

Quad Three

Deep tech, space ready

New lab ready and office workspace
From 4,300SQF to 59,900 SQF



HARWELL

Quad Three at a glance

59,900 SQF of innovation space



Built for deep tech

Quad Three is a detached three storey deep tech building, ready to be tailored to your needs



Adaptive by design

Fully flexible floorplates with ability to accommodate up to four occupiers per floor



Purpose-built lab, workspace mix

60/40 lab office capability, part Cat A, part shell ready for occupier fit out



A connected ecosystem

Quad Three anchors a powerful cluster of space, quantum and advanced engineering organisations in one connected ecosystem. Surrounded by occupiers including the UK Space Agency, Thales Alenia Space, Astroscale, and Faraday Institution



Harwell: the UK supercampus

Harwell is home to cutting-edge scientific facilities, institutes, businesses, and expert teams working to advance knowledge and find solutions. Founded in 1946, our fast growing campus provides the talent, community and infrastructure to help innovation businesses start, scale and thrive.

7,500+

scientists, engineers and innovators

180+

community events per year

16

national scientific facilities, institutes and agencies

4 clusters

space, energy, health and quantum and member of the Ox, Bucks and Chilterns, Regional Defence and Security Cluster

30+

UK universities are working on projects at Harwell

250+

organisations based on campus



Scan to watch the video or click [here](#)



