

HARWELL

# Lumen

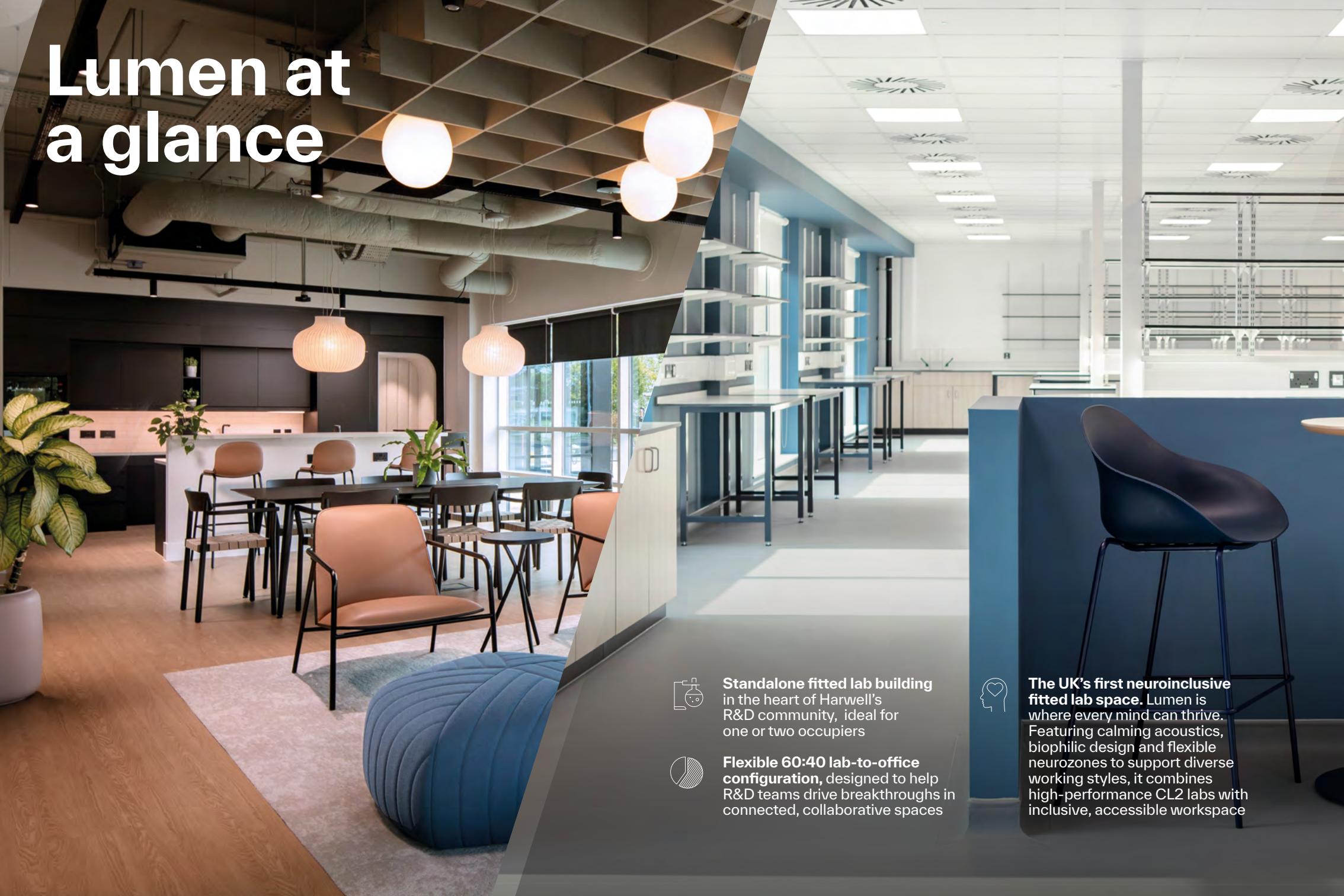
**Inclusive by Design.  
Powered by Discovery.**

