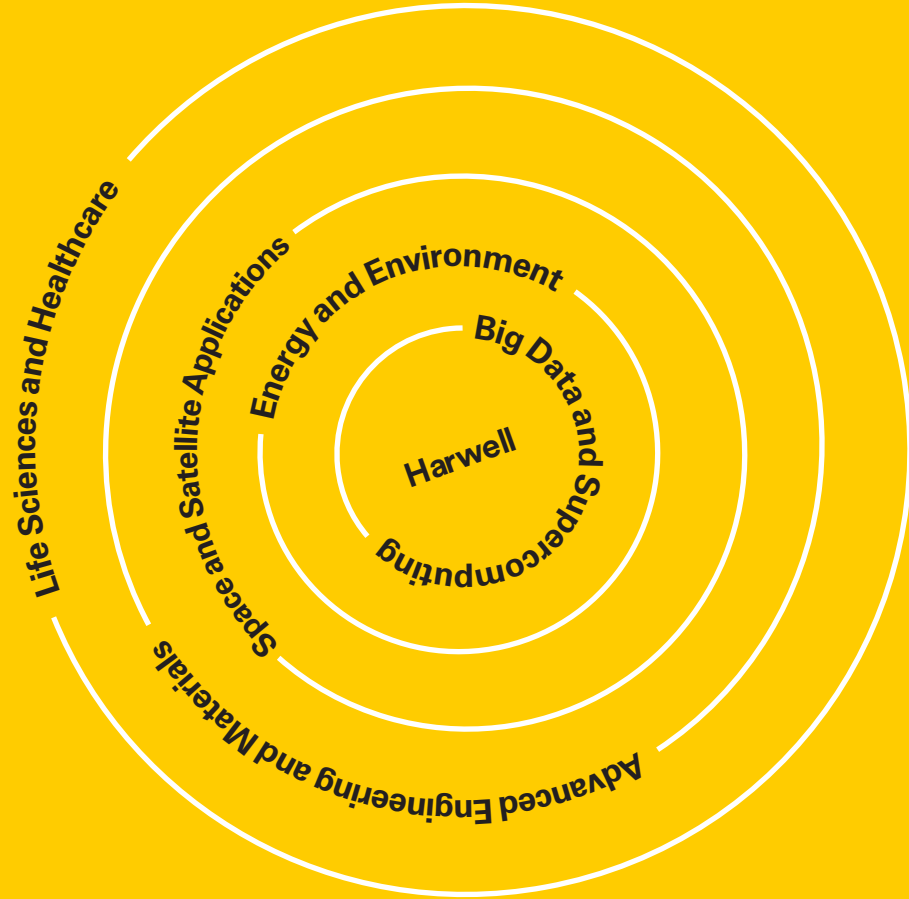


Harwell

Offices and Laboratories

RUNWAY BUILDINGS

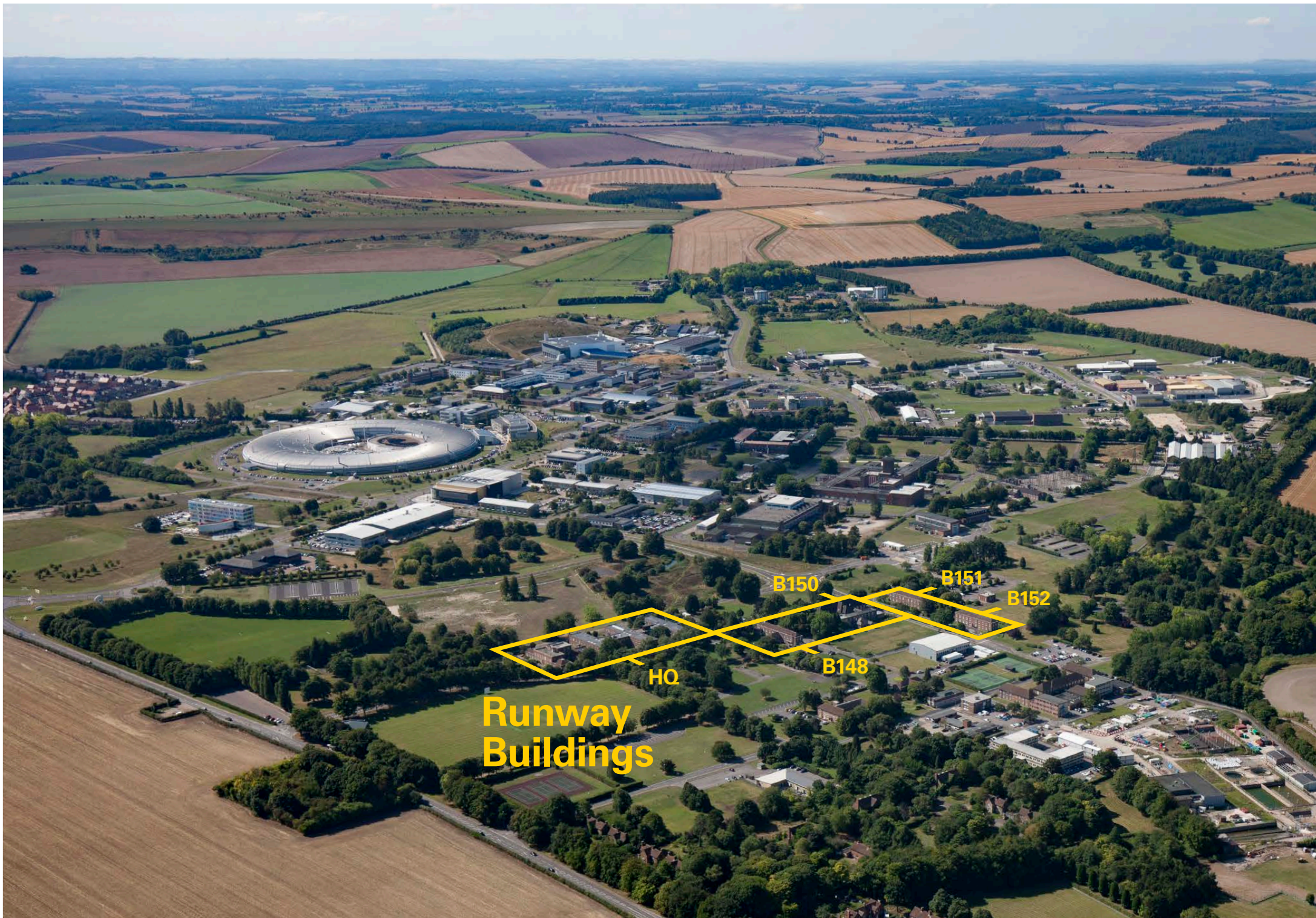
Brilliance Every Day



**NOWHERE ELSE ON EARTH
OFFERS HARWELL'S UNIQUE
COMBINATION OF WORLD-
LEADING TALENT AND FACILITIES.**

**OFFICES AND LABORATORIES
FROM 2,000 TO 20,000 SQ FT
ARE AVAILABLE TO LET WITHIN
THE RUNWAY BUILDINGS.**

BE PART OF TOMORROW.



**Runway
Buildings**

HO

B148

B150

B151

B152

THE UK'S HOME OF INNOVATION



"It's often the intersection, the collision of different people with different takes on problems, which creates wholly new ways of looking at things and solving problems."

Professor Andrew Harrison CEO,
Diamond Light Source

Harwell is where the world of tomorrow is taking shape. Fast becoming one of the world's largest and most important science and innovation locations, it's a community of 5,500 scientists, engineers and innovators, collaborating on many of the world's most advanced technologies, and delivering breakthroughs that will transform lives worldwide.

Today home to national and international institutions including The Science and Technology Facilities Council, The European Space Agency, The Medical Research Council and the UK Space Gateway, Harwell is founded on a legacy of groundbreaking innovations, from Europe's first nuclear reactor in 1947, and the world's first transistorised computer in 1953, to the Diamond Light Source, synchrotron in 2007.

With exceptional individuals from more than 60 countries and world-leading open access facilities on one site, Harwell is a hotbed of cross-sector innovation. This is a community in every sense of the word, designed for living as well as working, with an international outlook and a uniquely collaborative culture.

Business and professional development is a priority here, with an active approach to nurturing collaboration through open days, forums and networking events.

A focus for UK Government investment in science and technology, Harwell is a designated Enterprise Zone, entitling technology companies to business rate discounts of up to £55,000 for five years. Ambitious plans for future growth include millions more square feet of commercial and technical space, accommodating tens of thousands of the world's brightest and most dedicated scientists and engineers.

A wealth of global scientific and engineering talent is readily accessible on-site, and in nearby Oxford, London and Cambridge.