Location



MITC: Moderna Innovation & Technology Centre

European Space Agency

ESA Conference Centre

Diamond Light Source Synchrotron

RAL Space

Rosalind Franklin Institute

The Faraday Institution

ISIS Neutron and Muon Source

National Quantum Computing Centre

Thales / UK Space Agency

Quad Three

UK Health Security Agency

Satellite Applications Catapult

MDA Space / HE Space

Quantum Business Incubator Centre

Astroscale

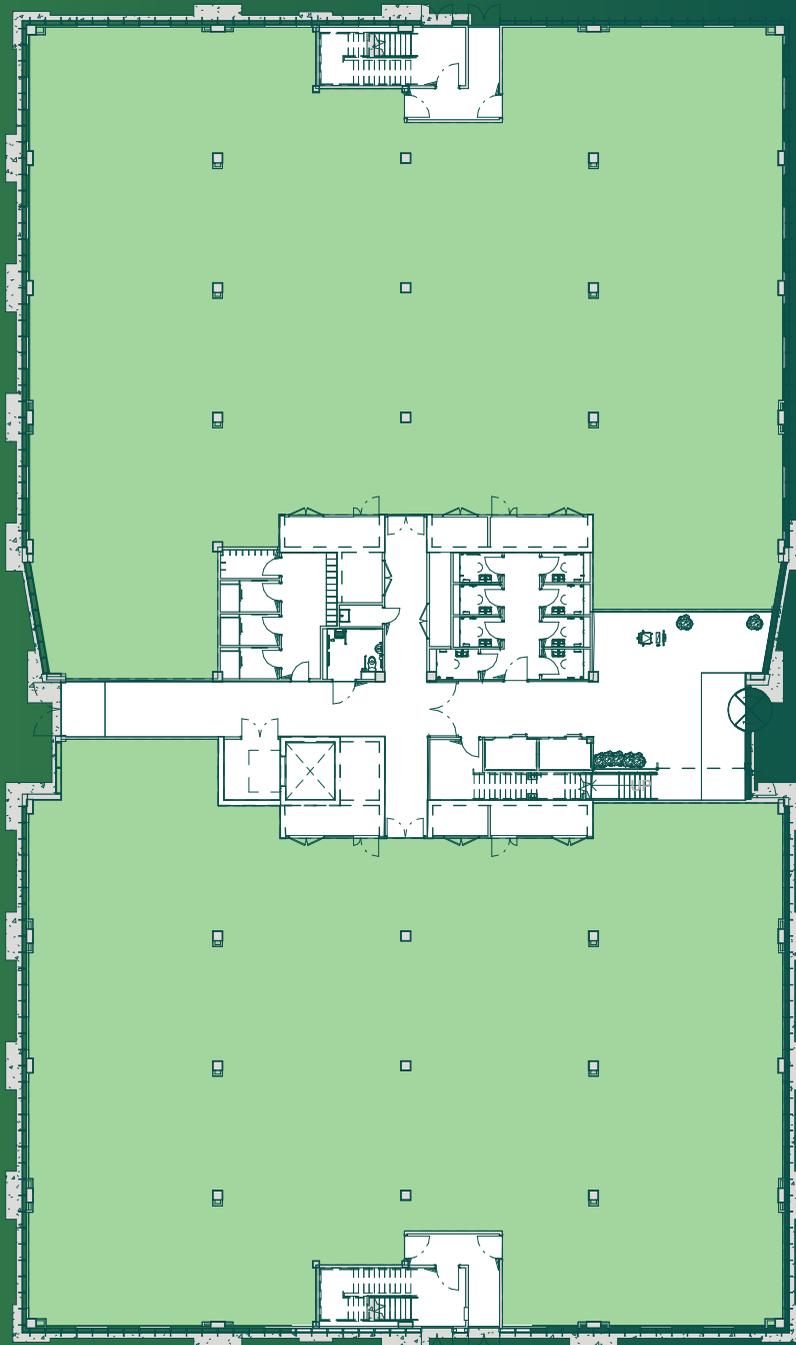
Medical Research Council

QuEra

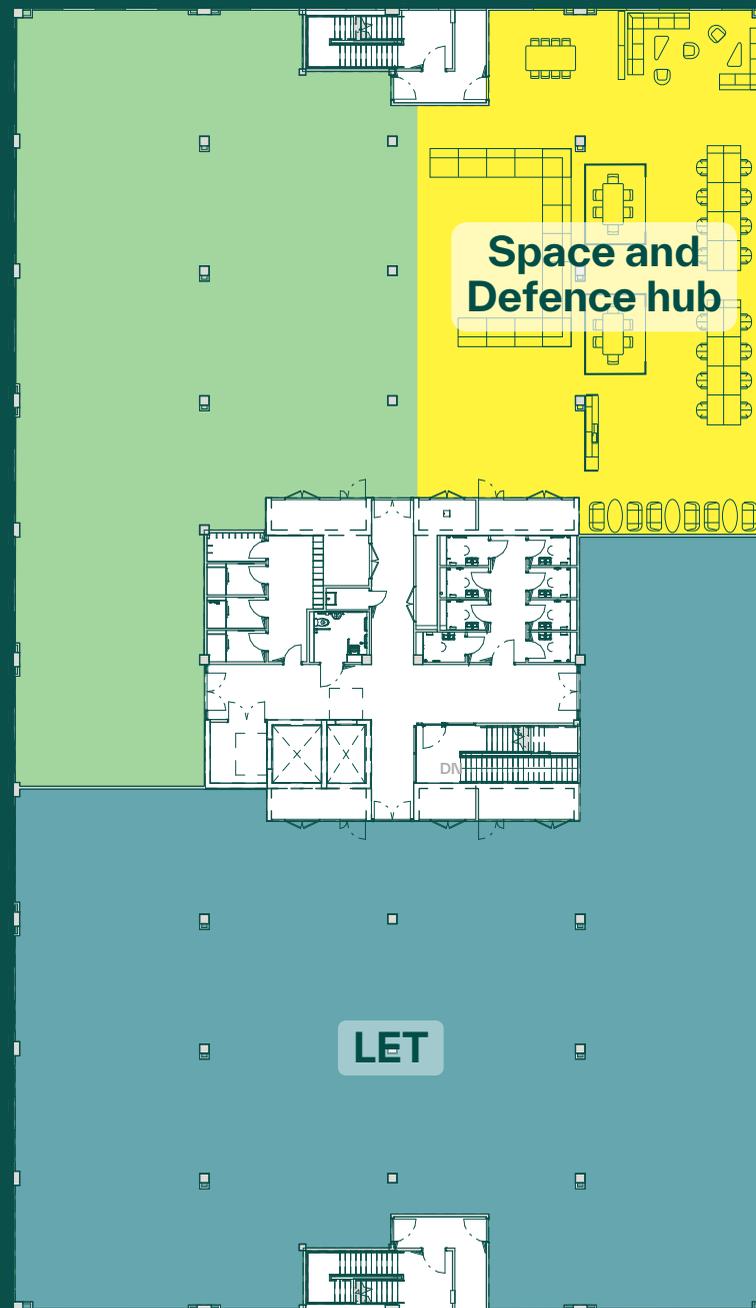
Layout

Floor (indicative NIA)	Available space SQF
Ground Floor	18,787
First Floor	10,205
Third Floor	20,050