**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

**16**  
national scientific facilities,  
institutes and agencies

**30+**  
UK universities are working  
on projects at Harwell

**180+**  
community events  
per year

**4 clusters**  
space, energy, health  
and quantum

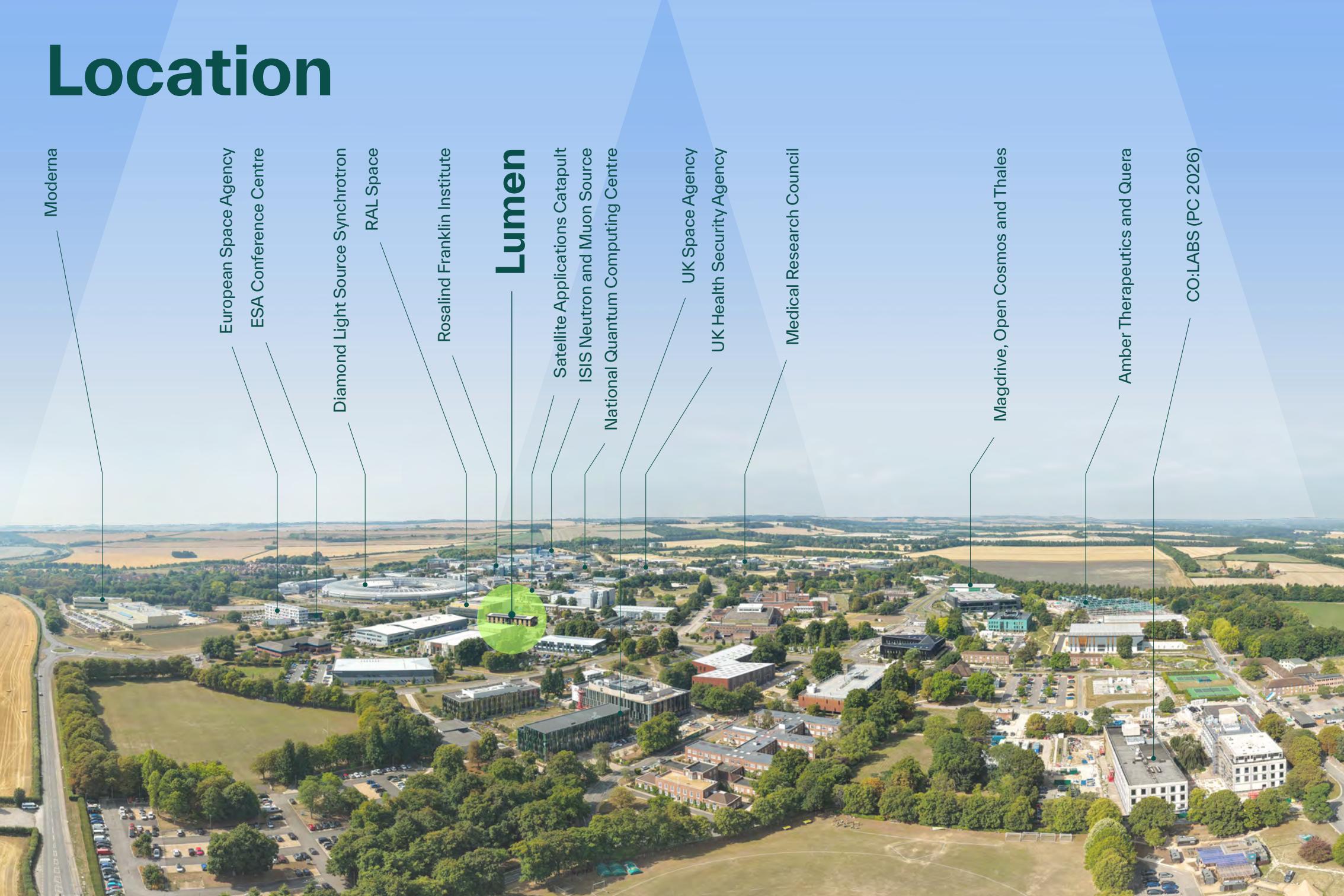
**200+**  
organisations based  
on campus



