

Introducing our
new laboratory
and office space:
where excellence
meets innovation

Quad Three

59,909 sq ft (5,566 sq m) available
as a whole building or suites from
4,300 sq ft (400 sq m)

Available from Q4 2025

HARWELL



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 laboratories, 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 £3b
200+	acclaimed Research and Development organisations - from start-ups to tech unicorns



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



Designed for the future of work/life

Quad Three is the third of four proposed buildings within the Quad Development.

The building integrates seamlessly into the established Quad development, emphasising sustainability and community at the heart of the Campus. The design encourages collaboration and innovation in science and technology and will provide best in class laboratory and office space.

With a focus on flexible laboratory and office environments, Quad Three meets and exceeds the strong demand from domestic and international science markets, building on Harwell's success in cluster sectors such as Space, Energy, Health, and Quantum.

Positioned in an Area of Outstanding Natural Beauty, Harwell Campus balances urban amenities with natural landscapes, preserving mature trees and fostering connections to nature within the built environment.

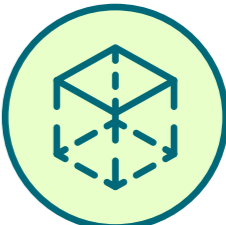
Indicative design images



BREEAM
Target
Excellent



EPC
Target A



**5,556 sq m
(59,909 sq ft)**
Future-proofed flexible
lab-enabled office space
(NIA)



60/40
Fully-flexible
floorplates



Experience
Fabric-first, all-electric,
human-centred approaches
to sustainability and
wellbeing



Three storeys
(Fourth Floor for
additional plant)

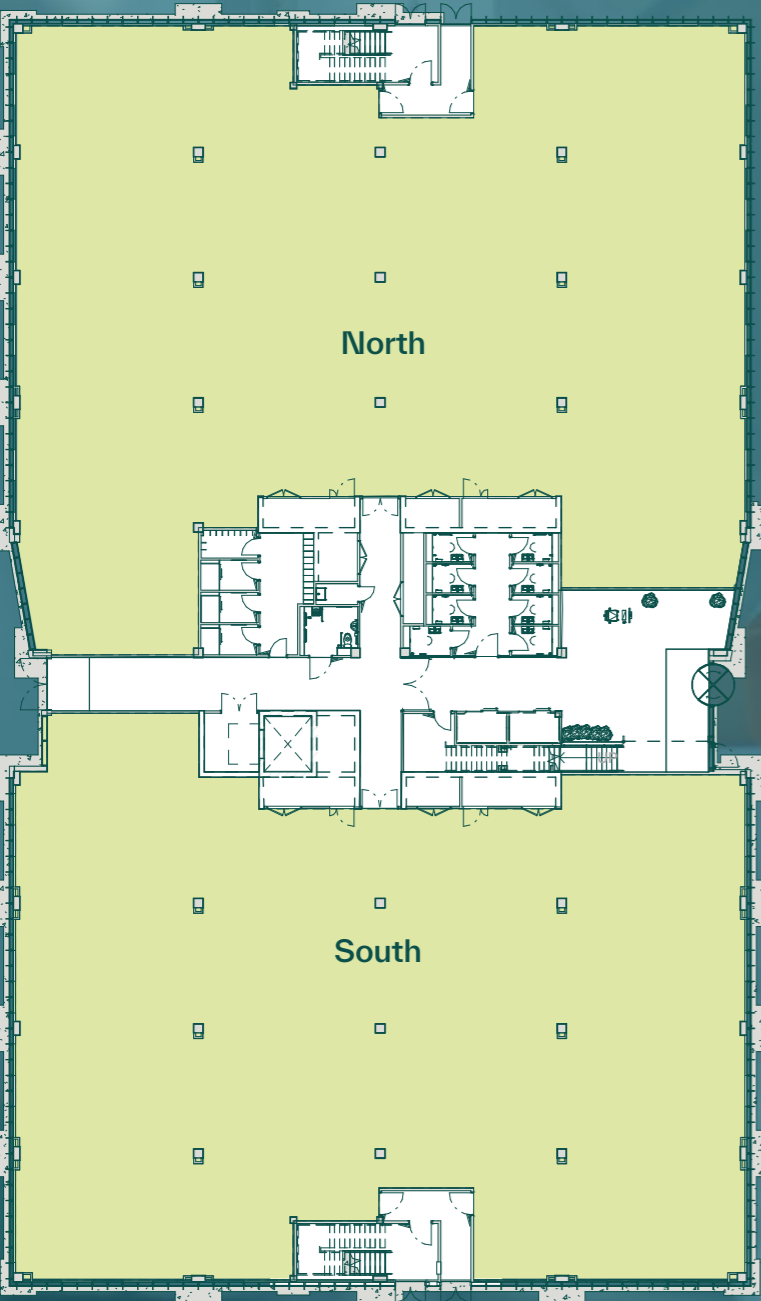
*if each floor is let to a single occupier