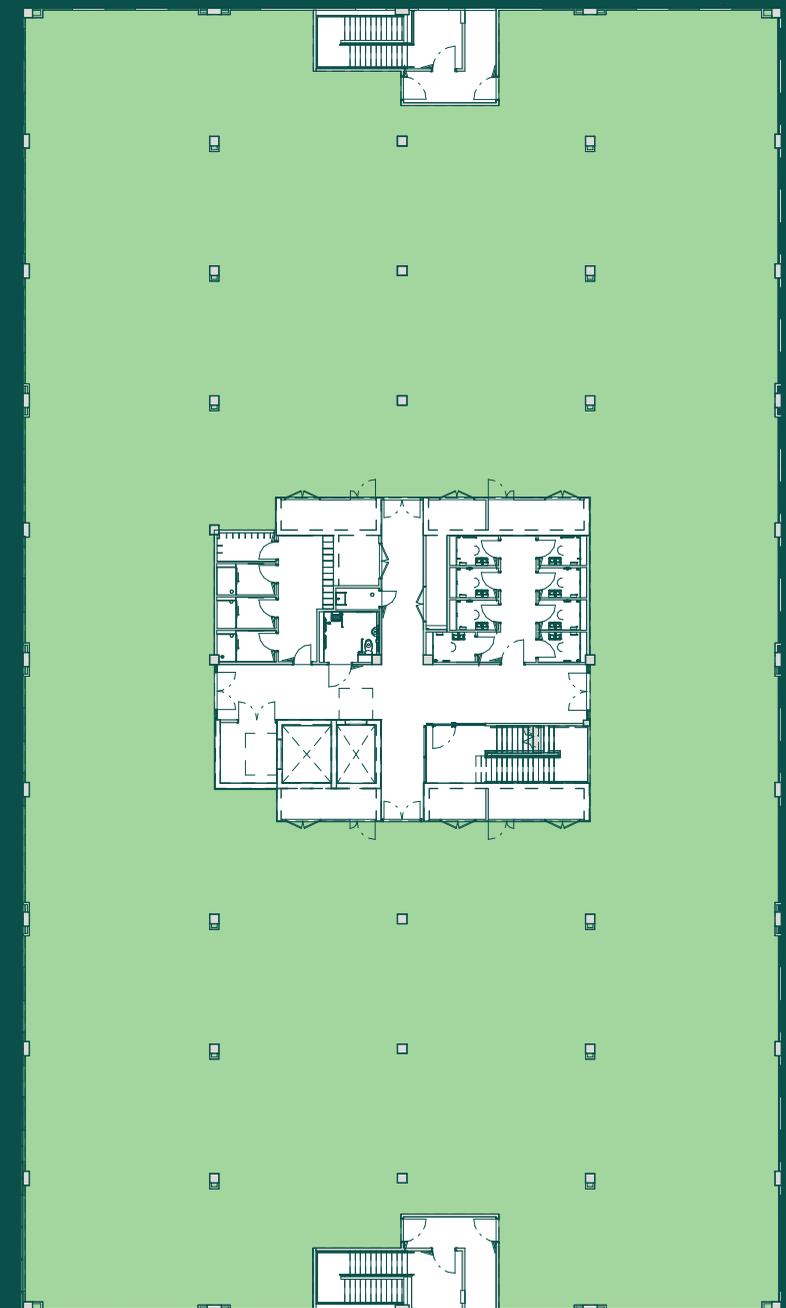
Ground Floor



First Floor



Second Floor





Specification



Floor to ceiling
(to slab) 3.8m



Passenger and
goods lift



Allowance for 12
fume hoods per floor



Secure compound
for gases and UPS



Upgraded ventilation
(6 air changes per
hour to labs)



