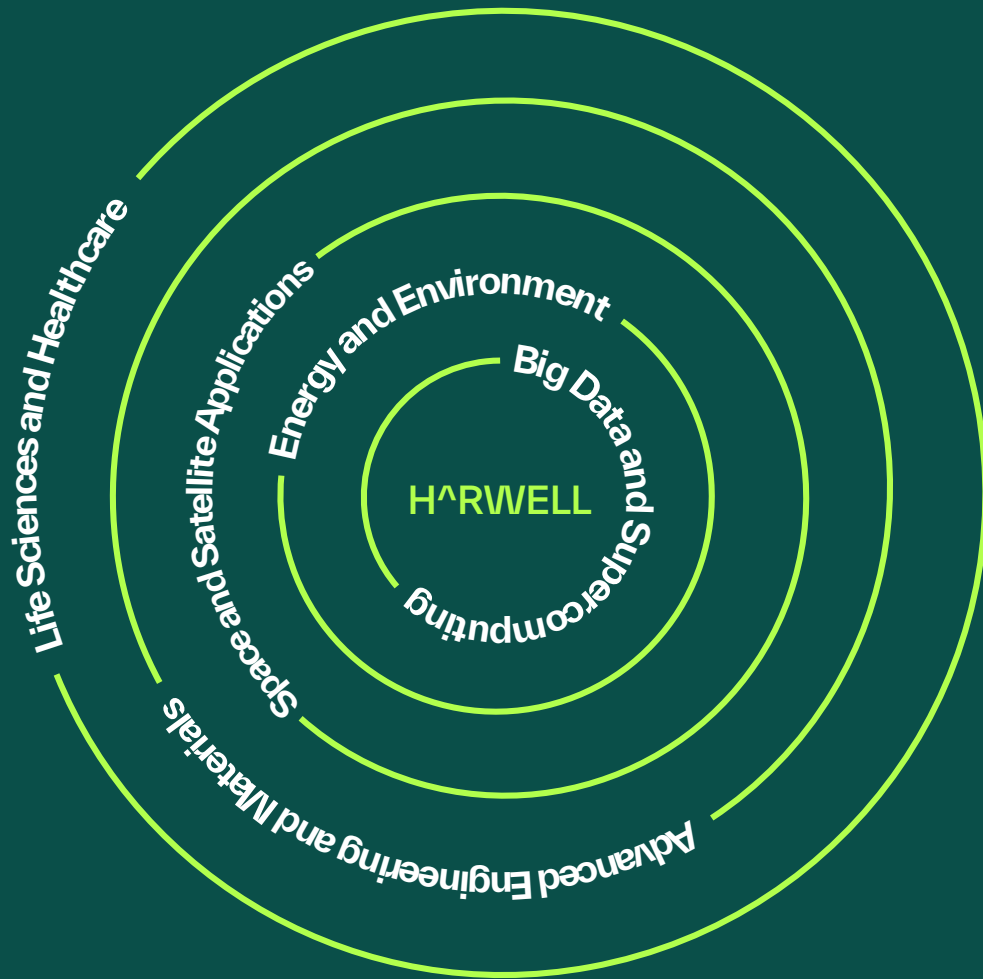


BEP0

3,172 sq ft – 32,759 sq ft available
New R&D Space, Offices and
Laboratories

HARWELL





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

New R&D space, offices and laboratories from 3,172 sq ft are available with flexible first and second floor accommodation within the BEPO building

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)

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

BEPO comprises a series of flexible work spaces generally in a terraced arrangement with associated servicing and car parking, all on a self-contained landscaped site at Harwell Campus.

BEPO

Like all residents at Harwell Campus, the BEPO Building is a trailblazer. The building initiates the next exciting development phase of the Campus, anchored by the completion of the Catalent building. The Building delivers premium R&D accommodation enveloped by world class Science & Technology establishments and beautiful Oxfordshire countryside.

The campus is a place where professionals from around the world choose to come and work, with amenities that include 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 100's of new homes that are coming soon, offering affordable homes for the campus workforce.

Units are available to lease immediately, with rental and terms to be agreed. Business Rates to be assessed. All terms exclude VAT.