Layout

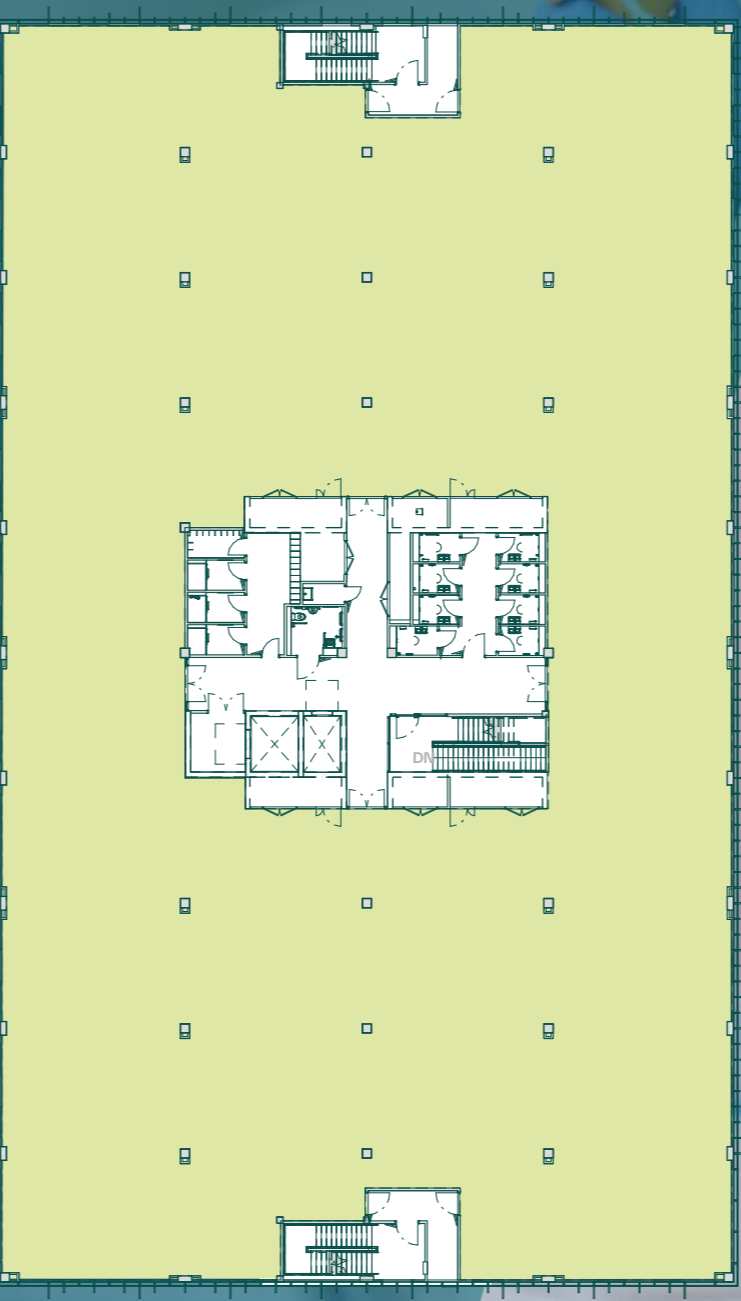
Available as whole floors with the option to divide into smaller units.

Floor (Indicative NIA)	sq ft	sq m
Ground Floor	19,122	1,177
First Floor	20,390	1,894
Second Floor	20,397	1,895
Total	59,909	5,566