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



# Location



# 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



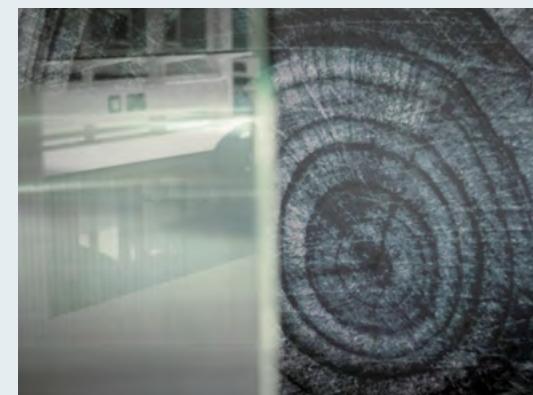
Relaxed working/social breakout areas



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



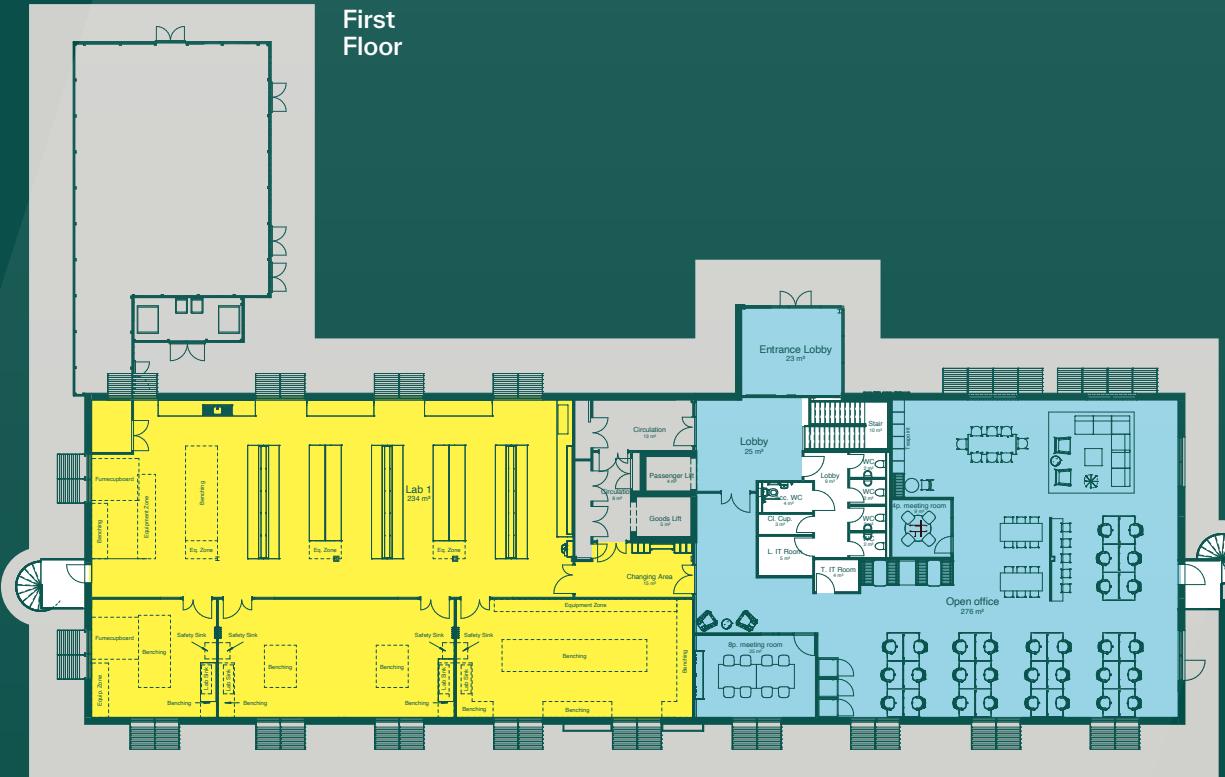
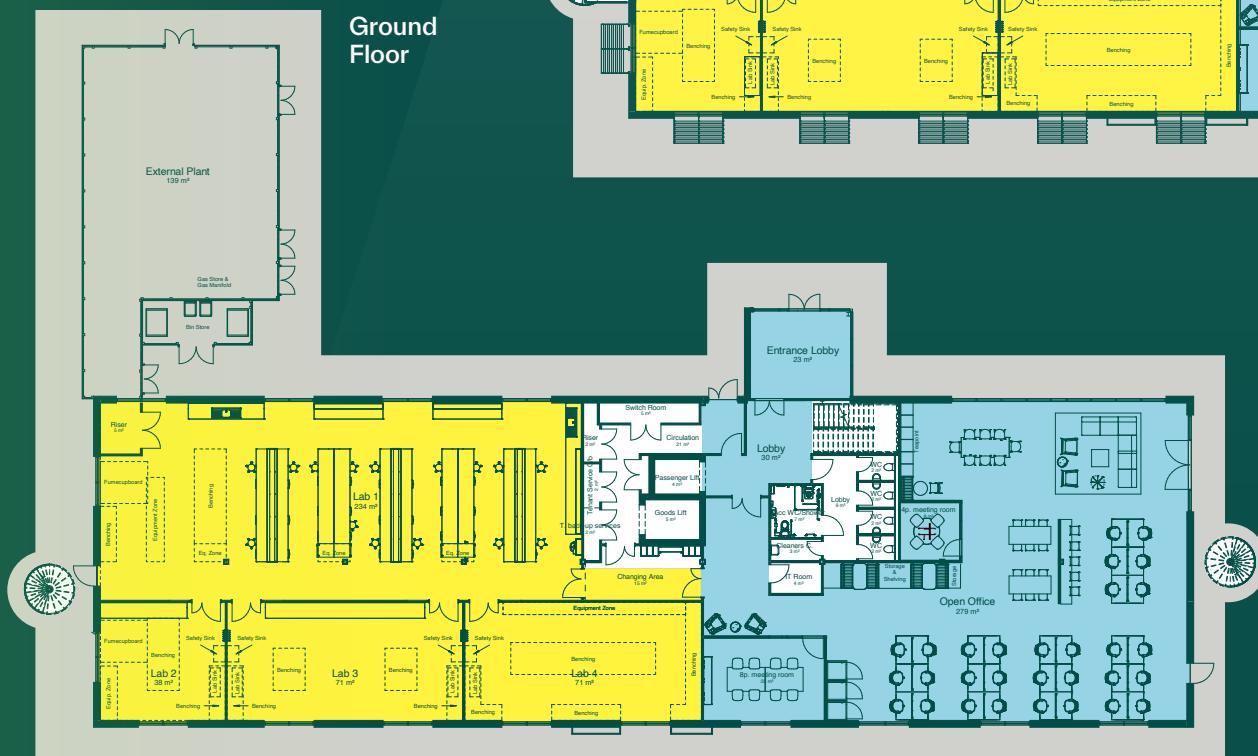
In lab perimeter quiet focus working areas