710 ACRES
5,500 PEOPLE
200+
ORGANISATIONS
TALENT FROM OVER
60 COUNTRIES

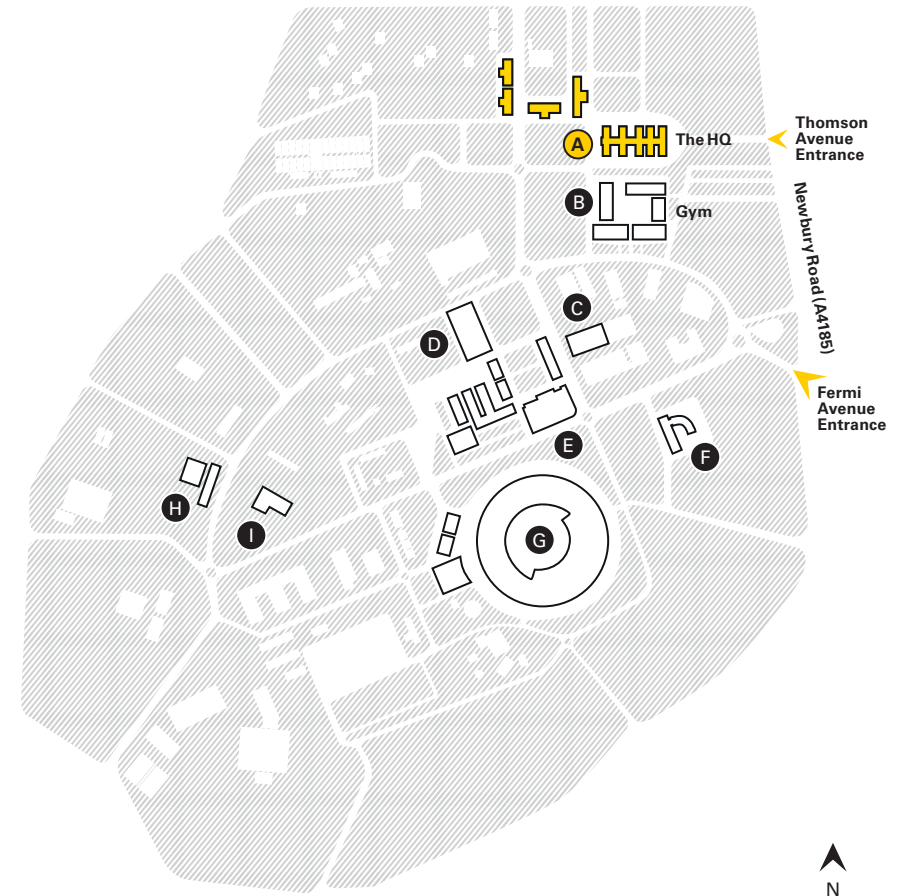
The Runway Buildings are a cluster of comprehensively refurbished buildings centred around the HQ, offering high quality office and laboratory space, plus a range of staff amenities.

These Grade A office and laboratory suites of up to 20,000 square feet are available from late-2017. 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 buildings have been architecturally remodelled to provide an exceptional working environment and are set in a fully mature landscape. Staff amenities include an adjacent 6,000 square foot gym and an independent café.

The campus has been planned 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 over 1,000 homes, with starter homes offered at a discounted rate to the new tenants of the Runway Buildings.

RUNWAY BUILDINGS



The HQ, courtesy of Bill Nicholls



Specifications

- Mixture of modern open plan and individual rooms
- Air conditioning
- New lighting, carpets, toilets and showers
- Broadband: substantial bandwidth available on campus
- Artisan café
- EPC to follow refurbishment
- Adjacent to new Quad development and gym

