

**Harwell's landmark new laboratory
development for life-changing science**



HARWELL

CO:LABS

Laboratory and Offices from
1,200 SQF to 75,000 SQF

Available from
Q2 2026

Accelerate Innovation @ CO:LABS

CO:LABS - is a new landmark 128,000 SQF
laboratory building for radical innovation
at the heart of Harwell Campus



**CO:LABS is Harwell's
flagship R&D building
for start-up and scaling
science businesses,
available from spring 2026.**

Accelerate

- Fully fitted labs with shared facilities from 1,200 to 3,300 SQF
- Flexible leases and simple agreements with all inclusive pricing

Scale

- Cat A Labs to grow into, spaces from 4,000 to 13,000 SQF
- Scalable shell & core lab space up to 40,000 SQF

Inspire

- Best in class amenities including a café, library, pitch rooms, investor hotel, seminar seating and exhibition space
- A courtyard, gardens, sports pitches and a street food market immediately outside
- Designed for inclusivity with neurodiverse-friendly lab environments

Connect

- Part of the UK's leading science and innovation campus and alongside over £3 billion of world leading Big Science facilities
- Backed by founding partners including the Rosalind Franklin Institute, championing the next generation of biotech entrepreneurs

Ground floor

CO:LABS NORTH

Scale - lab enabled shell and core

CO:LABS SOUTH

Accelerate & Grow - accelerator space and CAT A labs

The LINK

Creative space with cafe, seminar space and pitching suites

- Building Management
- Ext plant
- Lab space/support
- Meeting/office
- Plant
- Changing rooms /WCs/showers
- The LINK (shared)
- Shared circulation
- Accelerator space

Spec: CO:LABS SOUTH

Available Q3 2026. Start-up Accelerator and Series A grow-on spaces. 35,000 SQF (NIA) fitted out to CL2 specifications including:



Fully fitted out serviced laboratories with units between 1,200 SQF and 3,300 SQF inclusive of write-up spaces/office spaces



Fitted CAT A laboratories from 4,000 SQF to 12,700 SQF



Managed by a dedicated on-site lab manager



Award-winning neuroinclusive lab design



Shared lab equipment and services:

- Ducted fume hoods
- Autoclave
- Glass wash
- Ice machine
- Lab laundry
- Piped gases
- Temporary lab



Furnished office space complete with dedicated tea points for each lab



Easy access LN2 store inside building



2 x Goods and passenger lifts



Back up power supply for essential services



Facilities and amenities:

- Showers
- Lab laundry

Spec: CO:LABS NORTH

Available Q2 2026. Scale-up space for Series B onwards. A 40,000 SQF (NIA) CL2 lab enabled facility with a menu of fit out options.



Suites from 6,000 and 17,000 SQF (or the whole building - 40,000 SQF)



Each space designed for a 60/40 lab/office split



Clear delineation between front of house and back of house areas with simple floor plans designed to flex up or down



CL2 Lab Enabled - MEP central plant and primary distribution



Distributed gases to demarcation point (compressed air, CO2, nitrogen). Cat 5 water and drainage in place



'Back of house' gas storage, easy access liquid nitrogen tanks and waste services within building footprint



Adjacent service yard for simplified delivery and loading



Back up power systems for essential services



Extraction ducting installed for member fume hoods (1/250m2)



4.1m floor to floor height to facilitate 2.7m floor to ceiling heights in the laboratories and 2.8m in the offices



2 x Goods and Passenger lifts



End of journey facilities including:

