

HARWELL

Lumen

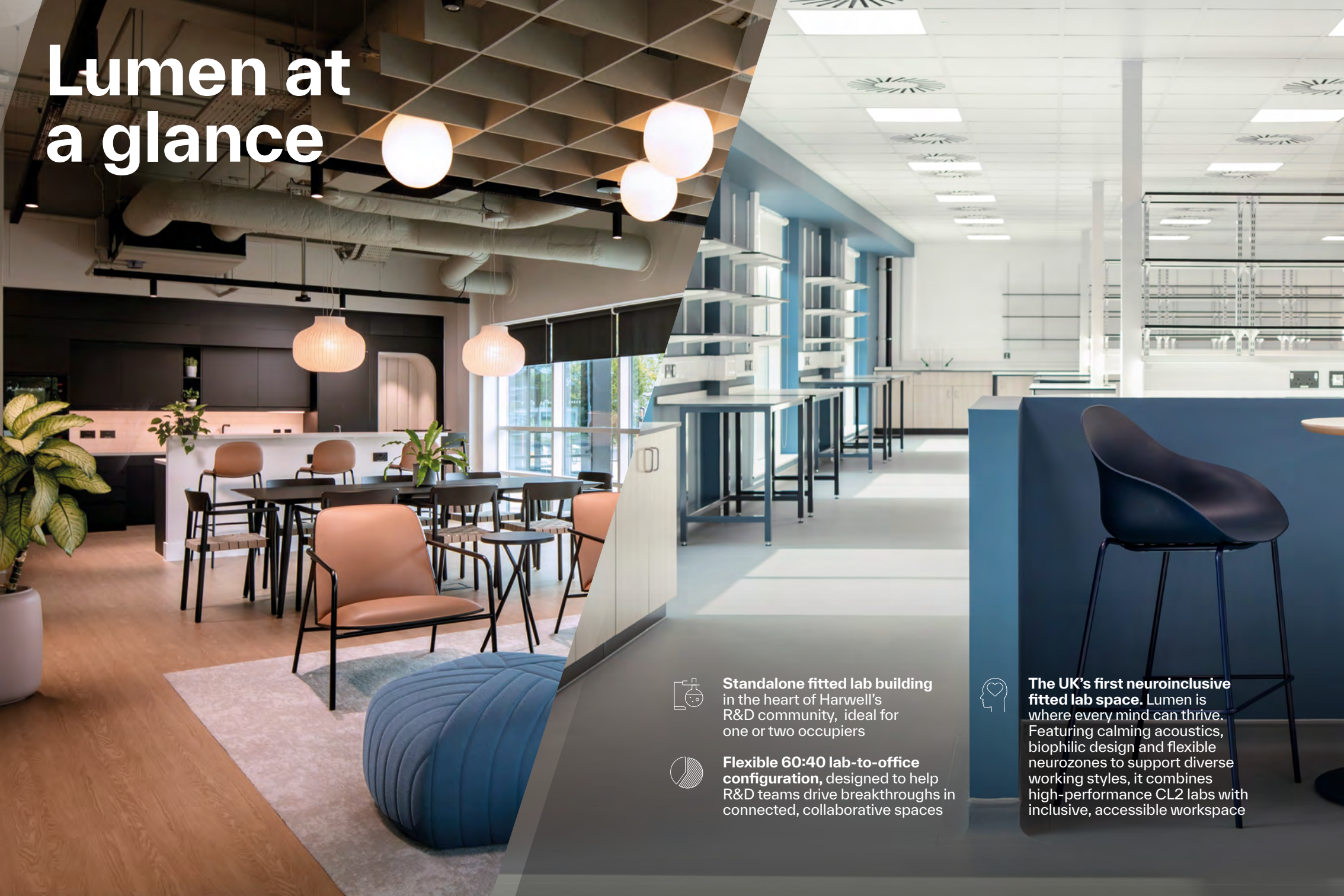
**Inclusive by Design.
Powered by Discovery.**

Fully fitted lab and office workspace



From 8,500 SQF to 17,000 SQF
Library Ave OX11 0SG

Lumen at a glance



Standalone fitted lab building in the heart of Harwell's R&D community, ideal for one or two occupiers



Flexible 60:40 lab-to-office configuration, designed to help R&D teams drive breakthroughs in connected, collaborative spaces



The UK's first neuroinclusive fitted lab space. Lumen is where every mind can thrive. Featuring calming acoustics, biophilic design and flexible neurozones to support diverse working styles, it combines high-performance CL2 labs with inclusive, accessible workspace