Harwell Campus

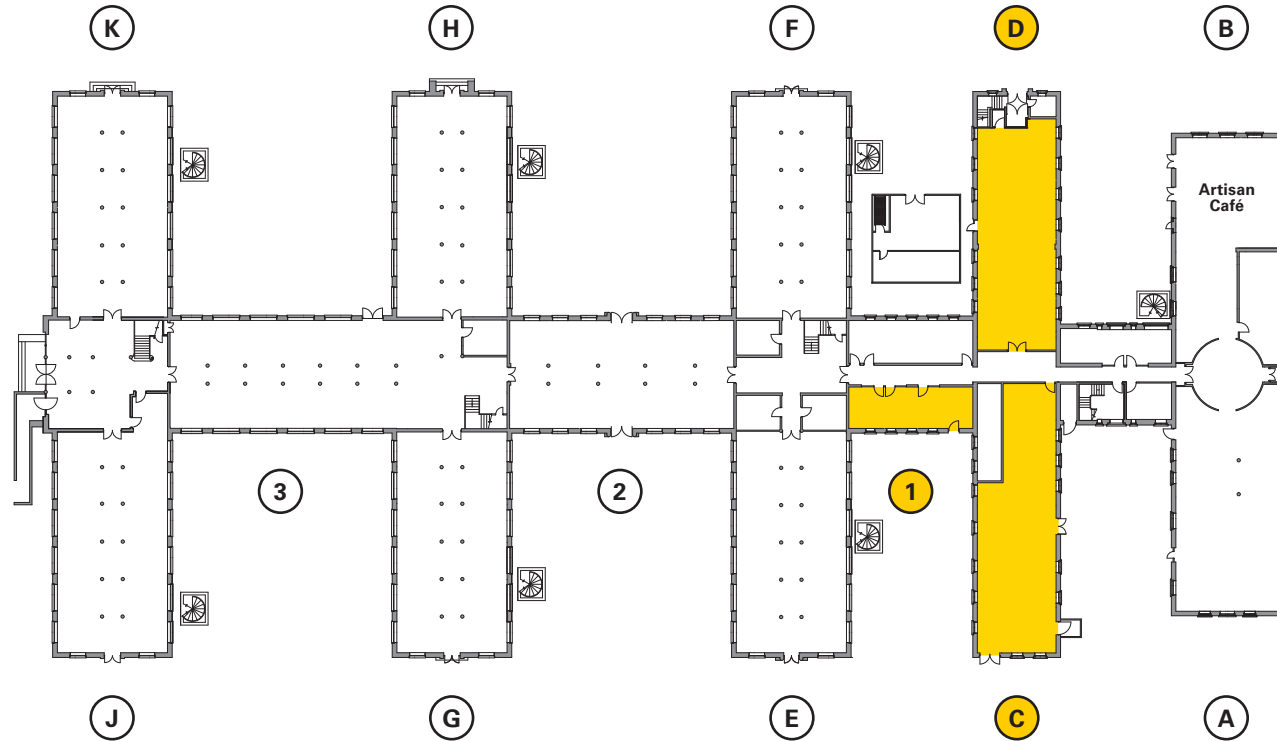
- A** Runway Buildings and Café
- B** The Quad
- C** Zephyr Building
- D** Genesis Building
- E** Space & Technology Centre
- F** European Space Agency (ESA)
- G** Diamond Light Source
- H** Medical Research Council
- I** Public Health England

The HQ

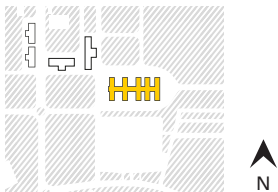
Ground Floor

A prestigious building, originally commissioned and occupied by the RAF and latterly the former headquarters of the UK Atomic Energy Authority, HQ forms part of the Runway group of legacy buildings on campus. HQ and Runway's historic names are drawn from Harwell's significance as an RAF base, the airfield runways giving rise to the straight avenues at Harwell that can still be seen today. HQ was also the site of several pioneering developments in the evolution of nuclear energy.

The architects have been careful to preserve HQ's distinctive character, joining period features such as high ceilings and sash windows with the latest technology to offer comprehensively refurbished contemporary office and laboratory space.