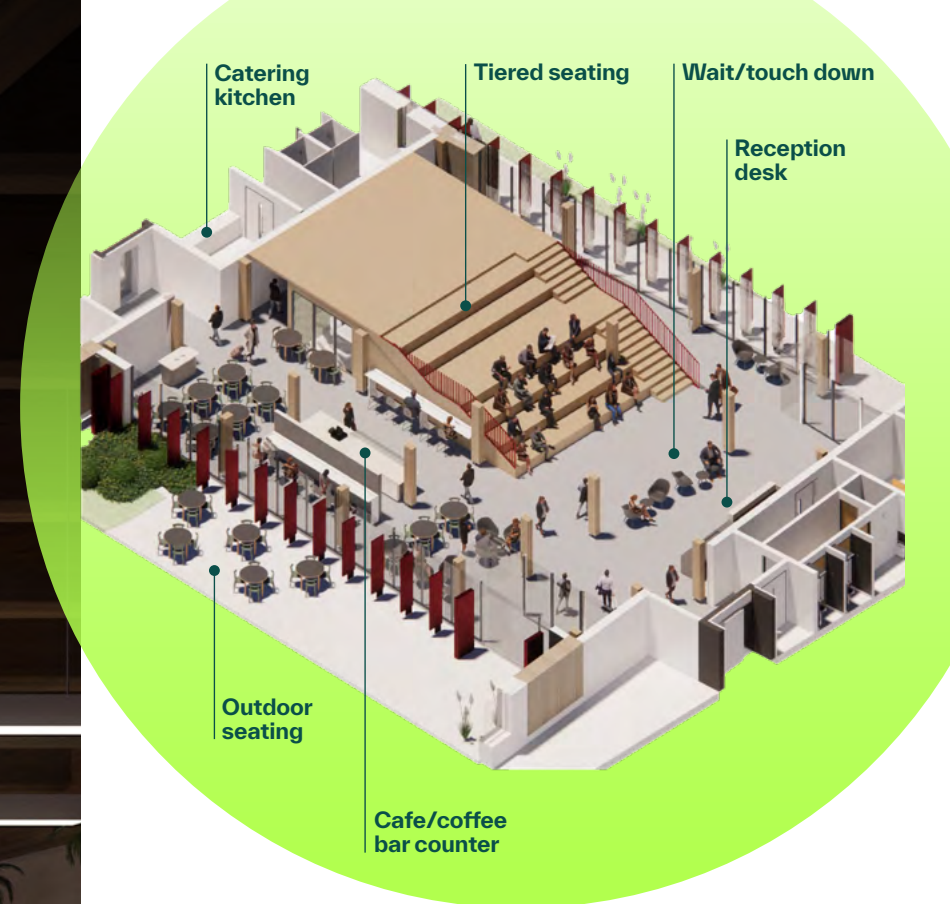
- Showers
- Storage lockers
- Bike storage

The LINK

The LINK building is CO:LABS innovative social and collaboration space, connecting the North and South wings.

Welcome guests, host lectures, pitch for funding, strike up conversation, catch up over coffee, focus on a thorny challenge and win over talent in an inviting and inspiring space.

Because breakthroughs
don't just happen in the lab



Ground floor: connect and caffeinate

- Café, reception, seminar space, courtyard access, exhibition space
- Two 6-person meeting rooms

First floor: recharge and focus

- Library quiet space for deep thought, focus and in depth
- 32 coworking spaces, 10 spaces for quiet work, 5 meeting pods, relaxed seating area

Second floor: secure next stage

- Pitch rooms and dedicated space for venture funders and ecosystem partners
- 10-person pitching room, 4-desk VC Office, Two 10-person meeting rooms (convertible into 20 person board room)

Community

- Founding partner, the Rosalind Franklin Institute will empower innovators with seminars, workshops, expert mentorship, and strategic guidance
- Curated community and events programme tailored for accelerating businesses