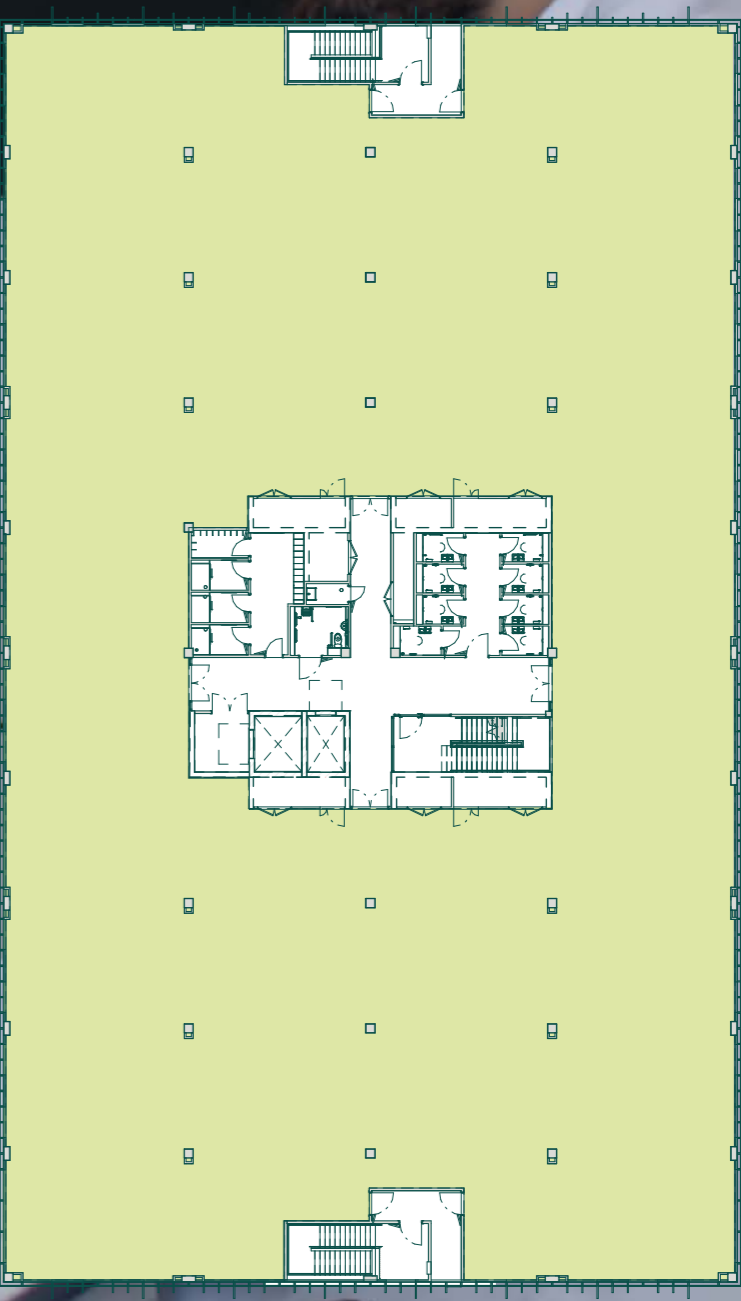
Ground Floor



First Floor



Second Floor



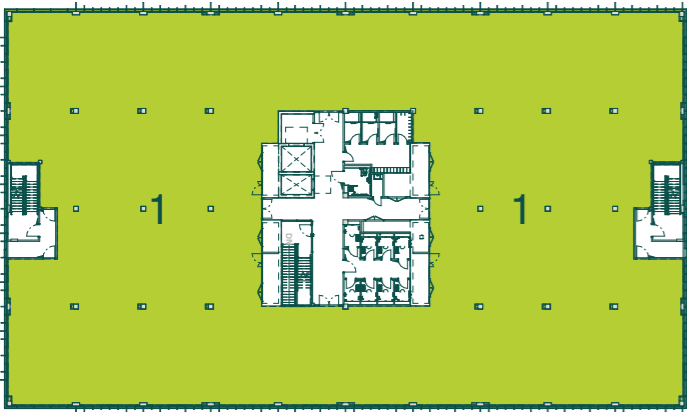
Tenancy split options

The building is designed around a central core arrangement to enable an efficient and balanced split of tenanted areas.

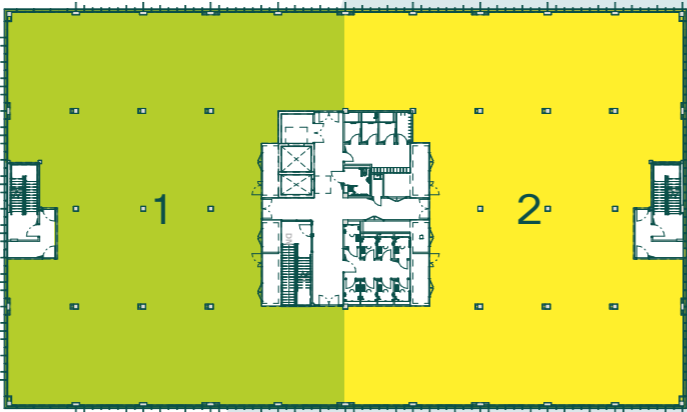
Suites available from 400 sq m (4,300 sq ft).

