

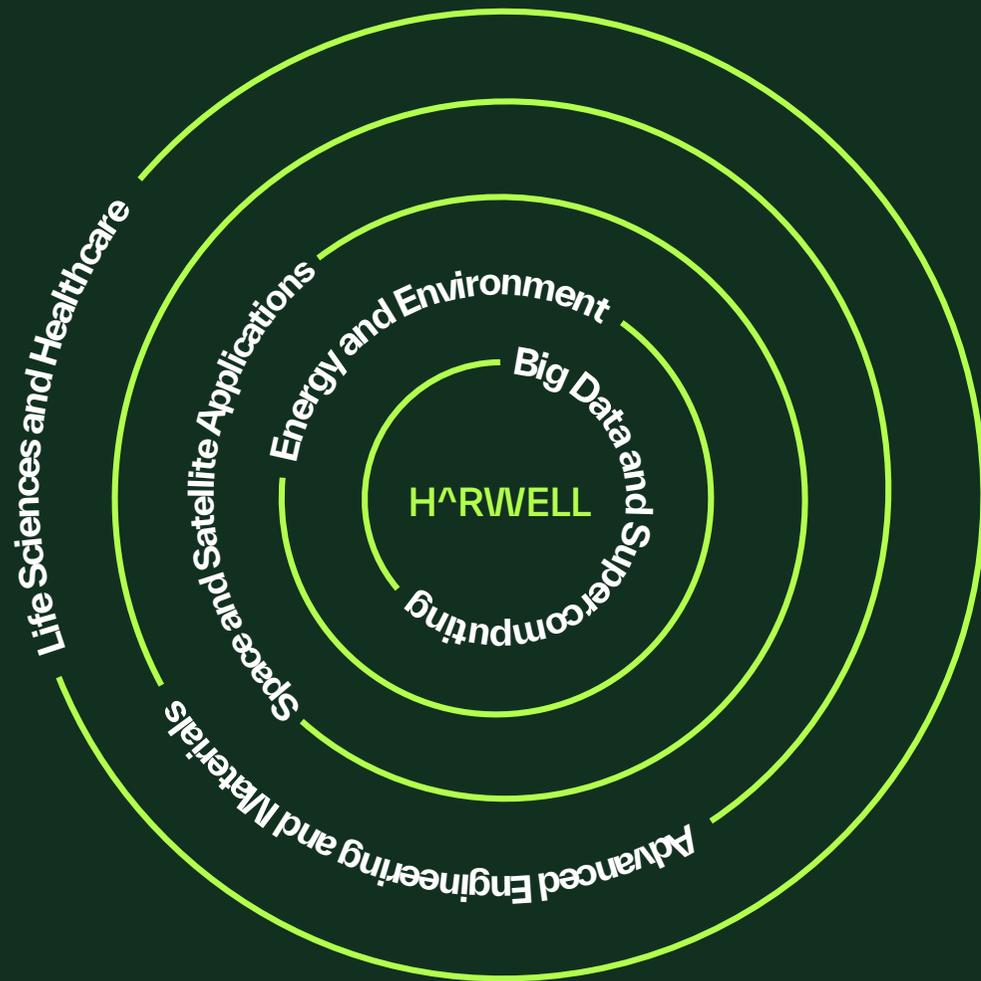
QUAD TWO

HARWELL



COMPLETION IN Q1 2022





Nowhere else on earth offers Harwell's unique combination of worldleading talent and facilities

Brand new grade A office space within the established Quad development

40,000 Sq ft with suites available from 2,000 sq ft

Making tomorrow brighter than today



QUAD TWO

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 6,000 people, including scientists, engineers and innovators, collaborating on many of the world’s most advanced technologies, and delivering breakthroughs that will transform lives worldwide.

The campus is home to national and international institutions including The Science and Technology Facilities Council, The European Space Agency, Public Health England 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 worldleading 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.

Ambitious plans for future growth include millions more square feet of commercial and technical space, accommodating 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, the UK’s golden triangle.

700 ACRES

6,000 PEOPLE

**>200
ORGANISATIONS**

**TALENT FROM
OVER 60
COUNTRIES**

Quad Two

Quad Two will be the next landmark building within the Quad development

Quad Two provides four floors of flexible Grade A office space within an emerging quadrangle of commercial and leisure facilities designed to create experiences that enhance individual wellbeing and build enduringly healthy employees.

