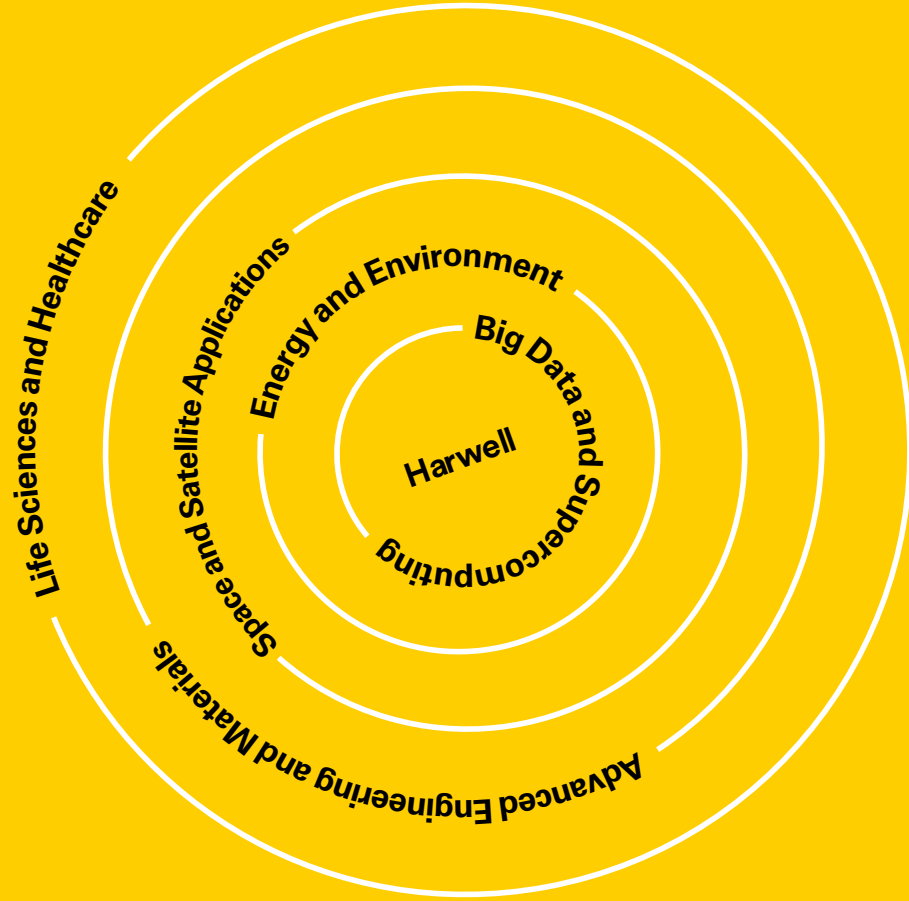


Offices and Laboratories

QUAD ONE

Brilliance Every Day

Harwell



**NOWHERE ELSE ON EARTH
OFFERS HARWELL'S UNIQUE
COMBINATION OF WORLD-
LEADING TALENT AND FACILITIES.**

**OFFICES AND LABORATORIES
FROM 300 TO 12,500 SQ FT
ARE AVAILABLE TO LET WITHIN
THE QUAD ONE DEVELOPMENT.**

BE PART OF TOMORROW.

QUAD ONE



CGI of Quad One



**The
Quad**

THE UK'S HOME OF INNOVATION



"It's often the intersection, the collision of different people with different takes on problems, which creates wholly new ways of looking at things and solving problems."

Professor Andrew Harrison CEO,
Diamond Light Source

Harwell is where the world of tomorrow is taking shape. Fast becoming one of the world's largest and most important science and innovation locations, it's a community of 5,500 scientists, engineers and innovators, collaborating on many of the world's most advanced technologies, and delivering breakthroughs that will transform lives worldwide.

Today home to national and international institutions including The Science and Technology Facilities Council, The European Space Agency, The Medical Research Council and the UK Space Gateway, Harwell is founded on a legacy of groundbreaking innovations, from Europe's first nuclear reactor in 1947, and the world's first transistorised computer in 1953, to the Diamond Light Source, synchrotron in 2007.

With exceptional individuals from more than 60 countries and world-leading open access facilities on one site, Harwell is a hotbed of cross-sector innovation. This is a community in every sense of the word, designed for living as well as working, with an international outlook and a uniquely collaborative culture.

Business and professional development is a priority here, with an active approach to nurturing collaboration through open days, forums and networking events.