Harwell: the global 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

30+

UK universities are working
on projects at Harwell

200+

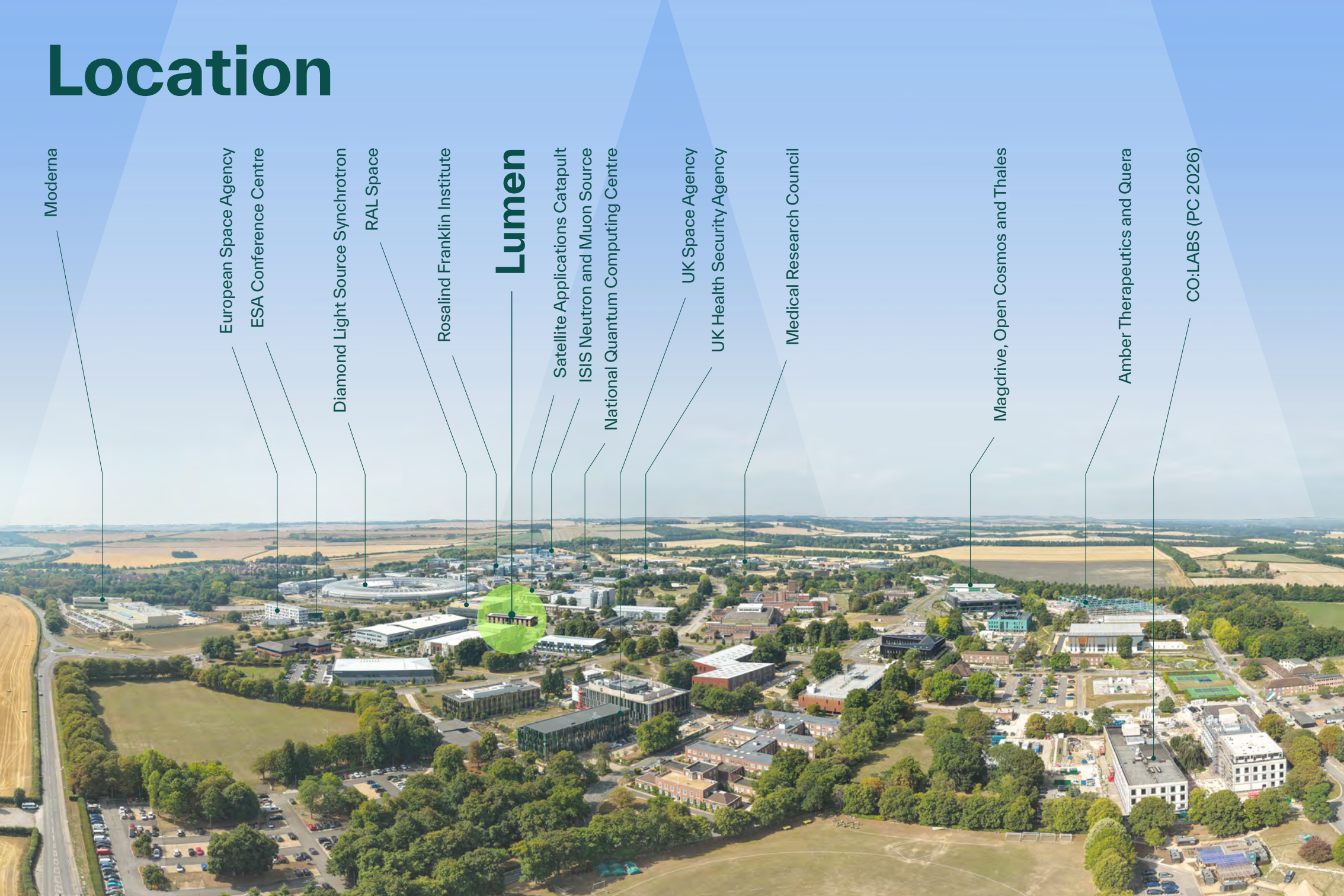
organisations based
on campus



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



Location



Moderna

European Space Agency

ESA Conference Centre

Diamond Light Source Synchrotron

RAL Space

Rosalind Franklin Institute

Lumen

Satellite Applications Catapult

ISIS Neutron and Muon Source

National Quantum Computing Centre

UK Space Agency

UK Health Security Agency

Medical Research Council

Magdrive, Open Cosmos and Thales

Amber Therapeutics and Quera

CO:LABS (PC 2026)

Discover Lumen — the UK's first neuroinclusive fitted lab space

Lumen redefines what it means to create spaces where every mind can thrive. From calming acoustic treatments and biophilic design to flexible neurozones that support diverse working styles, every detail has been crafted to enhance focus, creativity, and wellbeing.

