

The HQ Building

Grade A office space, fitted options
available from 101 to 25,763 sq ft
(9 sq m to 2,393 sq m)

AVAILABLE TO LET NOW

HARWELL





Moderna ITC

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

Co:Labs (PC Q2 2026)

Tech Foundry

● 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](#)



The HQ Building is a comprehensively refurbished building centred around the campus' cultural quarter offering the highest quality office plus a range of onsite amenities.

The Grade A office suites are available now. 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 building has been architecturally remodelled to provide an exceptional working environment and is set in a fully mature landscape. Amenities include an adjacent 6,000 square foot gym, an independent café, communal breakout spaces, and the newly established street food park DiSH.

The campus has been designed 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 proposals to construct an apart-hotel, along with a residential development to complement the work life balance on campus.



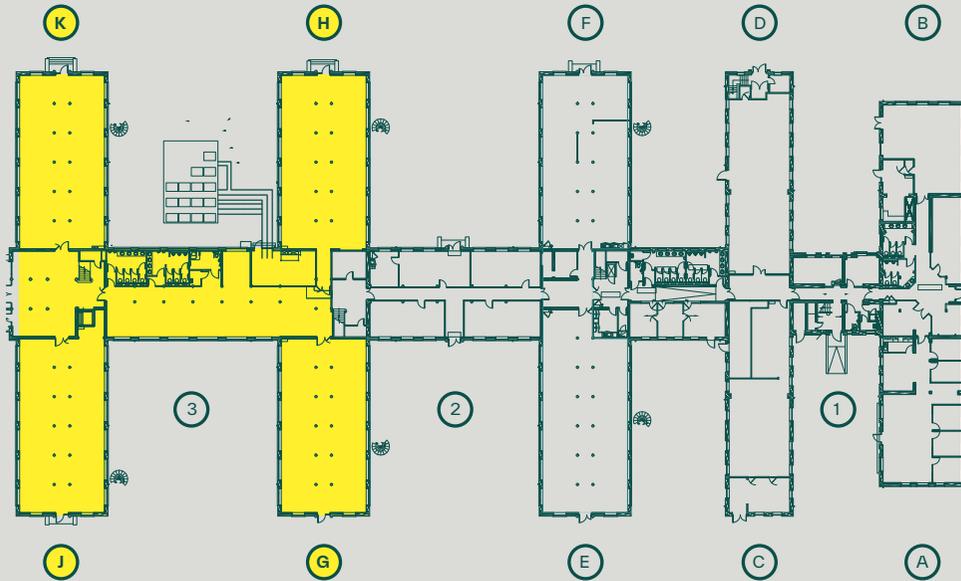
Specifications

- Open plan and furnished suites available
- Air conditioning and natural ventilation
- Gas central heating
- Comprehensively refurbished
- Ducting for data / voice / power
- Broadband: substantial bandwidth to campus
- Modern access control system
- PIR lighting
- Communal break-out areas.
- Adjacent to gym, cafe and DiSH
- Excellent natural light
- EPC: C62

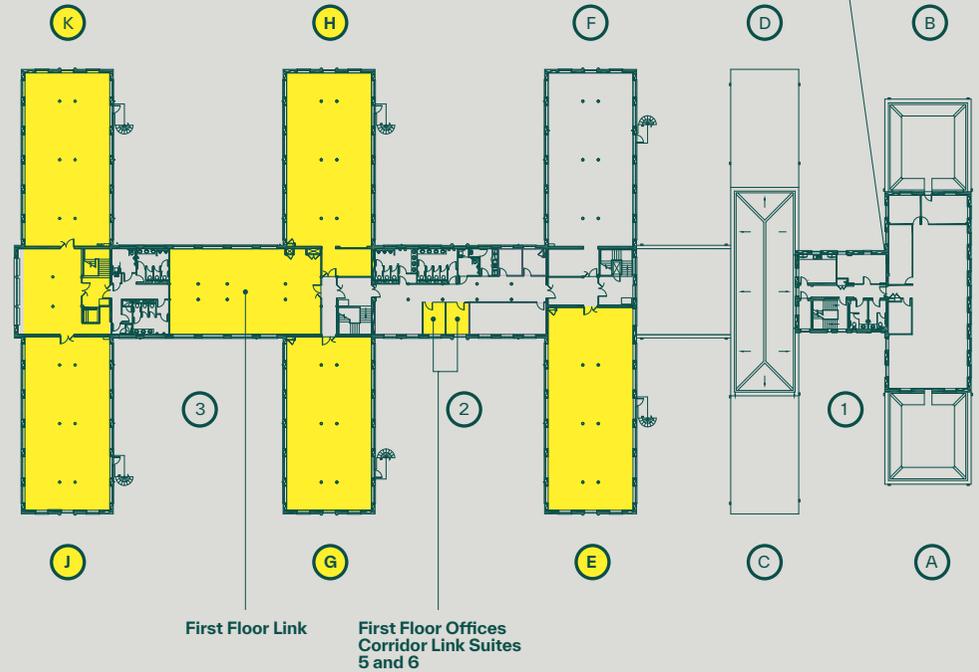
- A** HQ Building
- B** Zephyr Building
- C** Zeus
- D** Quad One and Quad Two
- E** Genesis Building
- F** RAL Space
- G** European Space Agency (ESA)
- H** Diamond Light Source
- I** Medical Research Council
- J** UK Health Security Agency
- K** MinION Building