A focus for UK Government investment in science and technology, Harwell is a designated Enterprise Zone, entitling technology companies to business rate discounts of up to £55,000 for five years. Ambitious plans for future growth include millions more square feet of commercial and technical space, accommodating tens of thousands of the world's brightest and most dedicated scientists and engineers.

A wealth of global scientific and engineering talent is readily accessible on-site, and in nearby Oxford, London and Cambridge.



710 ACRES
5,500 PEOPLE
200+ ORGANISATIONS
TALENT FROM OVER 60 COUNTRIES



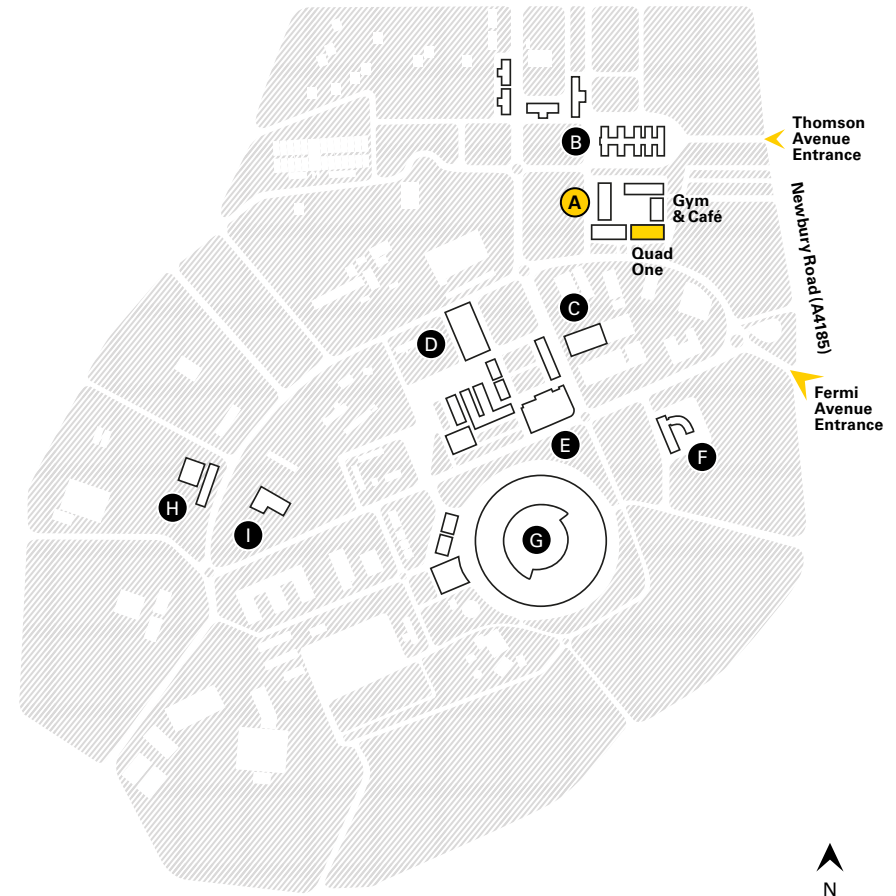
Quad One is a striking landmark building on campus and is the first opportunity to lease brand new, Grade A space within the major new Quad development.

Offering office and laboratory space, plus a range of staff amenities, Quad One is in a prominent location at the heart of the UK's leading science and innovation campus.

The suites at Quad One allow for occupier's bespoke fit-out, with office and laboratory space from 300 to 12,500 square feet available from December 2017.

Opening alongside Quad One is a new 6,000 square foot gym/café and high quality public realm open space to complement the range of existing campus amenities.

The campus is a place where professionals from around the world choose to come and work, with its amenities including nurseries, sports facilities, cafés, post office, mini supermarket, weekly pop-up food stalls and attractive public spaces. This is set to be further enhanced with over 1,000 homes, with starter homes offered at a discounted rate to the new tenants at Quad One.



QUAD ONE



Specifications

- Raised flooring
- Suspended ceilings
- Air-conditioning
- Passenger lift
- Broadband: substantial bandwidth available on campus
- Adjacent Artisan café
- Adjacent to 6,000 square foot gym
- On-site car parking ratio of 1:30 square metres
- Enterprise Zone status

Harwell Campus

- A** The Quad
- B** Runway Buildings
- C** Zephyr Building
- D** Genesis Building
- E** Space & Technology Centre
- F** European Space Agency (ESA)
- G** Diamond Light Source
- H** Medical Research Council
- I** Public Health England

Quad One

Ground Floor

The first opportunity to lease in the major Quad development, Quad One offers occupiers bespoke office and laboratory space within the campus's powerful innovation ecosystem. The suite layouts are indicative and can be configured and customised to the occupier's specific requirements.