Sustain

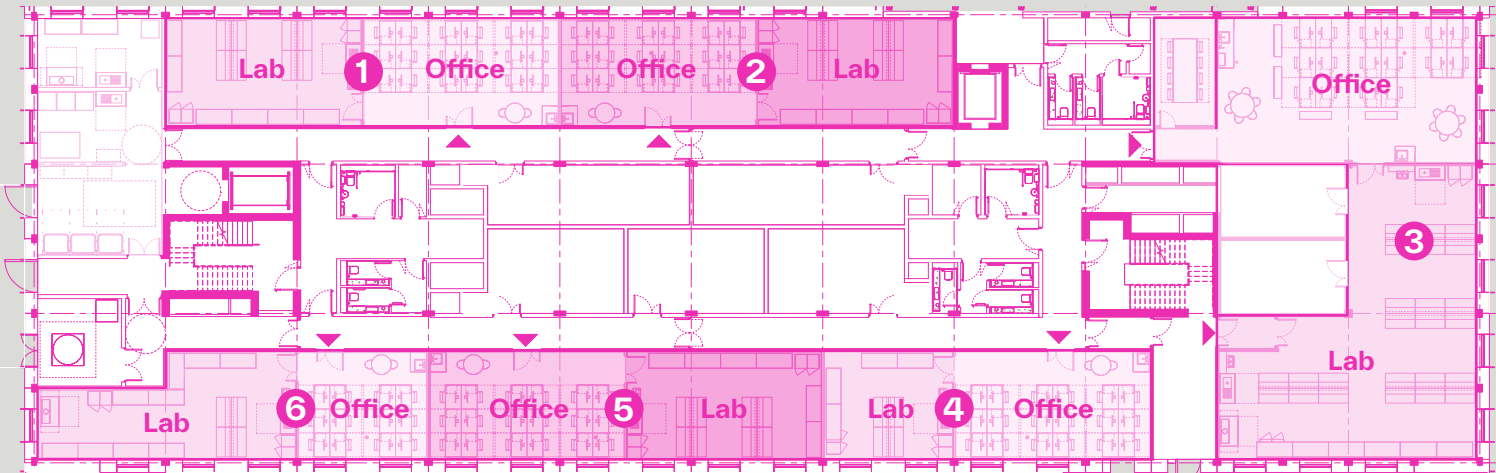
- The LINK features a cross-laminated timber structure, natural ventilation, and biophilic design that connects the interior to the surrounding natural environment

Schedule of areas:

CO:LABS SOUTH

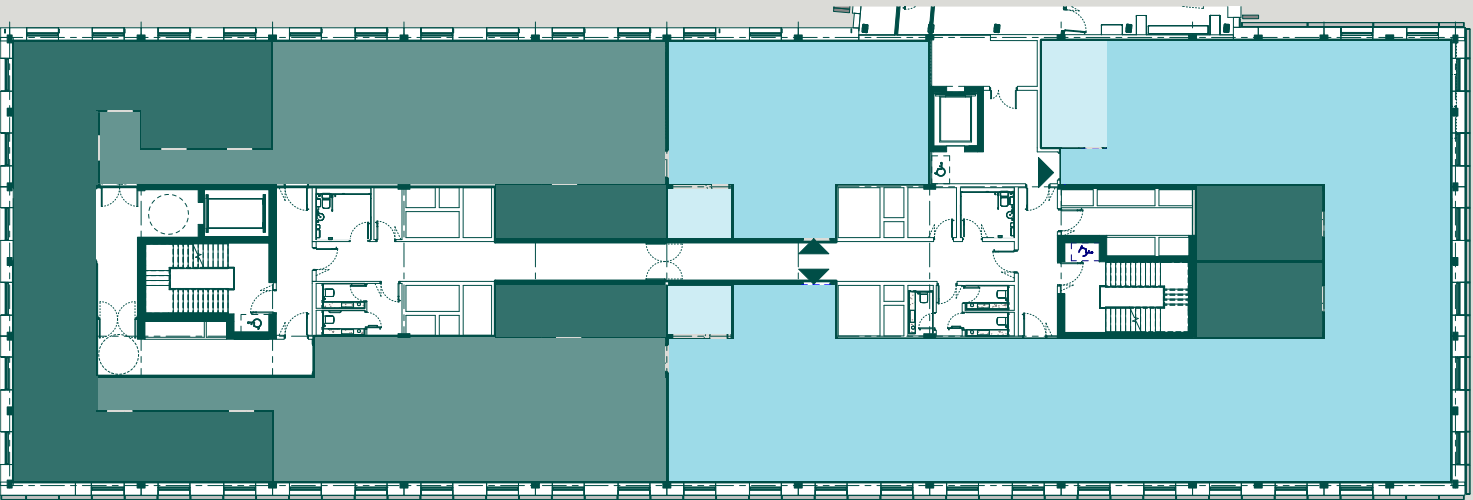
Accelerate & Grow – accelerator space and CAT A labs

- Open plan laboratory
- Cellular/secondary laboratory
- Office
- Communal/break out space