Combining high-performance CL2 labs with thoughtfully designed offices, Lumen sets a new industry standard for inclusive, accessible, and inspiring science environments.



Neuroinclusive design features



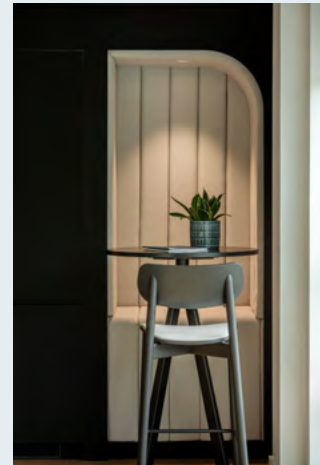
Relaxed working/social breakout areas



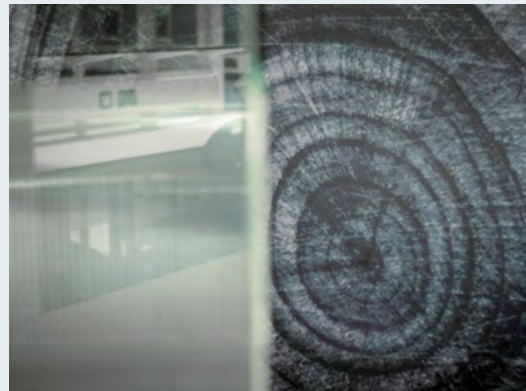
Quiet room



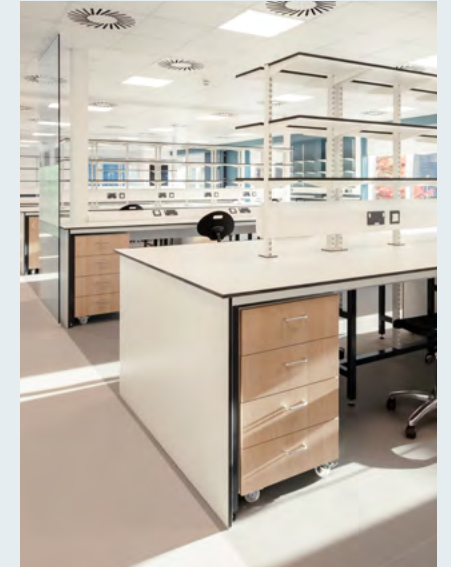
Views out to nature and access to external seating



Calm/retreat spaces



In lab biophilic art



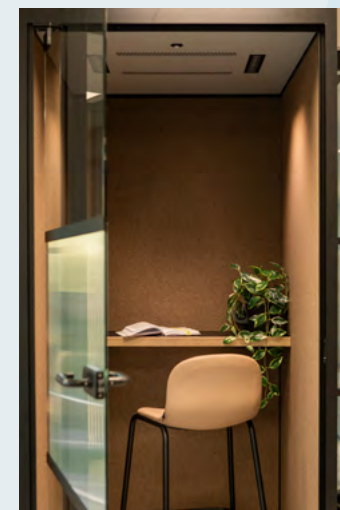
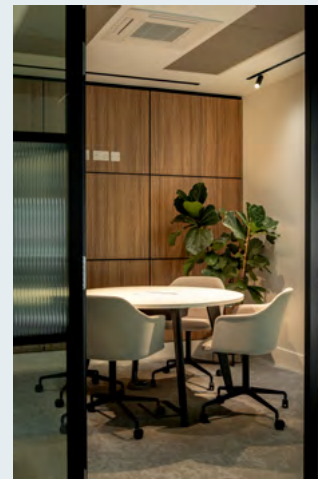
Use of natural materials