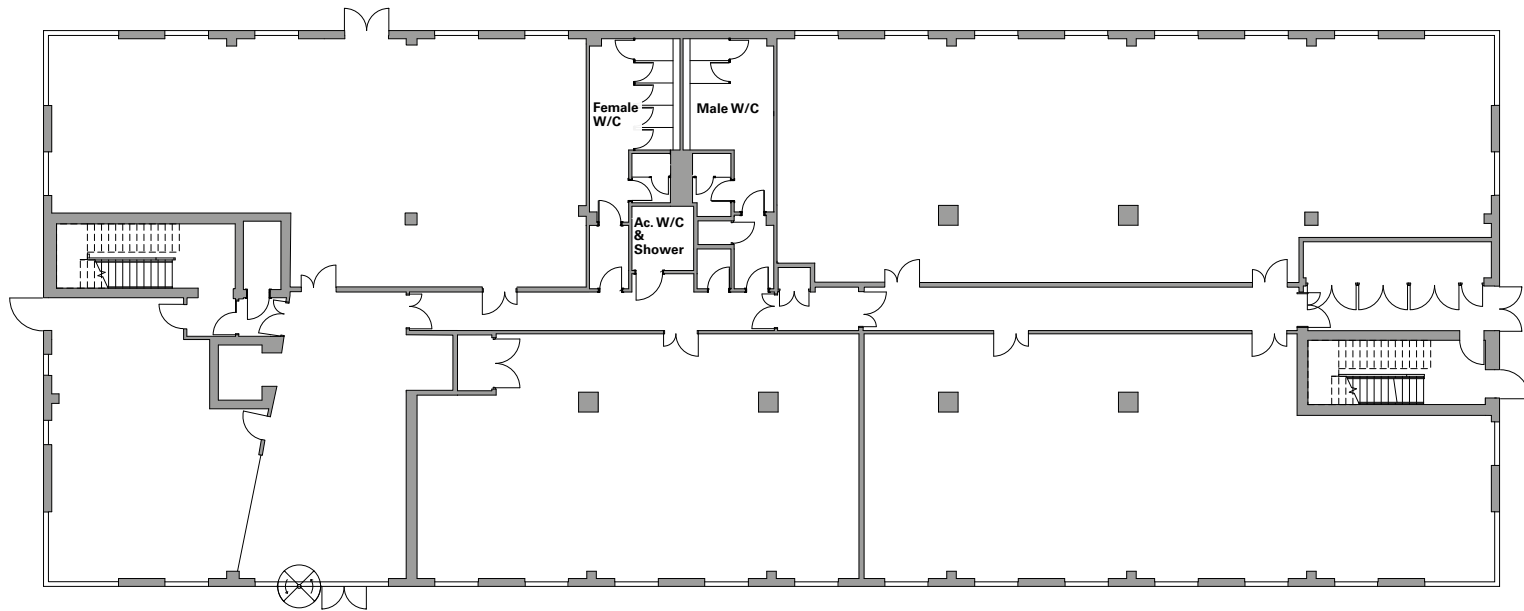
● Available Units



| SUITE | SQ FT | SQ M |
|--------------|--------------|------------|
| 1 | 693 | 64 |
| 2 | 1,702 | 158 |
| 3 | 2,273 | 211 |
| 4 | 2,343 | 218 |
| 5 | 553 | 51 |
| 6 | 304 | 28 |
| TOTAL | 7,868 | 730 |