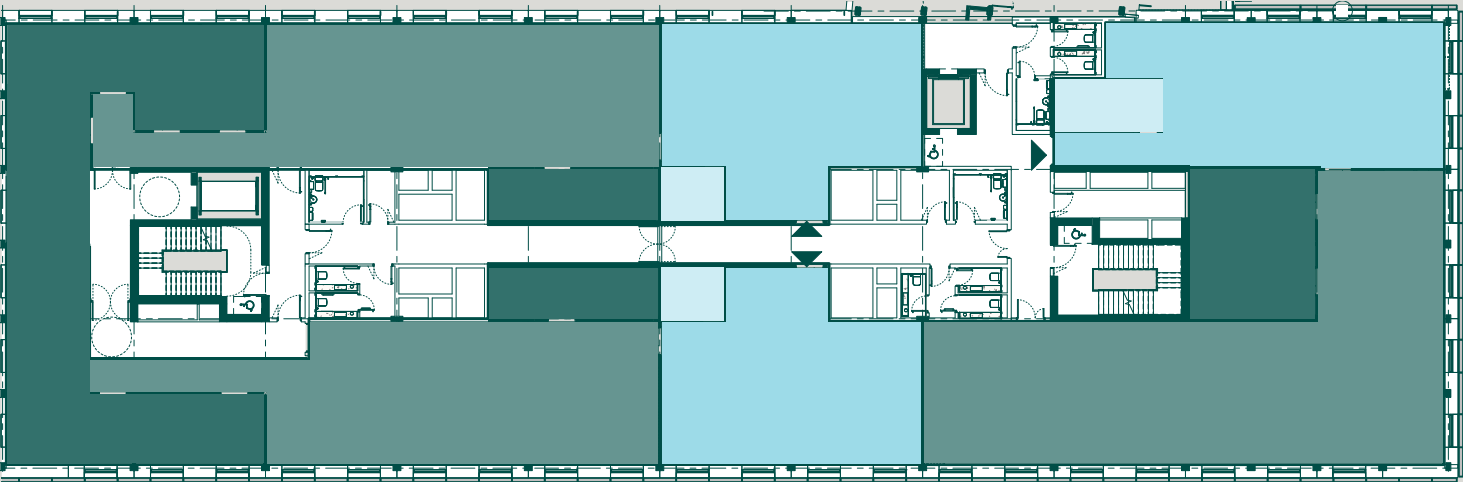


Level 00 The Accelerator

CO:LABS SOUTH	Occupier NIA	
	SQM	SQF
Level 00 The Accelerator	Suite 1	138
	Suite 2	140
	Suite 3	308
	Suite 4	119
	Suite 5	134
	Suite 6	123
Level 01 Grow-on space – CAT A labs		379
		436
		371
Level 02 Grow-on space – CAT A labs		379
		423
		374
	3,300	35,521



