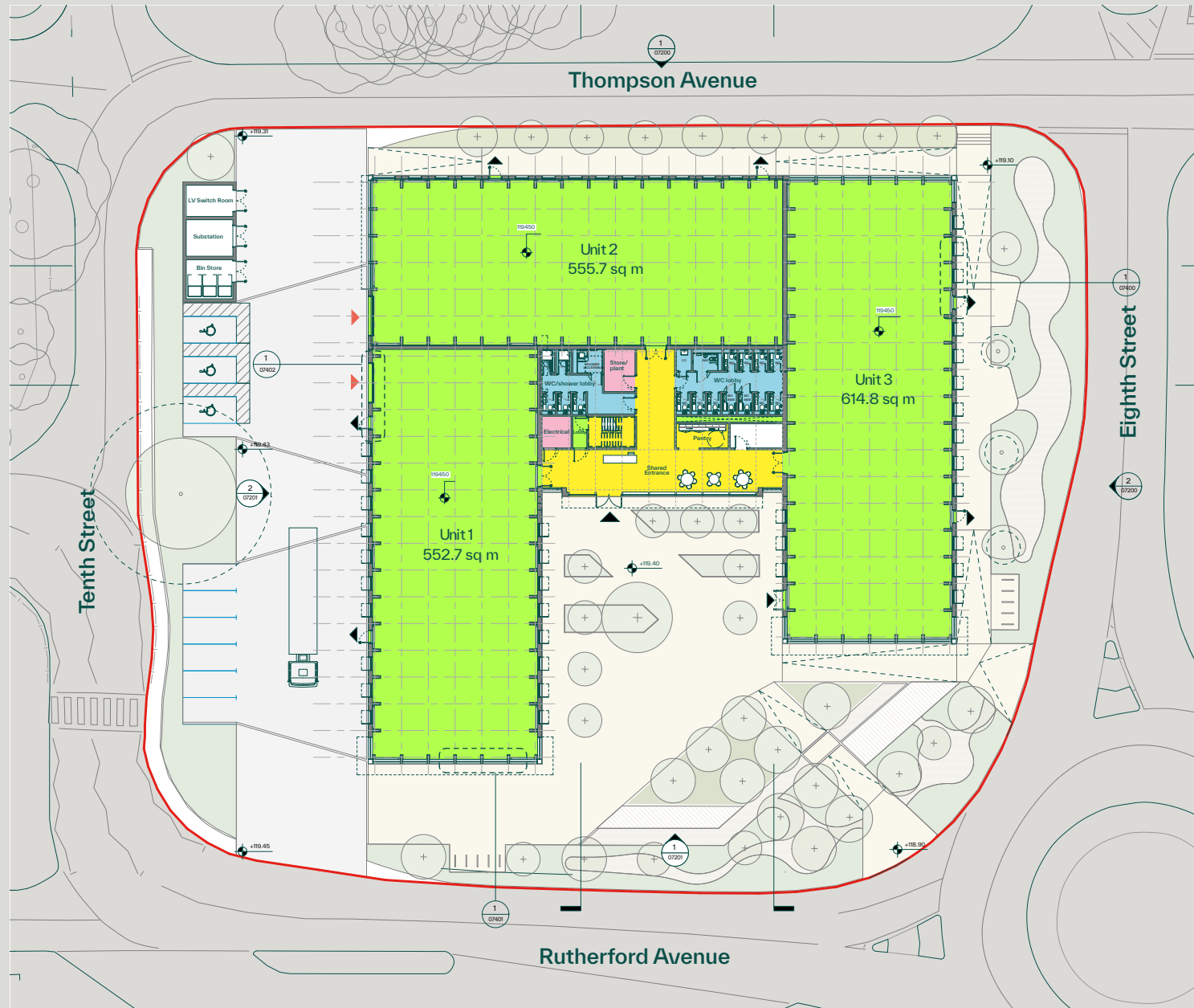
Unit	Ground Floor Sq m	Ground Floor Sq ft	First Floor (95%) Sq m	First Floor (95%) Sq ft
Unit 1	552.7	5,949	525	5,652
Unit 2	555.7	5,981	527.9	5,682
Unit 3	614.8	6,618	584.1	6,287
Amenity block	273.8	2,949		
Whole Building	1,997.1	21,497	1,637	17,261

Gross Internal Floor Areas

The above units could be combined to provide a larger unit or let to single tenant for all three of the units.