In lab collaboration/breakout space

# Layout

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



# Specification



EPCA



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

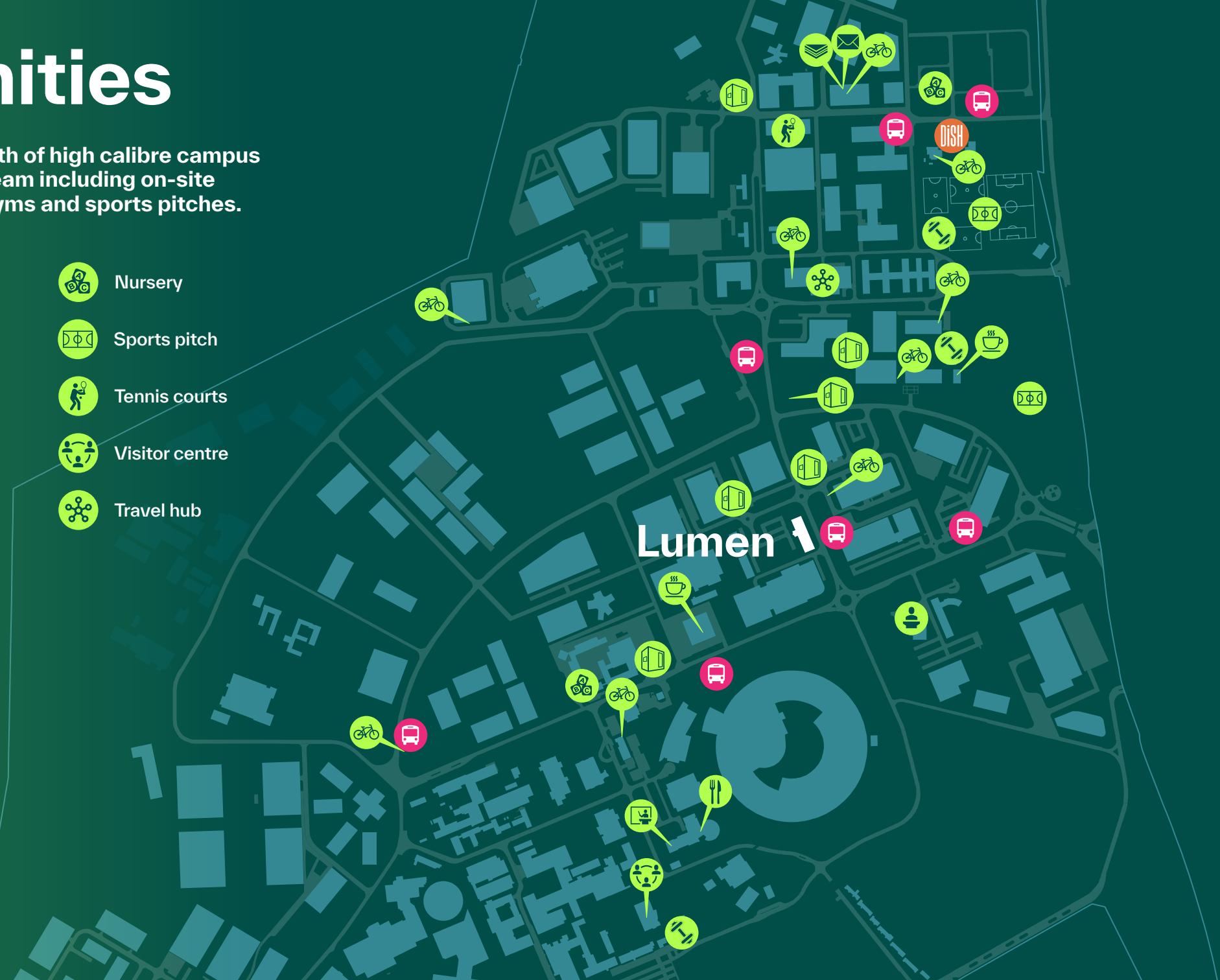


# Amenities

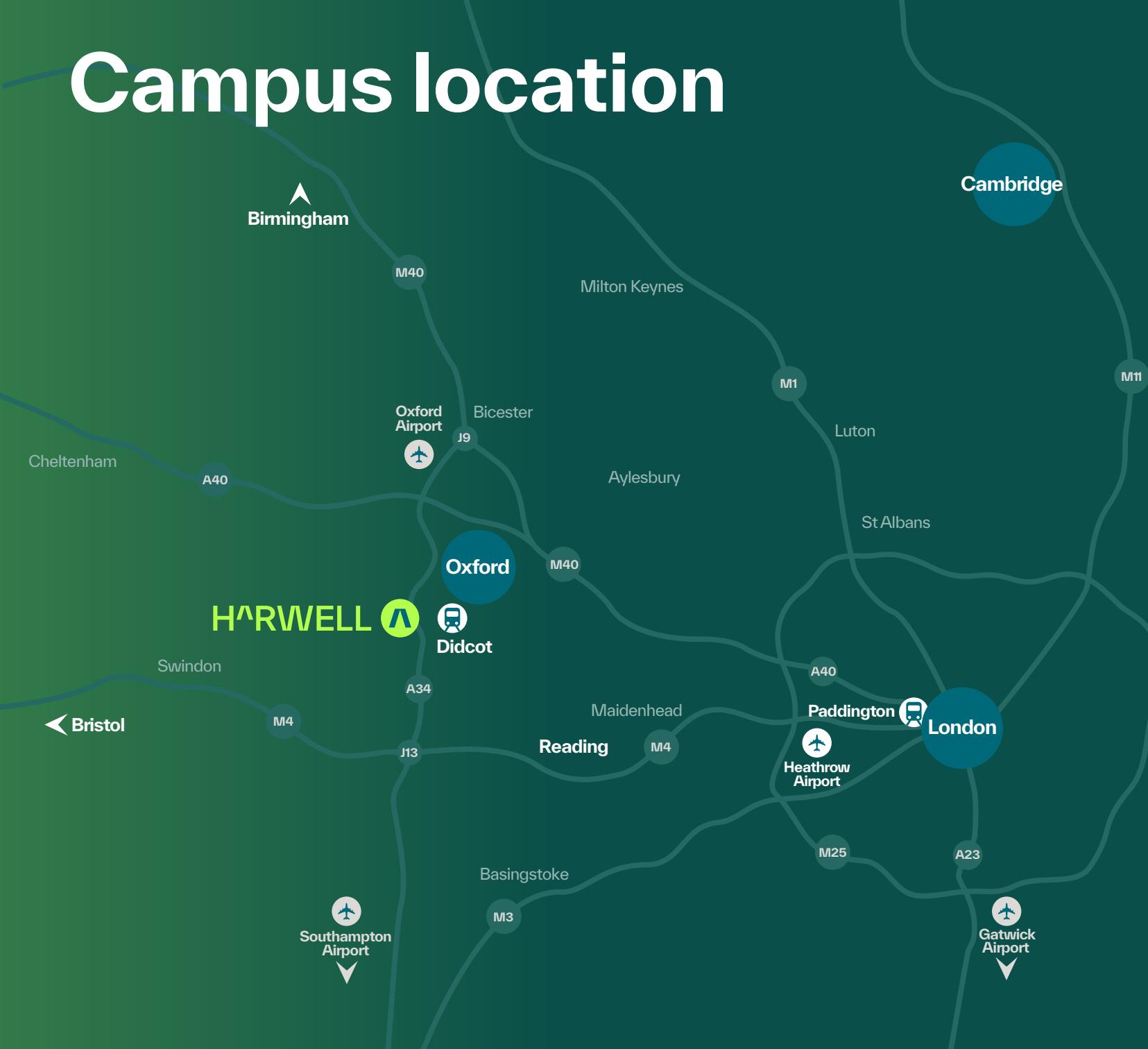
Harwell has a wealth of high calibre campus facilities for your team including on-site cafes, nurseries, gyms and sports pitches.

- 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"

**Lumen**  
Library Ave, Harwell Campus, OX11 0SG

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