Quad One

First Floor *(under offer)*



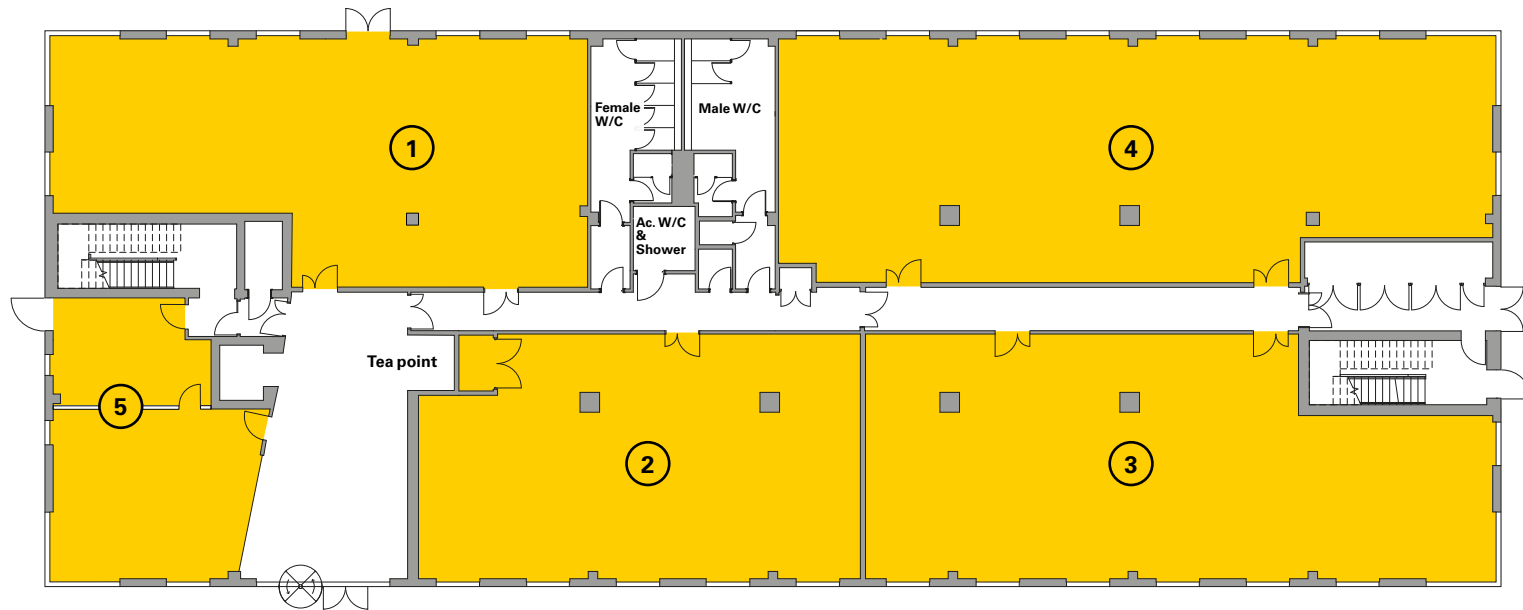
● Available Units



| SUITE | SQ FT | SQM |
|--------------|--------------|------------|
| TOTAL | 9,422 | 875 |

Quad One

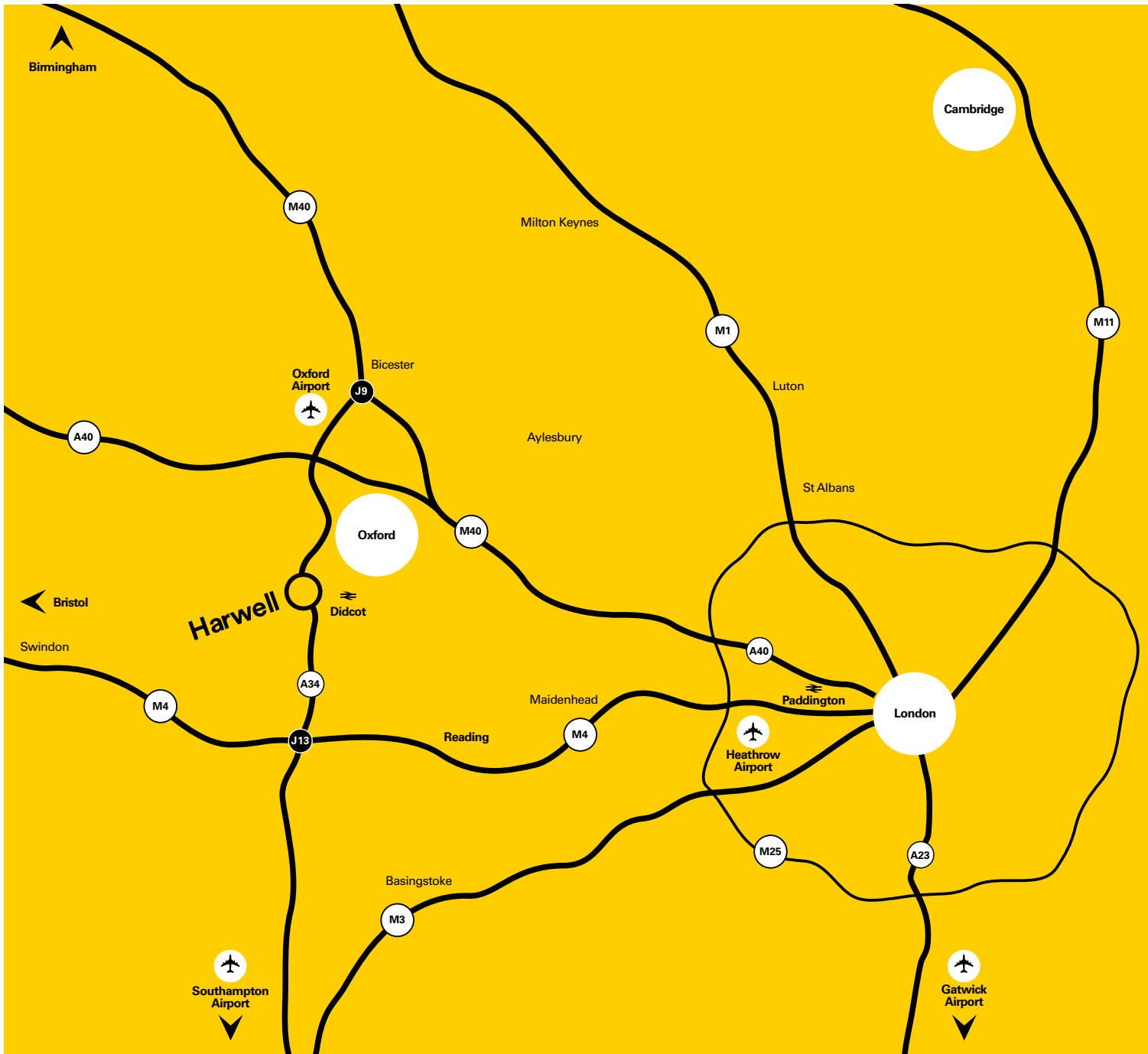
Second Floor



● Available Units



| SUITE | SQ FT | SQ M |
|-----------------|--------------|------------|
| 1 | 1,893 | 176 |
| 2 (under offer) | 1,690 | 157 |
| 3 (under offer) | 2,259 | 210 |
| 4 | 2,737 | 254 |
| 5 | 822 | 76 |
| TOTAL | 9,401 | 873 |



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 in 2018 and the upgrade to the Didcot Parkway Line mean it will soon be possible to reach central London Underground stations in under one hour.

Road Distances

| | |
|-----------------------|---------------------|
| Didcot Parkway | London |
| 6 m / 15 mins | 66 m / 1 hr 26 mins |
| Oxford | Bristol |
| 17 m / 23 mins | 71 m / 1 hr 13 mins |
| Heathrow | Birmingham |
| 53 m / 55 mins | 92 m / 1 hr 31 mins |

Train Distances *via Didcot*

| | |
|--------------------------|-------------------|
| Reading | Bristol |