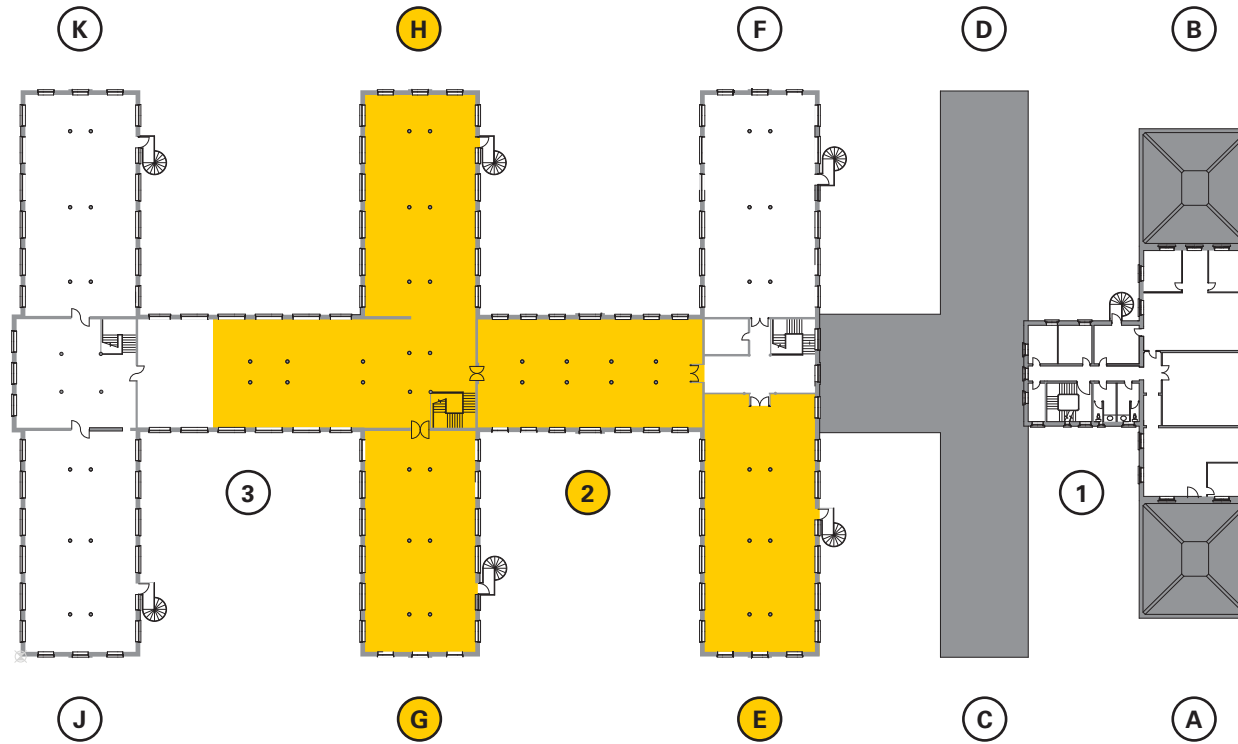
● Available Units



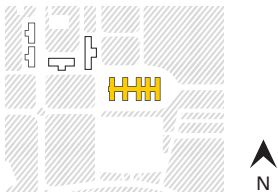
SUITE	SQ.FT	SQ.M
C	1,640	152
D	1,696	158
E* (under offer)	2,400	223
F* (under offer)	2,205	205
1	467	43
2* (under offer)	2,857	265
TOTAL	11,265	1,046