Specifications

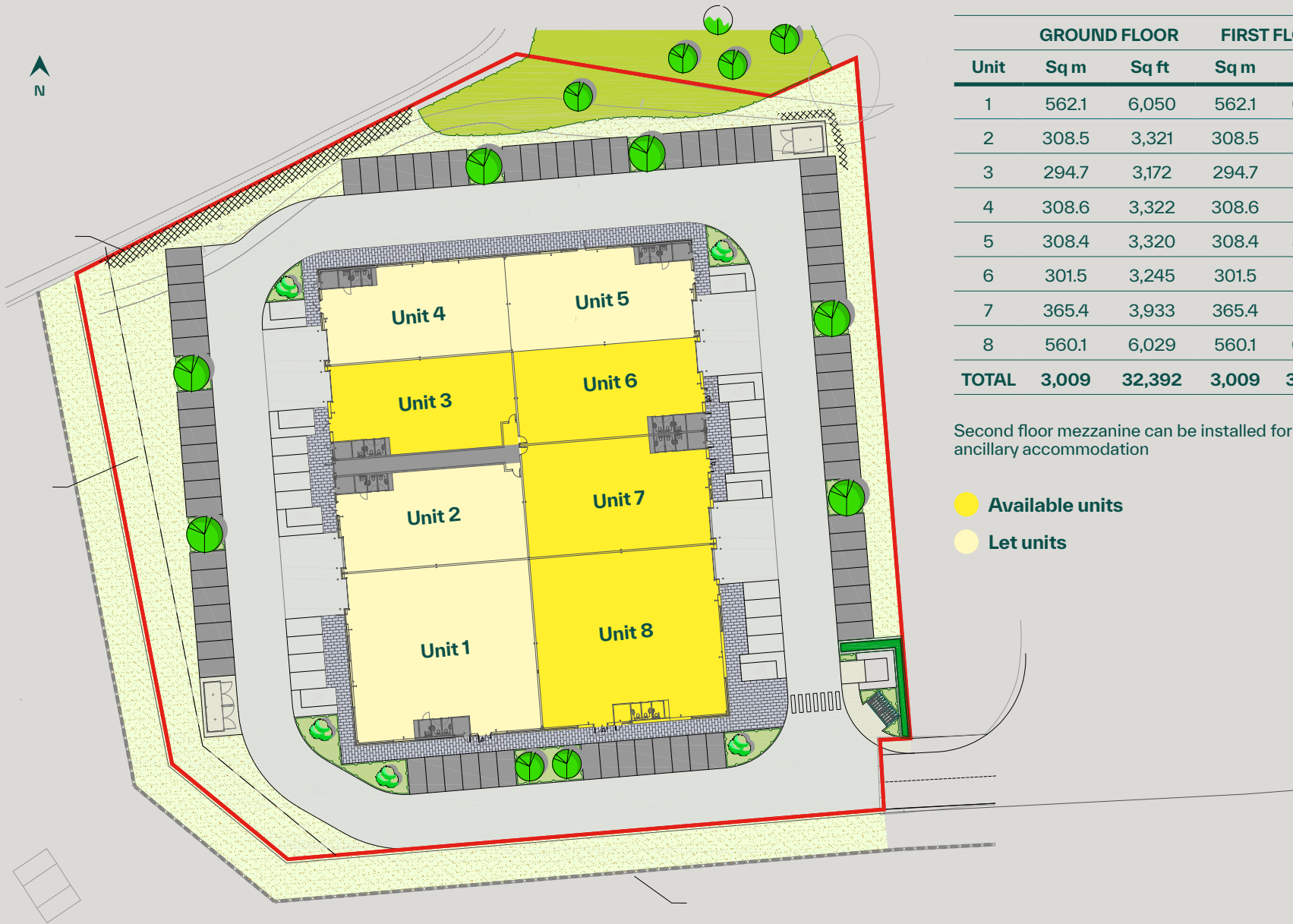
- Suitable for R&D, offices, laboratory, clean room, light engineering and production
- Flexible unit sizes from 294 sq m (3,172 sq ft) to 3,043 sq m (32,759 sq ft)
- 3 phase electricity
- Service doors; 4m wide by 5m high
- Allocated car parking
- Options for two & three storey accommodation as well as full clear height
- Available as shell ready for tenant fit out
- Full clear internal height of 10 metres
- Broadband: substantial bandwidth available on campus
- EPC A (Shell)







BEP0



Unit	GROUND FLOOR		FIRST FLOOR		TOTAL		EPC Rating (shell)
	Sq m	Sq ft	Sq m	Sq ft	Sq m	Sq ft	
1	562.1	6,050	562.1	6,050	1,124.2	12,101	A20
2	308.5	3,321	308.5	3,321	617.0	6,641	A19
3	294.7	3,172	294.7	3,172	589.4	6,344	A20
4	308.6	3,322	308.6	3,322	617.2	6,643	A23
5	308.4	3,320	308.4	3,320	616.8	6,639	A23
6	301.5	3,245	301.5	3,245	603.0	6,491	A23
7	365.4	3,933	365.4	3,933	730.8	7,866	A22
8	560.1	6,029	560.1	6,029	1,120.2	12,058	A22
TOTAL	3,009	32,392	3,009	32,392	6,019	64,784	-

Second floor mezzanine can be installed for additional office/ ancillary accommodation

- Available units
- Let units



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

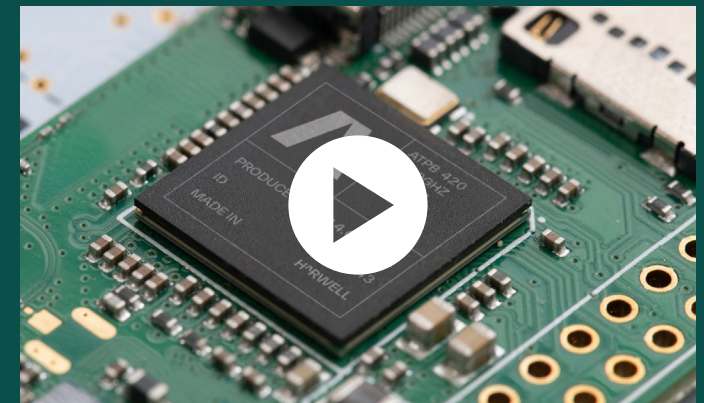
Bridget.Partridge@eu.jll.com
+44 (0) 2073 995349
+44 (0) 7921 309816

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

in [harwellcampus](#)

[harwellcampus](#)