Current availability

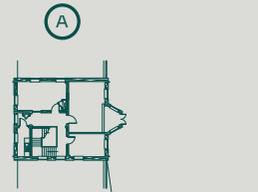
Ground Floor



First Floor



Second Floor



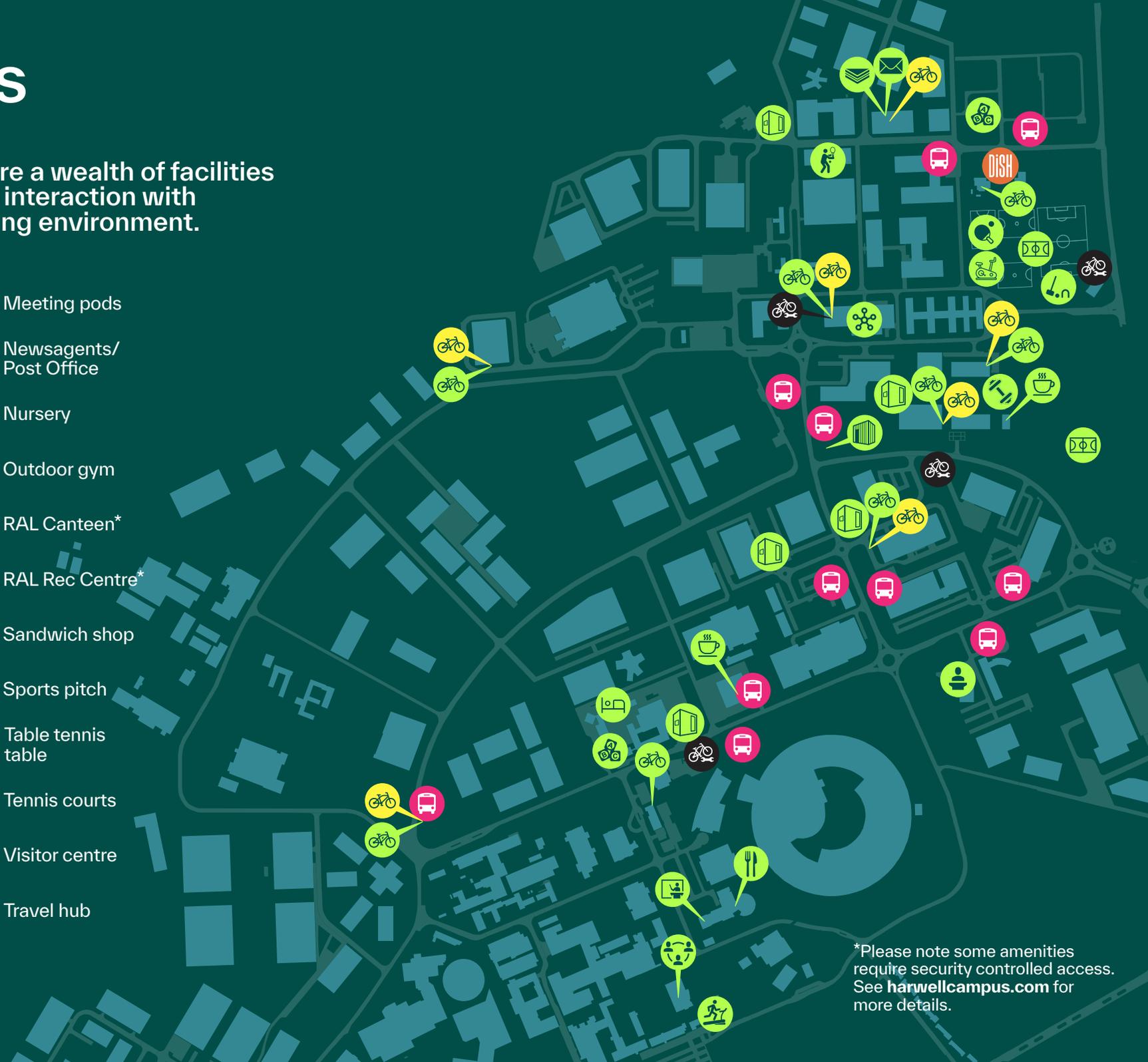
Available units

Suite	Sq ft	Sq m	Specification
Ground Floor Wings G, H, J & K	11,614	1,079	Cat A+
First Floor Wing E	2,526	235	Fitted
First Floor Wing H	2,381	221	Fitted
First Floor Wing G	2,174	202	Fitted
First Floor Link	1,647	153	Cat A+
First Floor Link Suite 5	110	10	Cat A
First Floor Link Suite 6	101	9	Cat A
First Floor Wing J & K	5,210	484	Cat A+
Total availability	25,763	2,393	

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:
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