Inclusive wayfinding,
iconography and braille



Focus working areas



Enclosed private meeting
areas for groups/individuals



Collaboration areas



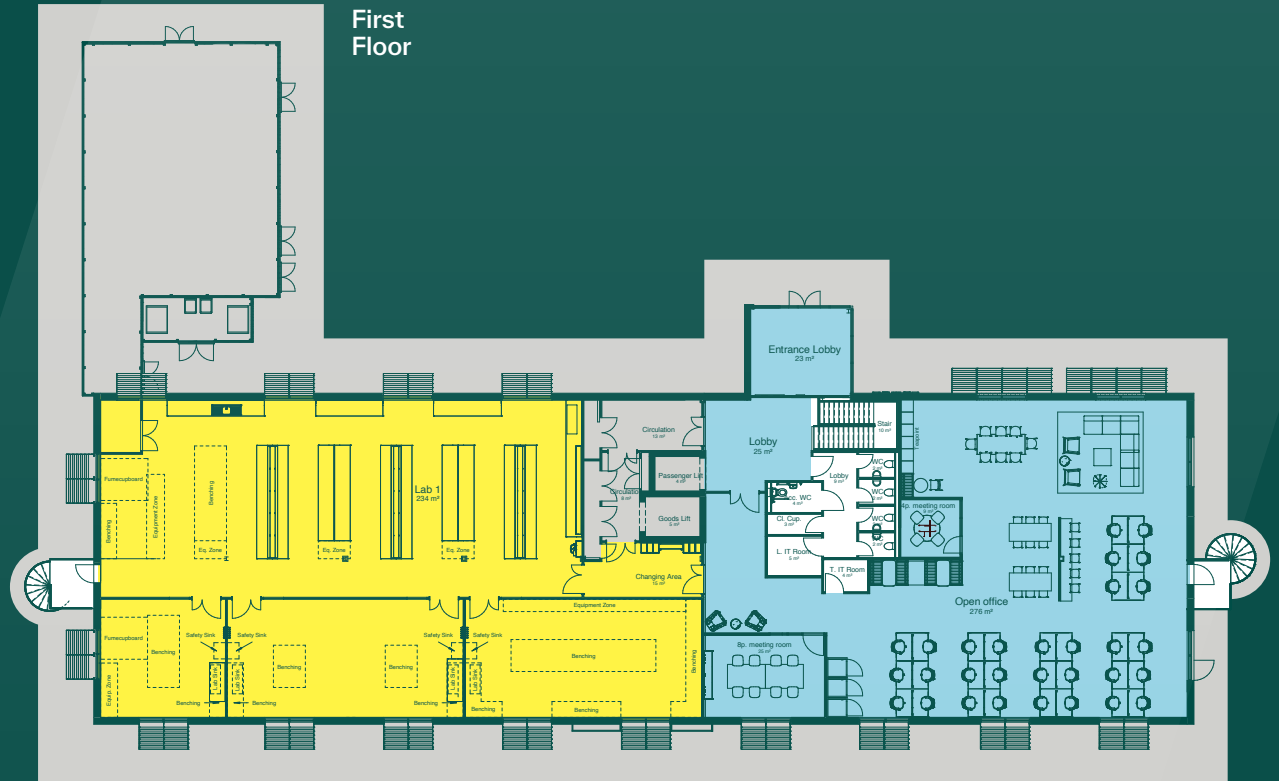
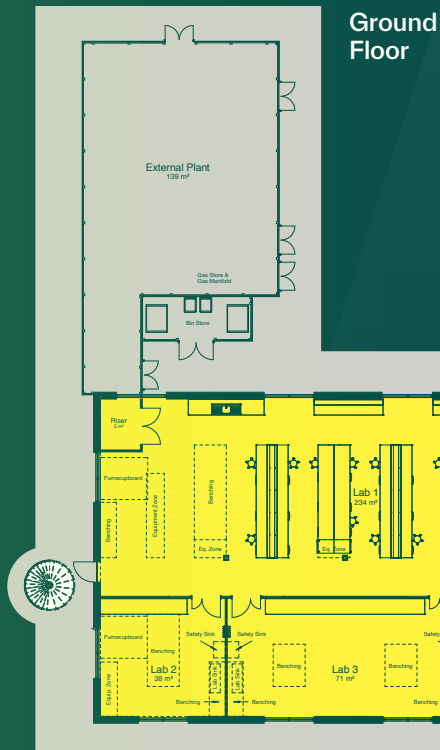
In lab perimeter quiet focus working areas



In lab collaboration/breakout space

Layout

Floor (indicative NIA)	SQM	SQF
First Floor	780.0	8,396
Ground Floor	802.6	8,640
	1,582.6	17,036



Specification



EPC A



Steel frame construction



60% / 40% lab/office capacity



Air handling system
(6 air changes p/h to labs)



Double-height glazed reception area



Excellent natural light



Secure compound for additional plant



Dedicated goods lift and entrance



Fully raised floors in office areas



Showers



Fitted laboratories



Capacity for 3 ducted fume hoods per floor



Covered cycle parking



LED lighting



Vulcathene drainage



Vinyl floors



13-person passenger lift



On-site car parking
(ratio 1:30 sq m)