| 13 mins | 1 hr 2 mins |
| London Paddington | Birmingham |
| 42 mins | 1 hr 29 mins |

Shuttle bus services through the day to Didcot Parkway & Oxford

Sat nav reference: OX11 0QB

Source: RAC, National Rail Enquiries

Contact Us

Harwell

Duncan Rogers
duncan.rogers@harwellcampus.com
+44 (0) 1235 250091

Monika Zemla
monika.zemla@harwellcampus.com
+44 (0) 1235 250091

Cushman & Wakefield

Jeremy Rodale
jeremy.rodale@cushwake.com
+44 (0) 20 7152 5429
+44 (0) 7766 780590

Guy Taylor
guy.taylor@cushwake.com
+44 (0) 20 7152 5236
+44 (0) 7769 976614

Lambert Smith Hampton

Kevin Wood
kwood@lsh.co.uk
+44 (0) 1865 200244
+44 (0) 7900 584150

Charlotte Reaney
creaney@lsh.co.uk
+44 (0) 1865 200244
+44 (0) 7841 684842

Bidwells

David Williams
david.williams@bidwells.co.uk
+44 (0) 1865 592632
+44 (0) 7768 985949

Robert Beatson
robert.beatson@bidwells.co.uk
+44 (0) 1865 592627
+44 (0) 7976 590996

**“It’s always
exciting to
visit Harwell
Campus.
I can’t wait to
be back.”**

Major Tim Peake, Astronaut



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