

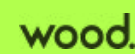
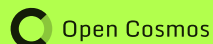
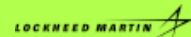
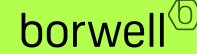
Be at the centre of the UK's  
Gateway to Space

# 7 Library Avenue

2,007 SQ FT / 186 SQ M (NIA)  
OFFICE / R&D SPACE  
AVAILABLE TO LET

HARWELL

# Space Cluster







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

**7 Library Avenue**

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



# HARWELL SPACE

Library Avenue is at the centre of the Harwell Space Cluster and is an excellent launchpad for growing companies. The Harwell Space Cluster forms an integral part of the UK's space sector and has grown into a dynamic, enterprising ecosystem of 105 space organisations employing over 1,400 people.



3



1



2



4

The Space Cluster was the first at Harwell Campus and home to RAL Space, the UK's National Laboratory.



Scan here to watch the Space Cluster video

- 1 Inside RAL Space's laboratories
- 2 Satellite Applications Catapult's Video Wall
- 3 The European Data Relay System Ground Segment at Harwell Campus
- 4 National Satellite Test Facility



# Bringing space to reality



- A** 7 Library Avenue
- B** Astroscale
- C** Airbus
- MDA Space and Robotics/  
Thales Alenia Space/  
MagDrive
- E** Helix Geospace
- F** Oxford Space Systems
- G** Lockheed Martin
- H** HE Space
- I** National Satellite Testing Facility
- J** Satellite Applications  
Catapult / UK Space Agency
- K** Rezatec
- L** European Space Agency
- M** RAL Space

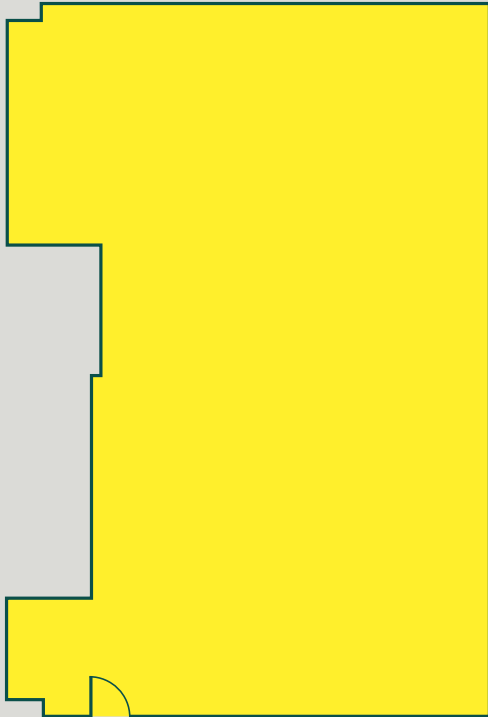


← A34/M4 (55 minutes to Heathrow Airport)

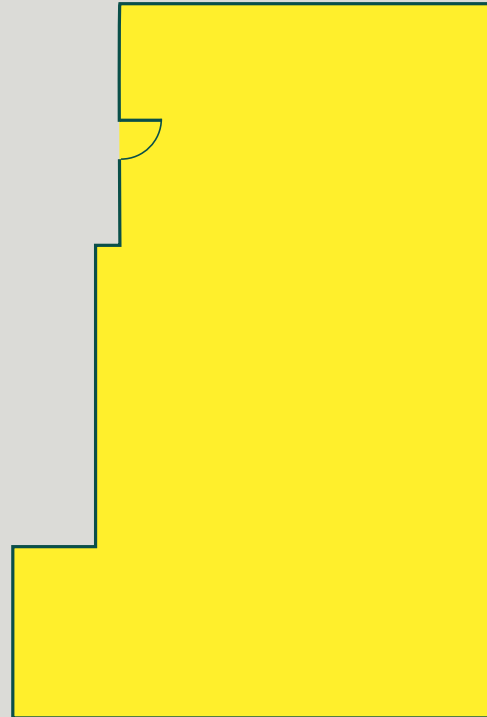


# Unit 7 Library Avenue

Ground floor



First floor



	Sq ft	Sq m
Ground Floor	1,032	96
First Floor	975	90
<b>TOTAL</b>	<b>2,007</b>	<b>186</b>

(Measured on NIA basis)

## Specifications

- Broadband: substantial bandwidth available on campus
- EPC B
- Adjacent to National Laboratory Facilities
- EV charging points
- 6 Parking Spaces
- Raised Metal Floors and floor boxes
- Security Alarm
- LED Lighting
- Kitchenette
- WCs on each floor
- Newly refurbished



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 OGD  
Source: RAC, National Rail Enquiries



# For further information contact

## BIDWELLS

### George Brown

george.brown@bidwells.co.uk  
+44 (0) 1865 985628  
+44 (0) 7881 664483

### Robert Beatson

robert.beatson@bidwells.co.uk  
+44 (0) 1865 592627  
+44 (0) 7976 590996

## JLL

### Bridget Partridge

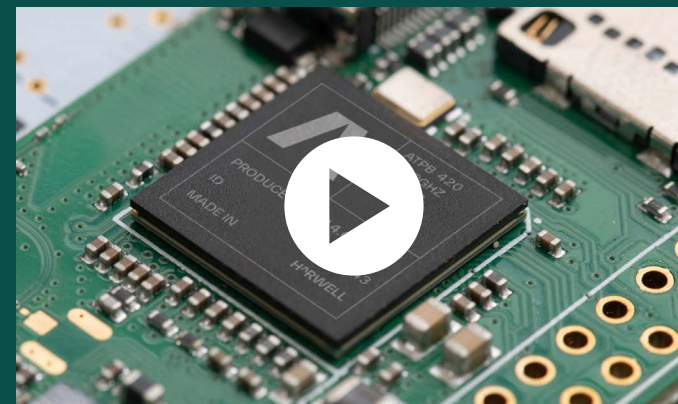
Bridget.Partridge@eu.jll.com  
+44 (0) 2073 995349  
+44 (0) 7921 309816

### Paddy Shipp

Paddy.Shipp@eu.jll.com  
+44 (0) 2070 875357  
+44 (0) 7469 155531

# HARWELL

Harwell Science and Innovation Campus Limited Partnership or Bidwells or JLL give notice that these property particulars are provided as a general outline for guidance only. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. As such, it does not constitute or form part of a contract. No person in the employ of Harwell Science and Innovation Campus Limited Partnership or Bidwells or JLL as representing agents of the property displayed has the authority to make or give any representation or warranty in relation to the property. Unless otherwise stated, all rents and prices quoted in these property particulars are exclusive of VAT which may be payable in addition to the amount quoted. Subject to contract. January 2024



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

in [harwellcampus](#)

[harwellcampus](#)