The HQ

First Floor



● Available Units

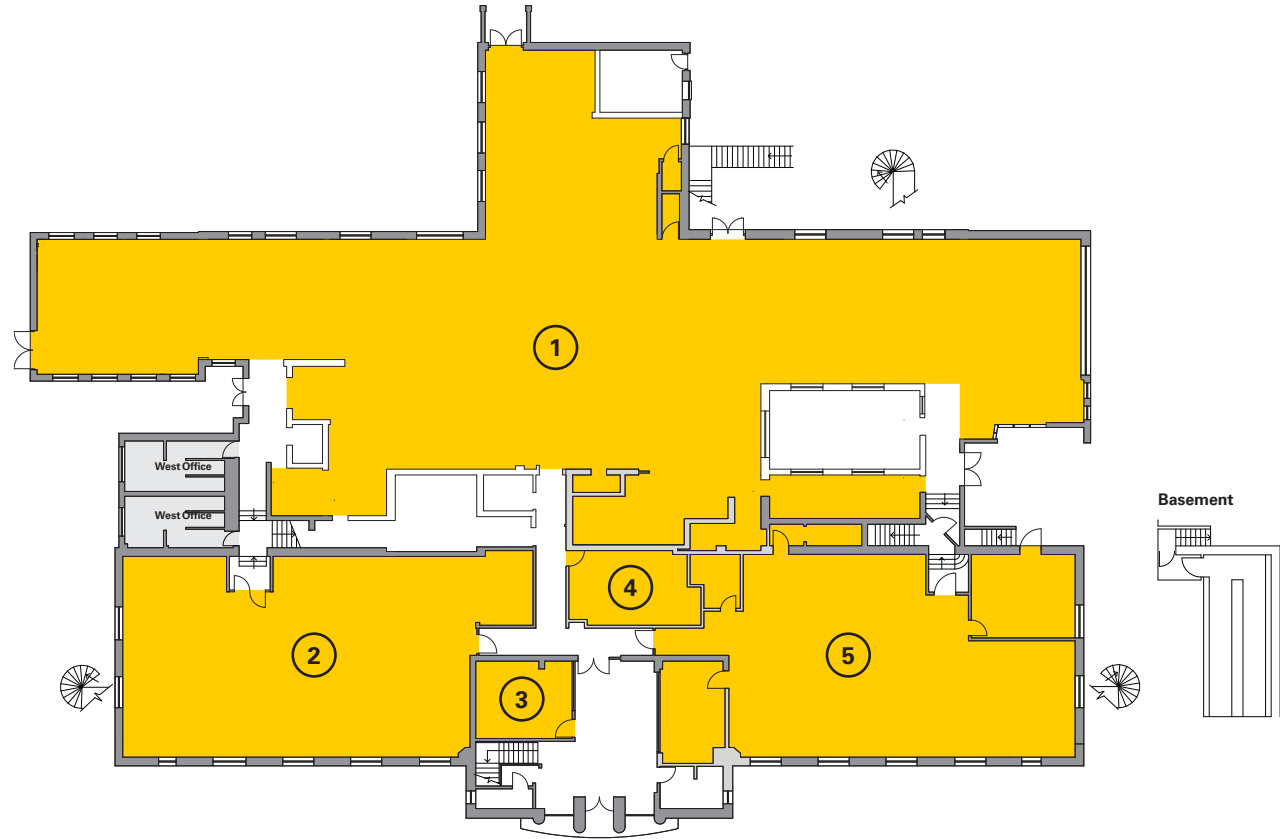


SUITE	SQ.FT	SQ.M
E*	2,551	237
F (under offer)	2,396	223
G*	2,181	203
H*	2,196	204
2*	2,250	209
3*	1,570	146
TOTAL	13,144	1,222

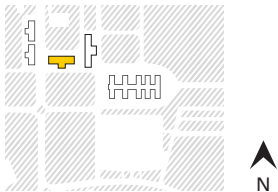
150 Thomson Avenue

Ground Floor

Imposing and prominent period building with units from 2,000 sq ft. Suitable for office and laboratory uses. The property benefits from a beautiful setting within mature landscape.