Dedicated car
parking



Shower
facilities



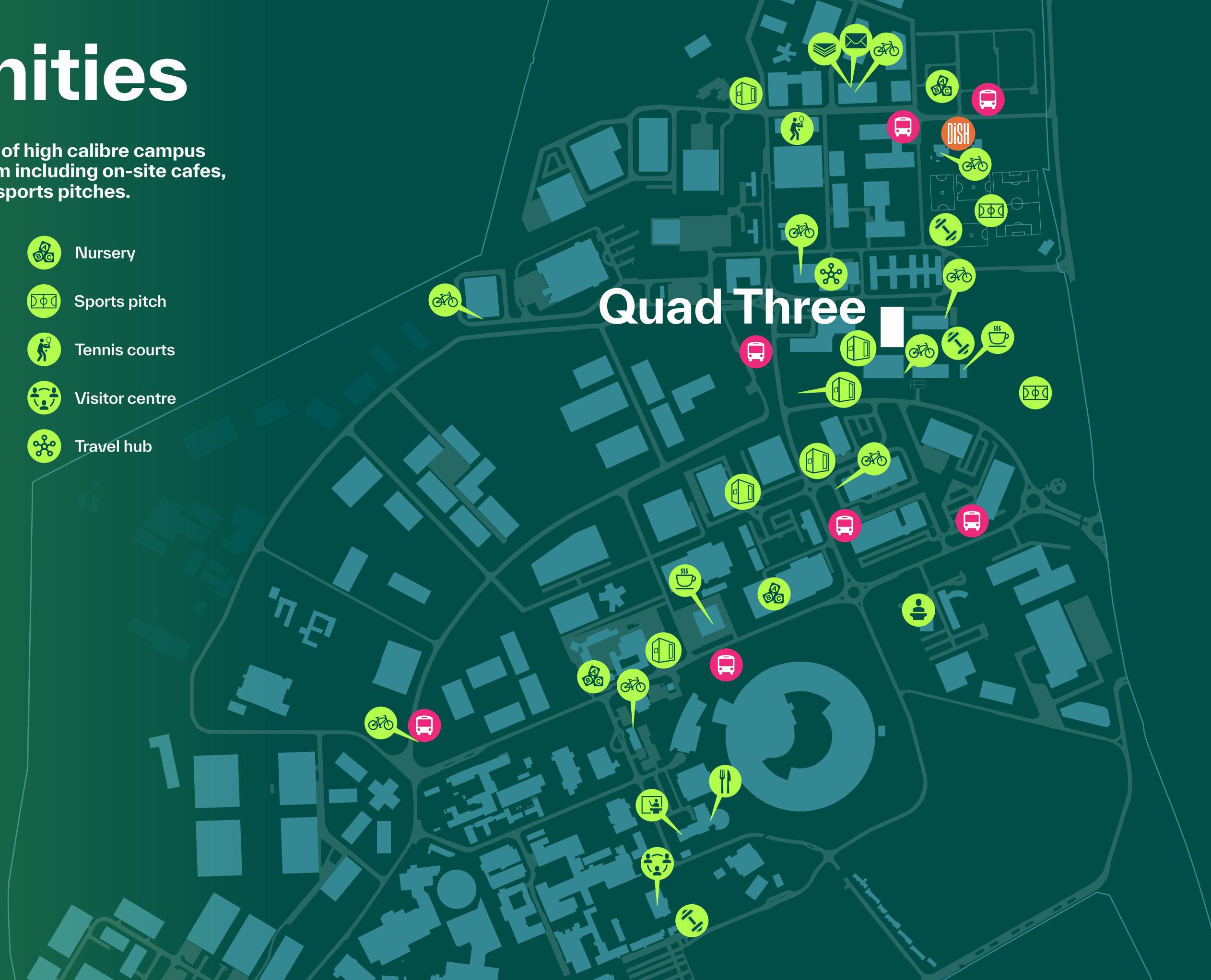
Covered cycle
parking



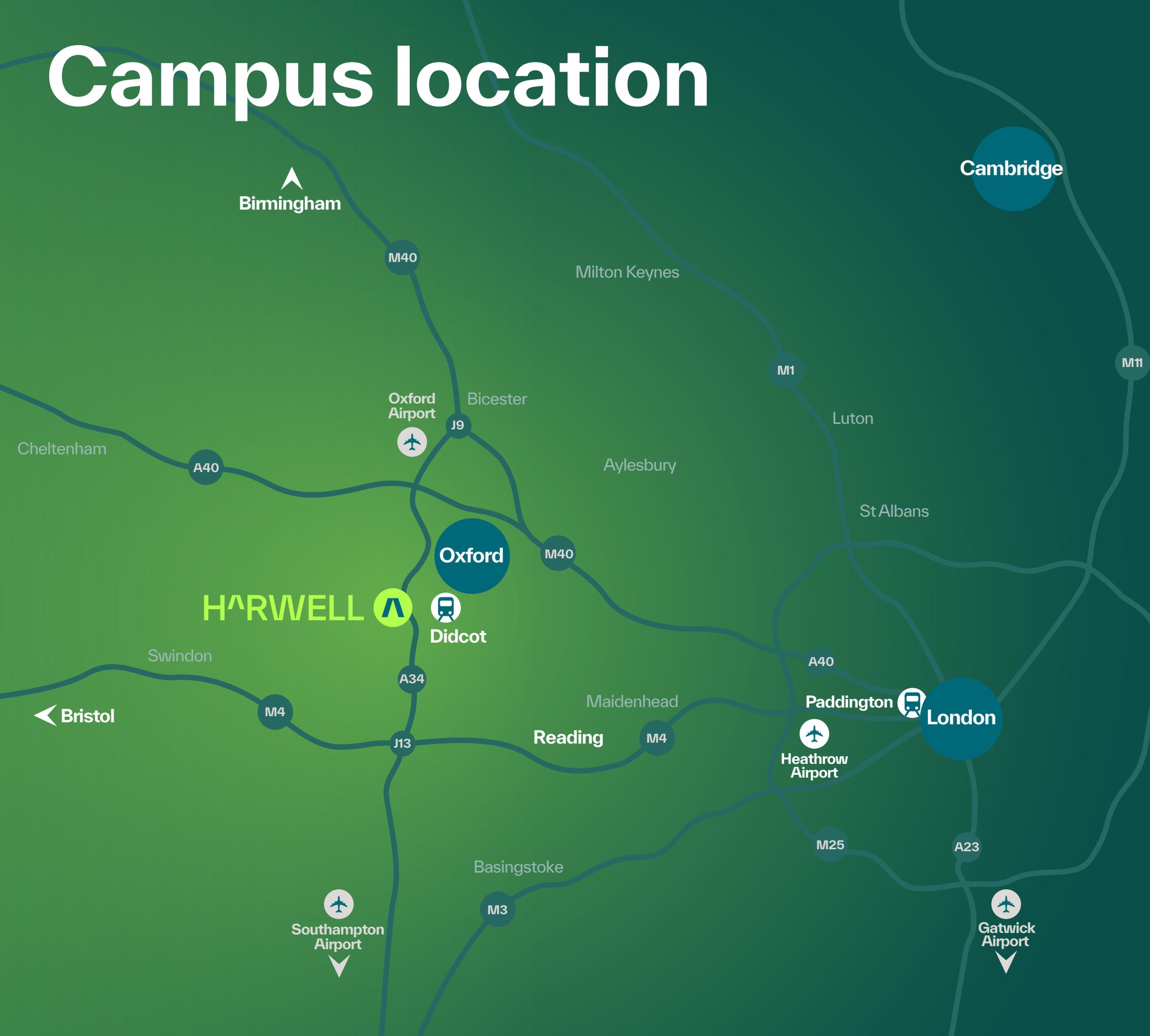
Amenities

Harwell has a wealth of high calibre campus facilities for your team including on-site cafes, nurseries, gyms and sports pitches.

-  Bus stop
-  Nursery
-  Café
-  Sports pitch
-  Campus loan bike
-  Tennis courts
-  DiSH
-  Visitor centre
-  ESA conference centre
-  Travel hub
-  Food and drink
-  Gym
-  Lecture Theatre
-  Meeting pods
-  Newsagents/Post Office



Campus location



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.

Road distances

Didcot Parkway	London
5 miles / 15 mins	60 miles / 1 hr 26 mins
Oxford	Heathrow
15 miles / 23 mins	70 miles / 1 hr 13 mins

Train distances via Didcot Parkway

Reading	Bristol
13 mins	54 mins
London Paddington	Birmingham
37 mins	1 hr 29 mins

Fast shuttlebus service through the day to Didcot Parkway (20 mins) and Oxford.

what3words:
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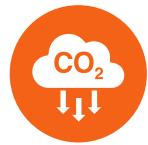
Google Maps:
Simply search "Quad Three at Harwell"

Quad Three

Rutherford Ave, Harwell
Campus, Didcot OX11 0DF

Sustainability

At Harwell, we build sustainable clusters that power world-class science and innovation, ensuring the campus drives long-term, sustainable growth. Quad Three achieved a BREEAM Excellent rating and embodies its commitment to sustainability from the outset.



Carbon & GHG Emissions

- Rooftop solar array
- Air Source Heat Pump System for energy-efficient air conditioning
- Natural refrigerant (CO2) Air to Water Heat Pump to generate domestic hot water



Nature & Environment

- EPC 'A', BREEAM 'Excellent', All-Electric building enabled for Net Zero in Operation
- Sustainable rainwater management



Health & Wellbeing

- Solar shading and solar control glass
- Clay plaster, timber flooring, and wood wool acoustic panels in common areas connecting employees to natural materials



Connectivity & Transport

- Sustainable and active travel features aligned with ActiveScore PLATINUM certification:
 - EV charging points
 - Bicycle shelter with biodiverse green roof
 - Best-in-class end-of-journey facilities with showers, lockers, and drying rooms



Materials

- Lower embodied carbon by design, integrating sustainable construction materials



Contact

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Developer

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A hub for space and beyond

Quad Three cements The Quad as the focal point for deep tech, anchoring a powerful cluster of space, quantum and advanced engineering organisations in one connected ecosystem. Designed for ambition and built for scale, it brings together global leaders and pioneering innovators in an environment purpose-built to accelerate collaboration, commercialisation and sector growth.