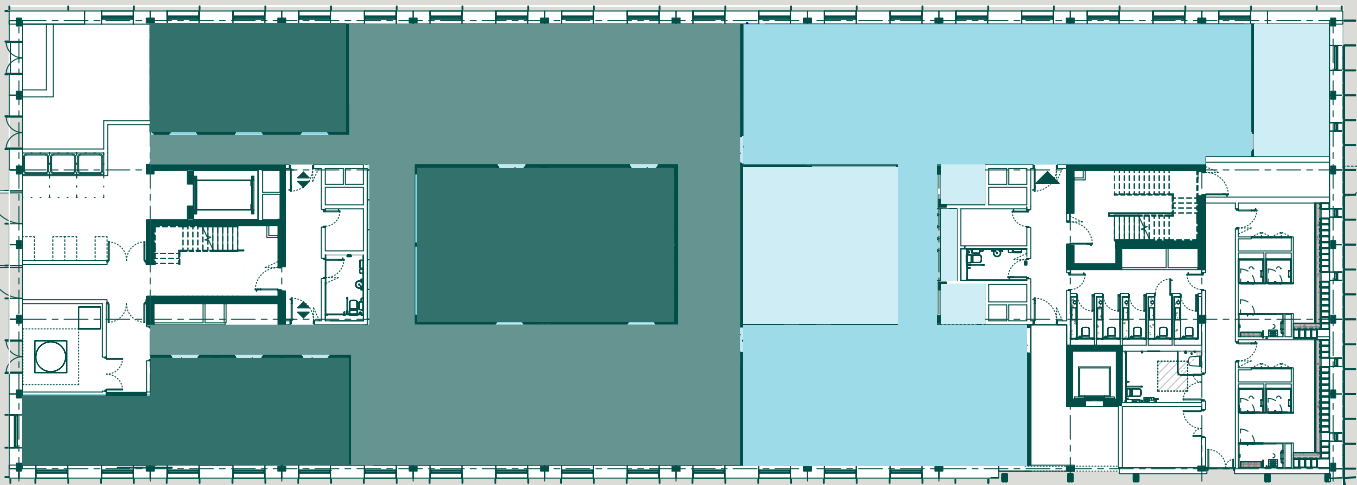
Level 01 Grow-on space – CAT A labs



Level 02 Grow-on space – CAT A labs

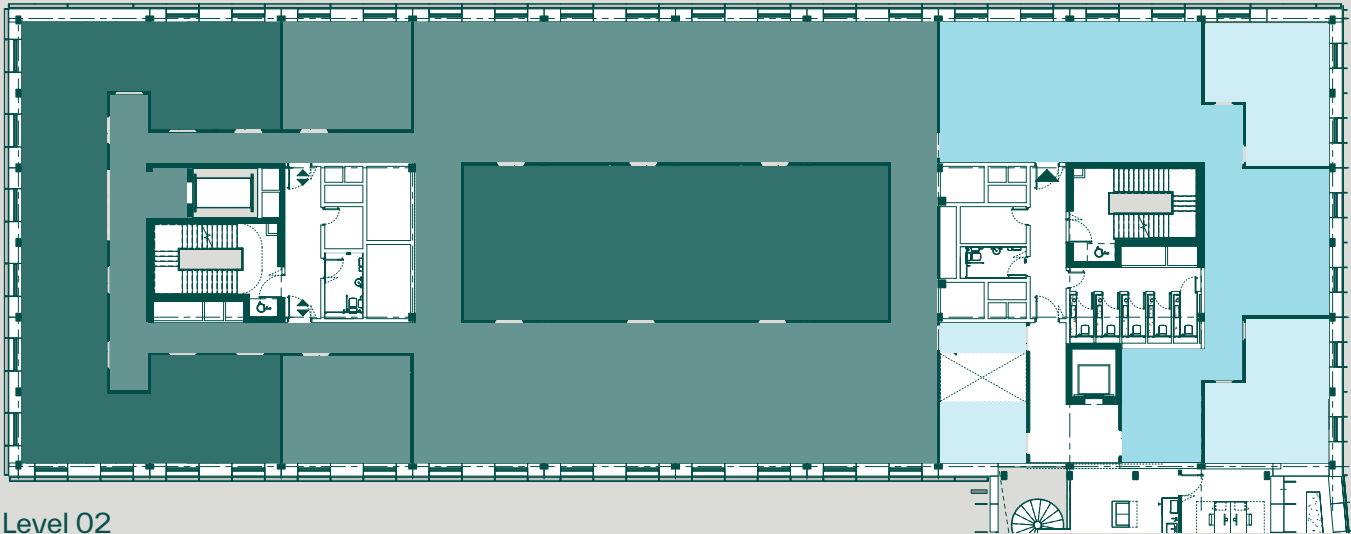
Schedule of areas:

- Open plan laboratory
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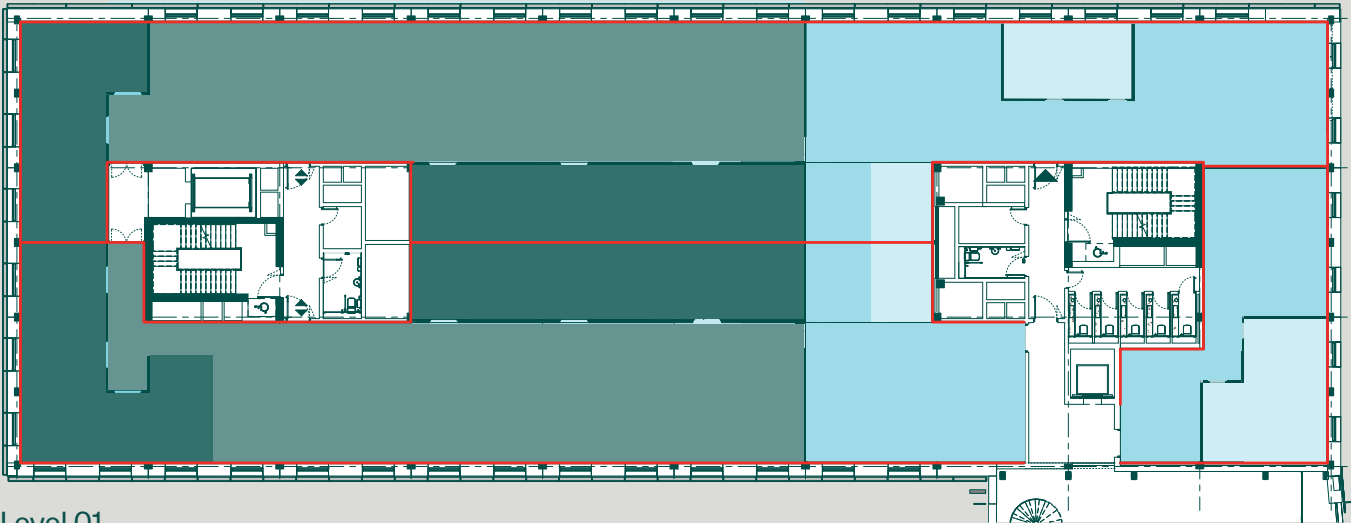