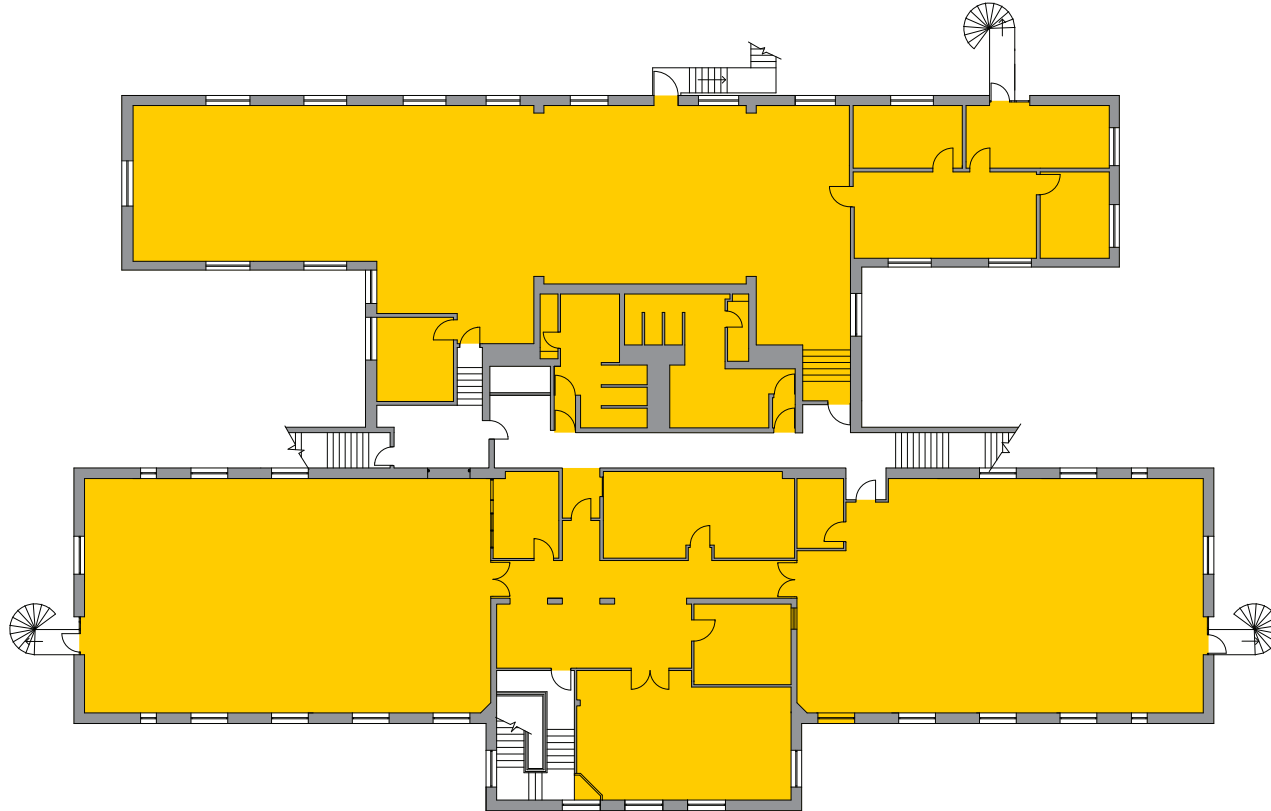
● Available Units



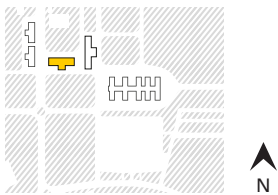
SUITE	SQ.FT	SQ.M
1	6,619	614
2	1,948	181
3	204	19
4	236	22
5	2,048	190
TOTAL	11,055	1,026

150 Thomson Avenue

First Floor



● Available Units

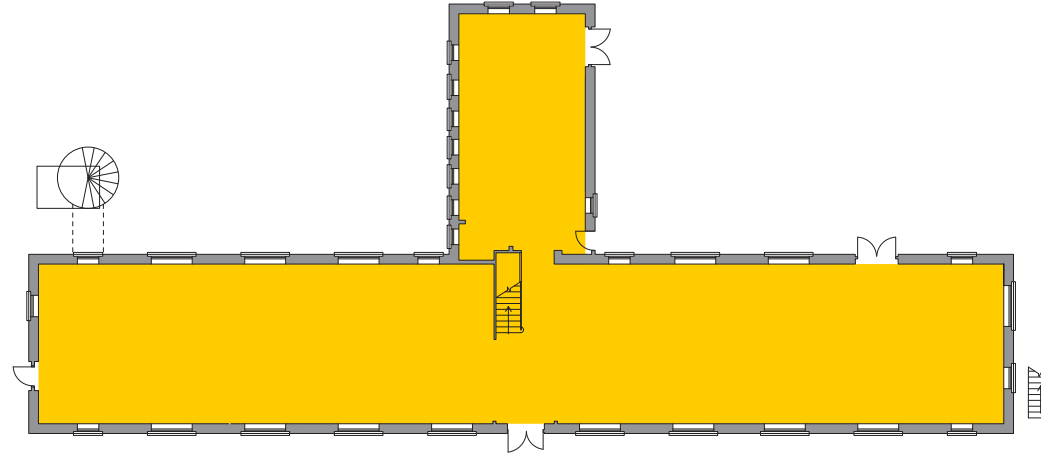


SUITE	SQ FT	SQM
First Floor	8,188	761

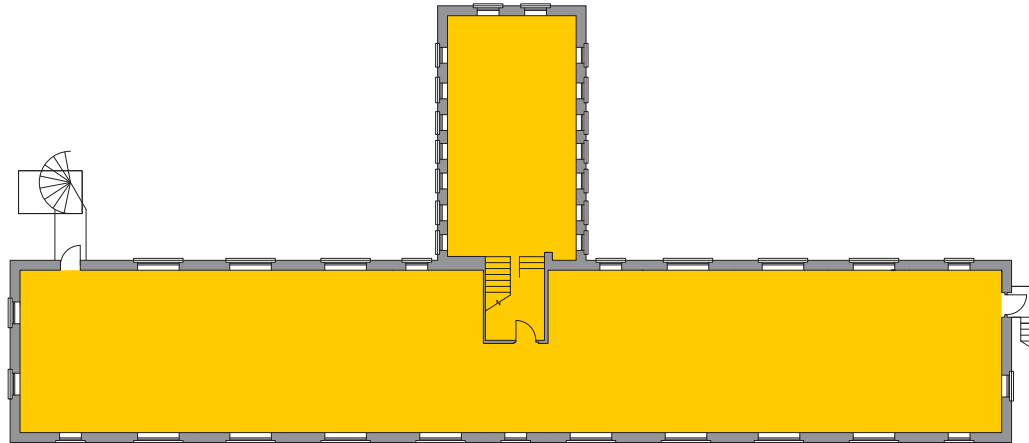
151 Eighth Street

Ground Floor

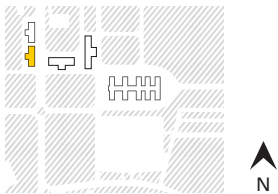
Flexible space across two stories that can be configured to suit laboratory and office needs.