Cat 5 water installation



Amenities

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



Bus stop



Café



Campus loan bike



DiSH



ESA conference centre



Food and drink



Gym



Lecture Theatre



Meeting pods



Newsagents/
Post Office



Nursery



Sports pitch



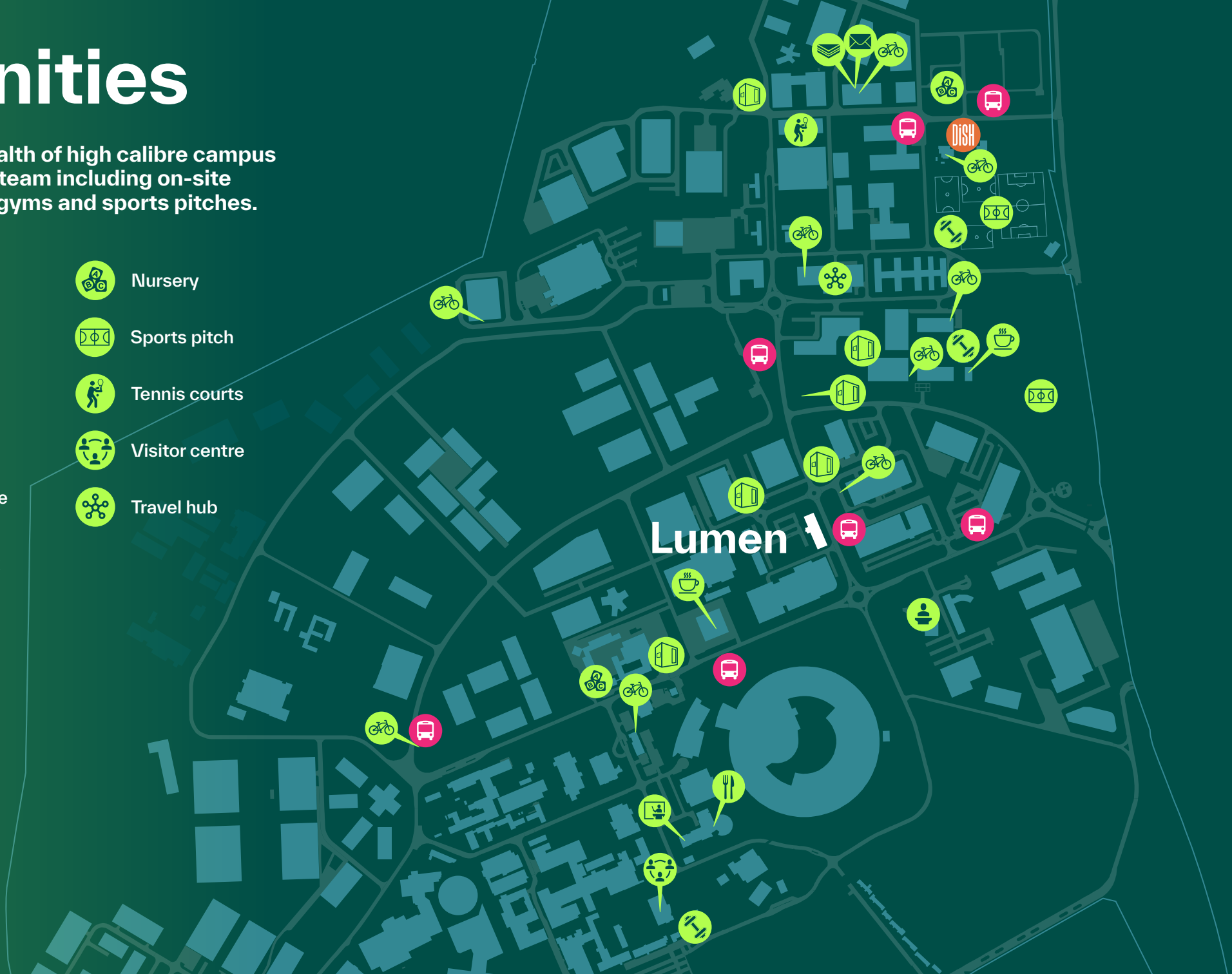
Tennis courts



Visitor centre



Travel hub



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
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 and Oxford every 15 minutes.

what3words:
///voltage.investors.dash

Google Maps:
Simply search "Lumen at Harwell"

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