Our day-one shell and core offering is showcased in the accompanying diagrams, illustrating configurations for up to four occupiers per floor.

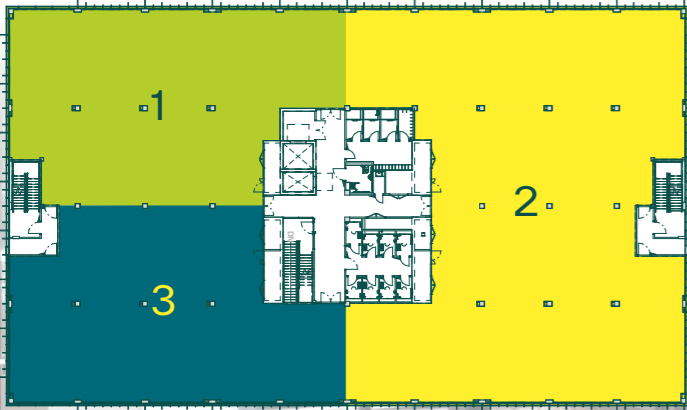
Typical floor – one tenant configuration



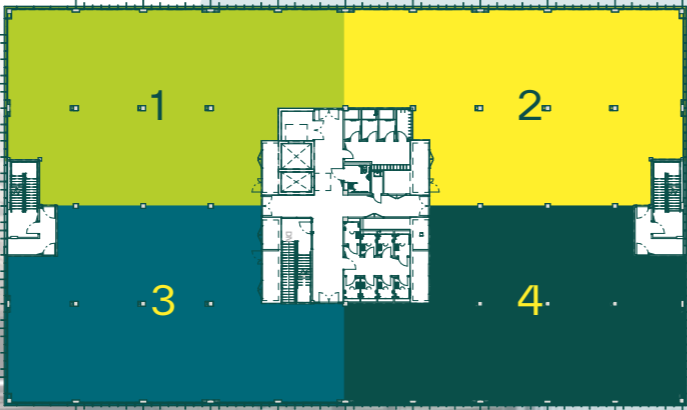
Typical floor – two tenant configuration



Typical floor – three tenant configuration



Typical floor – four tenant configuration



Lab-ready

The specification for your science.



Target EPC A



60% / 40%
lab/office capacity



Dedicated
goods lift



Dedicated car park
(ratio 1:45 sq m)