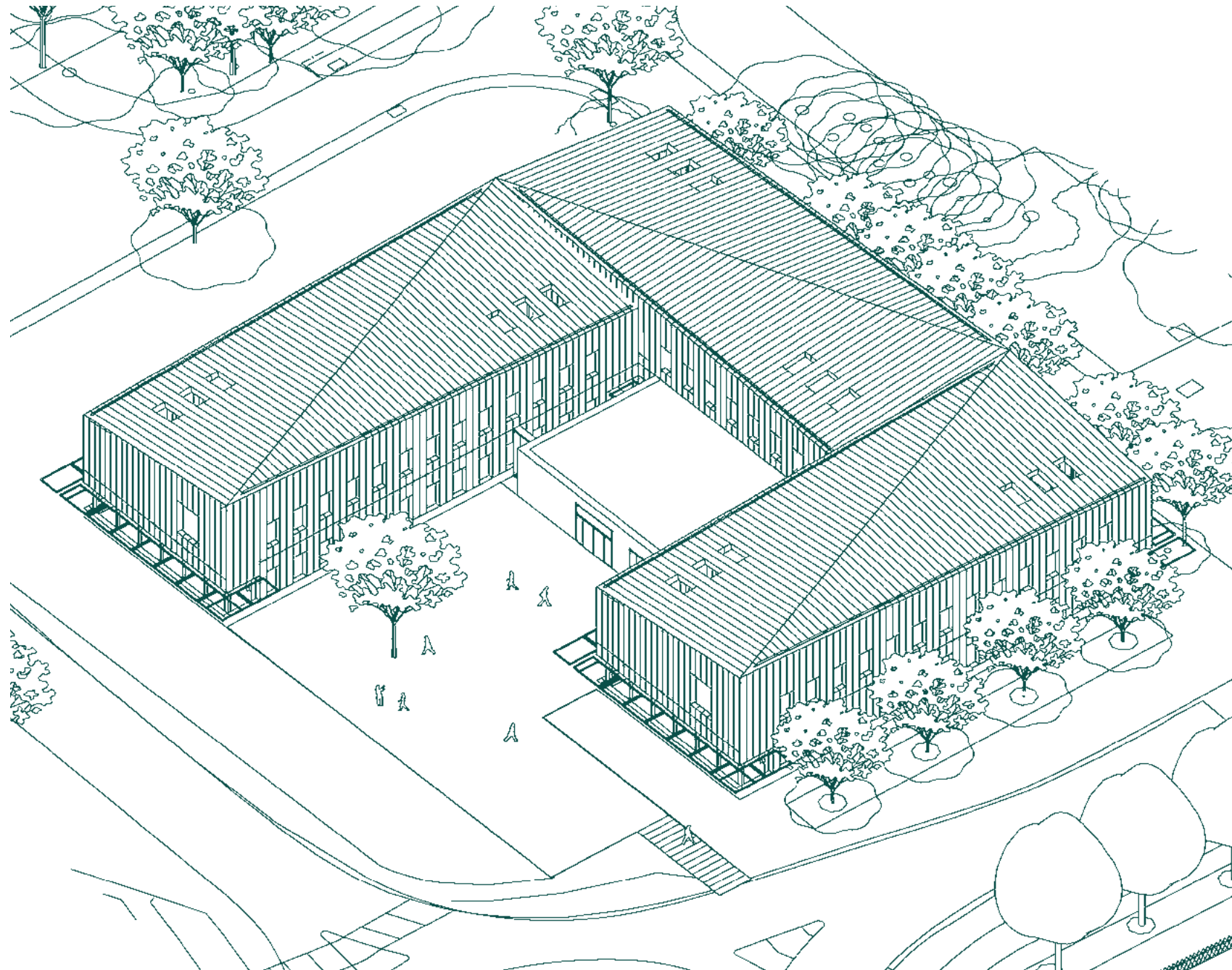
Key

- Office/Lab/R&D
- Entrance
- Shower/Changing/WC
- Plant



Specification

- Biodiverse Green Roof
- Solar Shading and brise soleil
- Full height service doors – 5m high x 4m wide
- Reinforced concrete slab – minimum 48kN/m² loading
- Minimum clear height 8.25m
- Central entrance and amenity block with toilets, showers, kitchenette and plant rooms
- Kitchenette
- Roof lights (min double glazed)
- Parking – 55 spaces
- Cycle parking – 20 spaces
- Accessible parking – 3 spaces
- EPC: Target B or better