First Floor



● Available Units

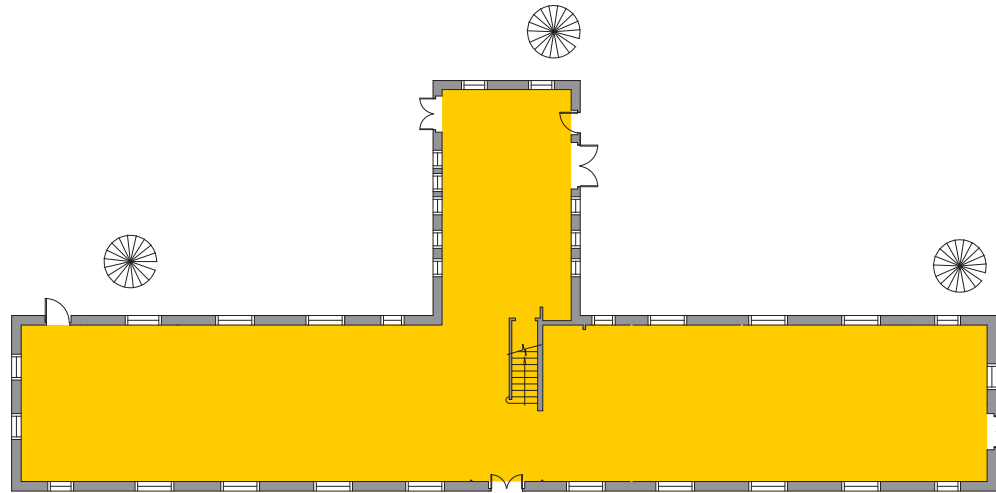


SUITE	SQ FT	SQ M
Ground Floor	2,899	269
First Floor	2,918	271
TOTAL	5,817	540

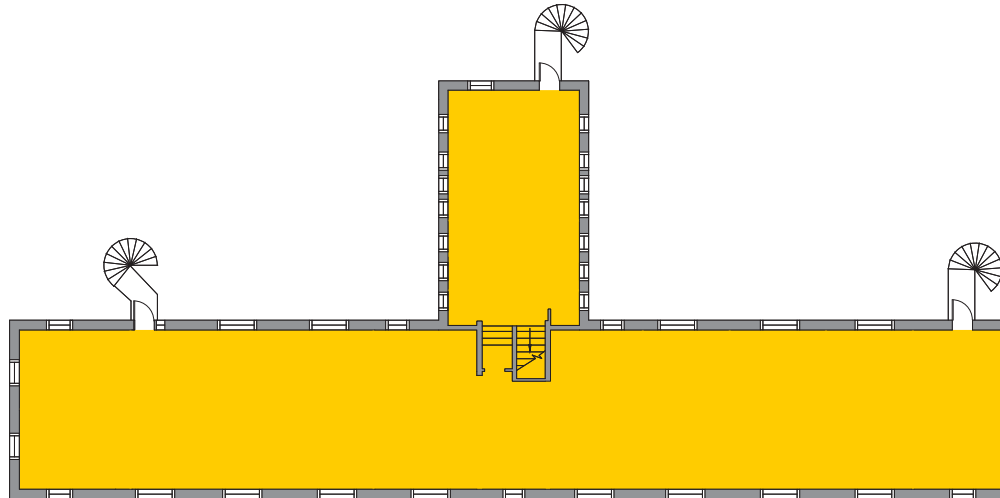
152 Eighth Street

Ground Floor

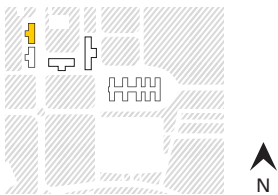
Flexible space across two stories that can be configured to suit laboratory and office needs.



First Floor



● Available Units



SUITE	SQ FT	SQ M
Ground Floor	2,899	269
First Floor	2,918	271
TOTAL	5,817	540



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 in 2018 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
6 m / 15 mins	66 m / 1 hr 26 mins
Oxford	Bristol
17 m / 23 mins	71 m / 1 hr 13 mins
Heathrow	Birmingham
53 m / 55 mins	92 m / 1 hr 31 mins

Train Distances *via Didcot*

Reading	Bristol
13 mins	1 hr 2 mins
London Paddington	Birmingham
42 mins	1 hr 29 mins

Shuttle bus services through the day to Didcot Parkway & Oxford

Sat nav reference: OX11 0QB

Source: RAC, National Rail Enquiries

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“It’s always exciting to visit Harwell Campus. I can’t wait to be back.”

Major Tim Peake, Astronaut



harwellcampus.com

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