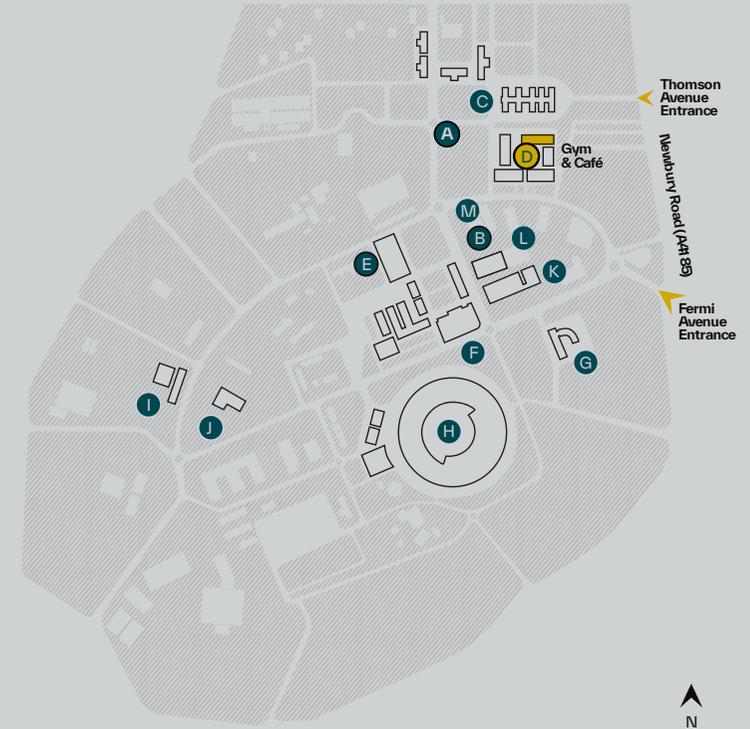
Quad Two continues the striking visual character that is unique to the developing Quad. The elevations are based on timeless concepts of scale, light and reveal and create a connection to the natural setting with an earthy colour palette designed to complement the reflections of the trees and landscape and give Quad Two its own distinct identity. The design takes a human-centred approach to sustainability and wellbeing and the interior spaces are designed to foster calm, balanced and healthy environments.

Landscape plays an important role in improving the wellbeing and productivity of staff. Quad Two will provide a transformational public realm and landscaped space in a key

campus hub development made up of a gym, café and the 'Quad One' office building. The landscape design strikes a balance between amenity space and habitat by providing infill tree planting within the existing copse; and accessible seating areas beneath new tree planting. The 'Harwell gardens' will provide an active edge to the large lawn area. The gardens feature pathways and seating which can accommodate outdoor meetings, social gatherings and leisure walks at the heart of the UK's leading science and innovation campus.

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.

Harwell Campus



Starburst and Quad One

Quad Two specification

- Raised flooring
- Reinforced floor plates to support laboratory fitout
- Suspended ceilings
- Air-conditioning
- Kitchenette
- Passenger lift
- Adjacent to Artisan café and gym
- Covered cycle parking facilities
- High quality outdoor seating which allow for outdoor meetings, socialising and relaxation
- On-site car-parking with electric charge points

Terms

Available by way of pre-lease agreement with terms to be agreed. Further information available upon request. All terms are exclusive of VAT.

- Ⓐ Zeus
- Ⓑ Zephyr Building
- Ⓒ HQ
- Ⓓ The Quad
- Ⓔ Genesis Building
- Ⓕ Space & Technology Centre
- Ⓖ European Space Agency (ESA)
- Ⓗ Diamond Light Source
- Ⓘ Medical Research Council
- Ⓙ Public Health England
- Ⓚ Element Six
- Ⓛ Oxford Nanopore
- Ⓜ Agilent