Appearance

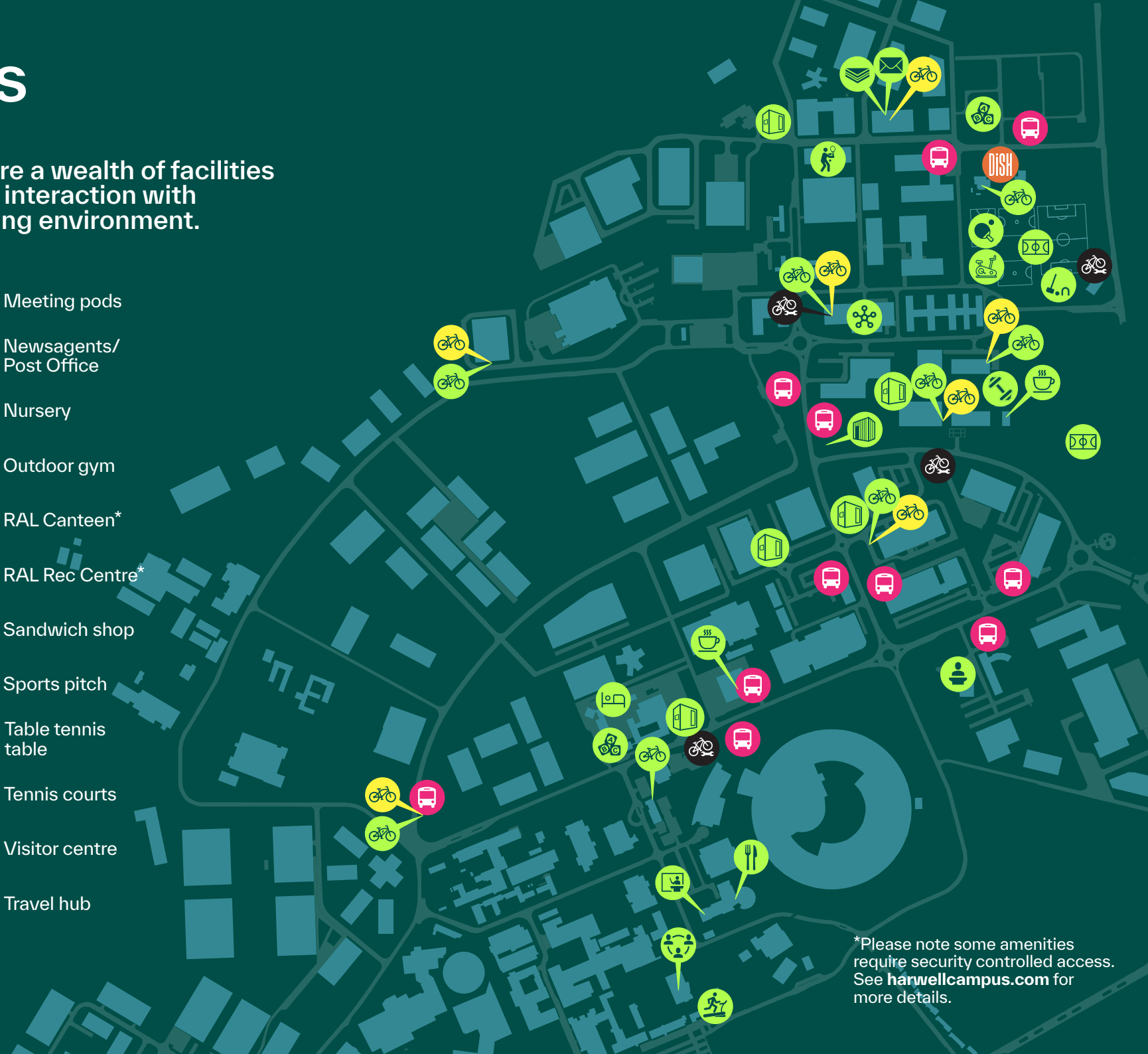
- The distinctive cladding consists of unique zinc interlocking panels
- Different profiled metal sheets form a continuous wrap around the building which is punctuated by regularly spaced windows at ground and first floors
- Additional rooflights bring light to any potential future mezzanine at first floor
- A brise soleil provides solar shading to the southern gable ends
- Solar shading around the windows on west and east elevations



Amenities

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

- | | |
|--|--|
|  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 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 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



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



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:
///originals.orbit.dumplings

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