Passenger lift



Showers and WCs
at each floor



Allowance for
12 fume hoods per floor



Secure compound for
gases and UPS



Finished to shell
and core – versatile



Covered
cycle parking



Roof top
plant



Target BREEAM
Excellent



Floor to ceiling
(to slab): 3.8m



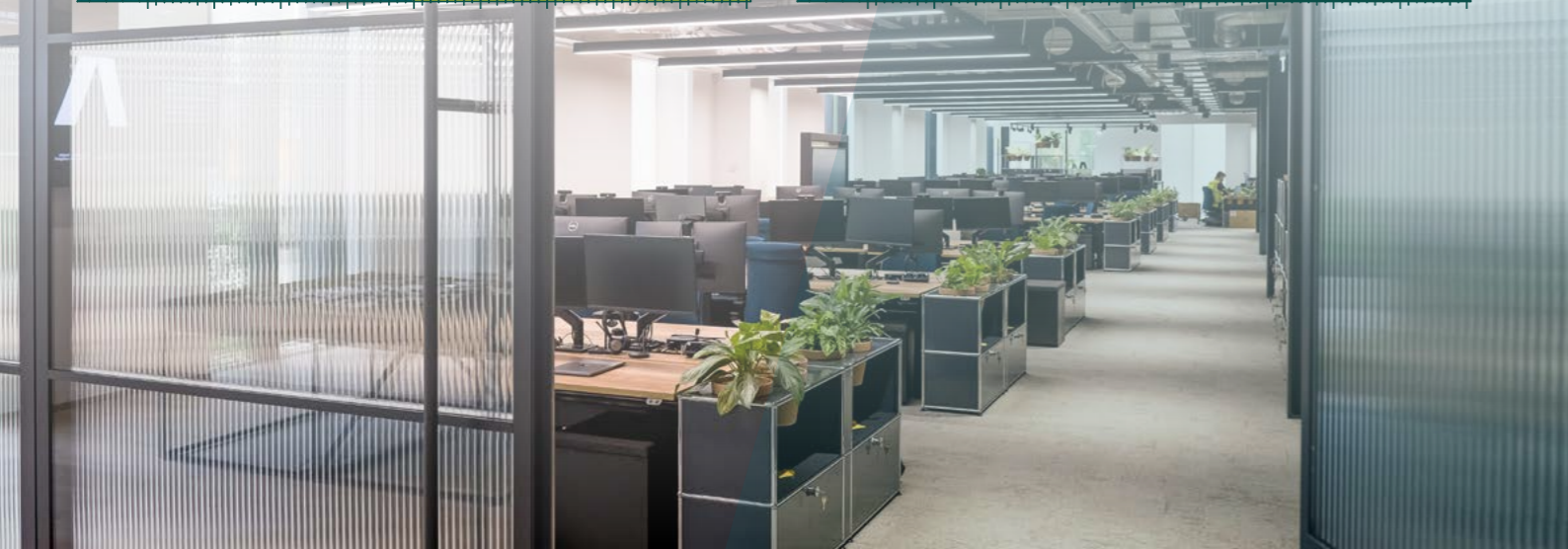
Talk to us about Turnkey
Solutions



Adjacent to
Lightbox Cafe and Gym



Upgraded Ventilation
(6 air changes/h to labs)





Moderna ITC (Completion Q1 2025)

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

Quad Four (Available for pre-let)

UK Health Security Agency

Quad Two

Quad Three (PC Q3 2025)

Medical Research Council

Zeus

HQ Building

Zeta

BEPO

Catalent

Helios (PC Q3 2024)

Co-Labs (P2 Q2 2026)

Tech Foundry (PC Q3 2024)

- National Facilities and Key Stakeholders
- Existing and Future Developments


Amenities


Step onto campus, where a wealth of facilities and social areas inspire interaction with peers and the surrounding environment.

Leap into lively discussions or embrace tranquil moments of reflection or lounge in a casual café rendezvous.


Staying active and fostering connections – our amenities prioritise member wellness, foster community spirit, and boost productivity organically.



 Bus stop

 Bike maintenance stand

 Café

 Campus loan bike

 Campus loan E-bike

 Cricket pitch

 Croquet

 DiSH

 ESA conference centre


 Gym

 Hides

 Lecture Theatre*

 Meeting pods

 Newsagents/Post Office

 Nursery

 Outdoor gym

 RAL Canteen*

 RAL Rec Centre*


 Sandwich shop

 Sports pitch

 Table tennis table

 Tennis courts

 Visitor centre

 Travel hub



* Please note some amenities require security controlled access. See [harwellcampus.com](https://www.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 from managed buildings by 2030.



Materials & Supply Chain

Shift the development and operation of our portfolio towards a Circular Economy through Sustainable Procurement and Responsible Sourcing.



Climate Resilience & Adaptation

Make our buildings & infrastructure resilient to the predicted changes.



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 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

Communications

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.

Satnav reference: OX11 0GD
What3words:
///acclaimed.scorecard.monks

By road	distance	time
Didcot Parkway	5 miles	15 mins
London	60 miles	1hr 26 mins
Oxford	15 miles	23 mins
Bristol	70 miles	1hr 13 mins
Heathrow	50 miles	55 mins
Birmingham	90 miles	1hr 31 mins

By train from Didcot Parkway	time
Reading	13 mins
Bristol	1hr 2 mins
London Paddington	42 mins
Birmingham	1hr 29 mins
Source: RAC, National Rail Enquiries	

 Free Hire Bikes from Didcot Parkway

By bus	
Connector 98	Didcot to Harwell Campus via Great Western Park & Harwell
Connector ST1	Oxford City Centre to Harwell Campus Via A34
Connector X32	JR Hospital to Wantage Via Brookes, Oxford City centre, Redbridge Park & ride, Milton Park, Didcot, Harwell and Harwell Campus
Thames Travel 94	Didcot to Harwell Campus via East Hagbourne, Blewbury, West Hagbourne and Chilton
Connector X34 & X35	Didcot to Newbury via GWP North, Harwell Campus, Chilton, Wantage and Stanford-in-the-Vale



For further information contact

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