Quad Two Roof Terrace

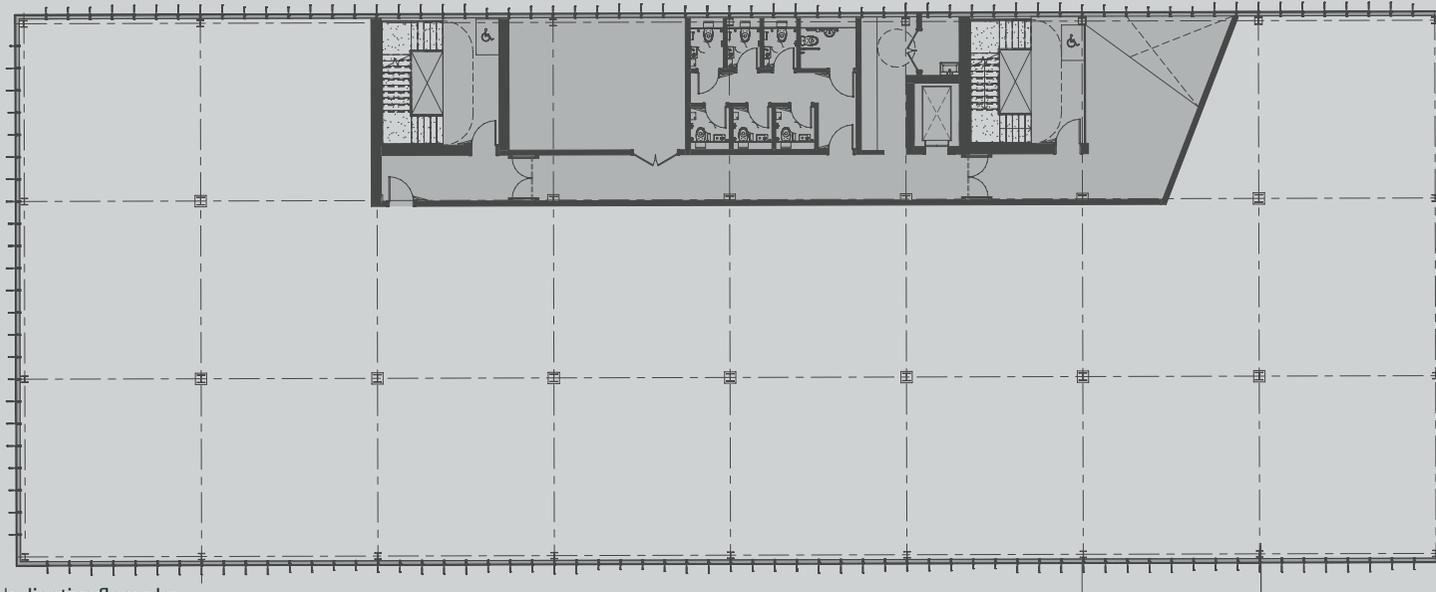


Quad Two

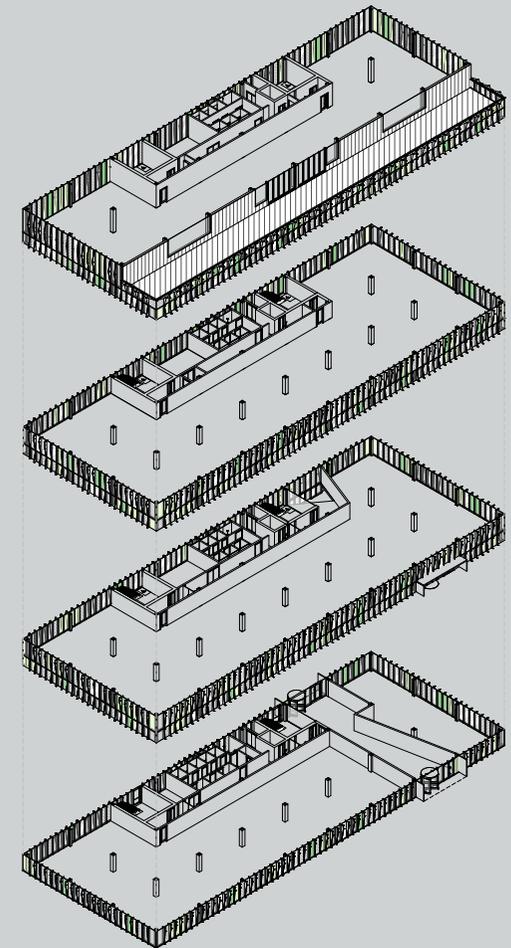
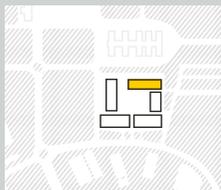
Opportunity to lease in the established Quad development, Quad Two offers occupiers bespoke office space within the campus's powerful innovation ecosystem. The building can be let as a whole, by floor or divided into individual suites that can be configured and customised to the occupier's specific requirements.



Indicative image taken from Quad One reception



Indicative floor plan



FLOOR	SQ FT	SQ M
G	9,681	899.4
1	10,657	990.1
2	11,016	1,023.4
3	7,260	674.5



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 / 15 mins	60m / 1hr 26 mins
Oxford	Bristol
15m / 23 mins	70m / 1hr 13 mins
Heathrow	Birmingham
50m / 55 mins	90m / 1hr 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

Contact us

BIDWELLS

Robert Beatson

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

George Brown

george.brown@bidwells.co.uk
+44 (0) 1865 592627
+44 (0) 7881 664 483

LAMBERT SMITH HAMPTON

Kevin Wood

kwwood@lsh.co.uk
+44 (0) 1865 200244
+44 (0) 7900 584150

Charlotte Reaney

creaney@lsh.co.uk
+44 (0) 1865 200244
+44 (0) 7841 684842

JLL

James Finnis

James.Finnis@eu.jll.com
+44 (0) 2082 832534
+44 (0) 7788 188863

Paddy Shipp

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

“Harwell Campus is an established and important hub for the very best of European space and science technology. The European Space Agency’s decision to base itself there underlines the quality of the facility and shows the high regard that the industry has for Harwell. I’m delighted to see it first hand and be part of its success. It’s always exciting to visit Harwell Campus, I can’t wait to be back.”

Major Tim Peake
Astronaut



HARWELL