Level 00

CO:LABS NORTH	Occupier NIA	
	SQM	SQF
Level 00	991	10,667
Level 01	589	6,340
	601	6,469
Level 02	1,203	12,949
Level 03	386	4,155
	3,766	40,537



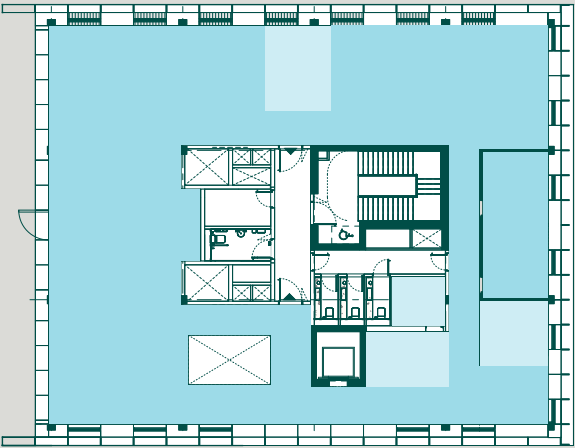
Level 02



Level 01

CO:LABS NORTH

Scale - lab enabled shell and core



Level 03

Accelerator Quarter

AQ

CO:LABS is the first development in our new Accelerator Quarter – 380,000 SQF of leading-edge science space designed to accelerate innovation for start-ups, scale-up and grown-up science organisations.

AQ will provide immediate growth space to boost your research and take your business to the next level.

Overview location

- Accelerator Quarter
- CO:LABS NORTH, CO:LABS SOUTH and The LINK
- Future AQ developments
- National facilities



The Campus

At the heart of our innovation community– creating a new hub for Harwell’s growing community of scientists, innovators and entrepreneurs.

All set within the UK’s leading science and innovation campus.



Harwell is the UK’s leading science and innovation campus, and is embarking upon a programme of sustainable development with 5m SQF masterplan, to be delivered by 2027.

Now

- Globally recognised as having a track record of ground-breaking innovation through the extensive interdisciplinary capabilities across life and physical sciences
- Health, Space, Energy and Quantum Clusters, underpinned by over £3bn of national research infrastructure
- 200 organisations, 7,000+ people, 60 nationalities
- 10,000+ visiting researchers per year from industry and academia
- 30+ Universities researching on campus
- Thriving culture and community; over 30 clubs including football, rugby, rounders and cricket
- Fast travel connections to London, Heathrow and Oxford

Next

- 1.5m SQF of commercial space
- Continued investment in future amenity
- Next step in delivering the 5m SQF campus Masterplan
- 15,000 + people



Campus location



Harwell is located in beautiful countryside just south of Oxford, one of the fastest growing economies 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.

Road distances

Didcot Parkway	London
5m/15mins	60m/1hr 26mins
Oxford	Bristol
15m/23mins	70m/1hr13mins
Heathrow	Birmingham
50m/55mins	90m/1hr31mins

Train distances via didcot

Reading	Bristol
13mins	1hr2mins
London Paddington	Birmingham
42mins	1hr29mins

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

Satnav reference: OX11 0GD

What3words:
///attracts.ascendant.ordering

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