

Harwell

New R&D Space, Offices and Laboratories

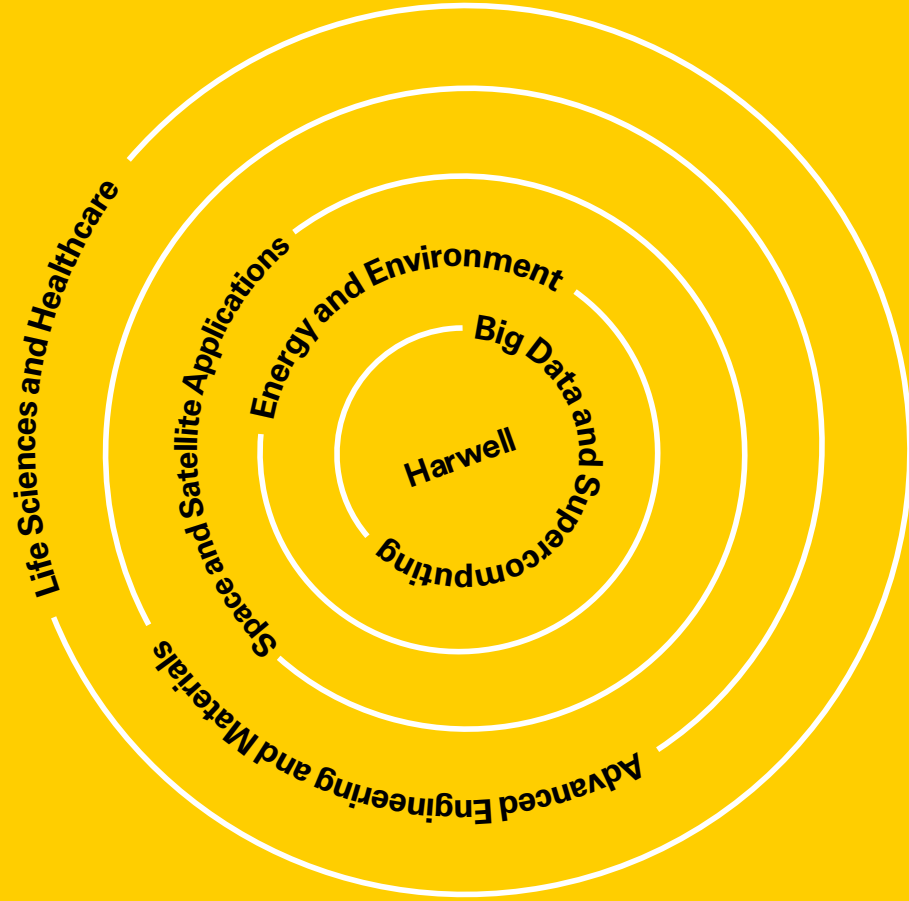
# ZEPHYR BUILDING

Brilliance Every Day

THE ZEPHYR BUILDING



CGI of the Zephyr Building



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

**NEW R&D SPACE, OFFICES AND LABORATORIES FROM 3,000 SQUARE FEET ARE AVAILABLE WITH FLEXIBLE FIRST FLOOR ACCOMMODATION WITHIN THE ZEPHYR BUILDING.**

**BE PART OF TOMORROW.**

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**Zephyr  
Building**

# 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**

**The Zephyr Building offers brand new research and development space, with suites suitable for office, laboratory, engineering, R&D, assembly and clean rooms.**

The Zephyr Building is located in a high profile position on the Harwell Campus forming part of a wider 400,000 sq ft phase of development including The Quad. This is an opportunity for both start-ups and established businesses to become part of a cutting edge collaborative community driving the global future of science and technology.

Available from 3,000 sq ft, suites at Zephyr will be delivered to shell for bespoke fit-out, or pre-fitted to occupiers requirements.

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. Nearby, the HQ at the Runway Buildings will be home to a new artisan café. This is set to be further enhanced with over 1,000 homes, available to the campus workforce at discounted rates, being delivered on campus soon.

# THE ZEPHYR BUILDING



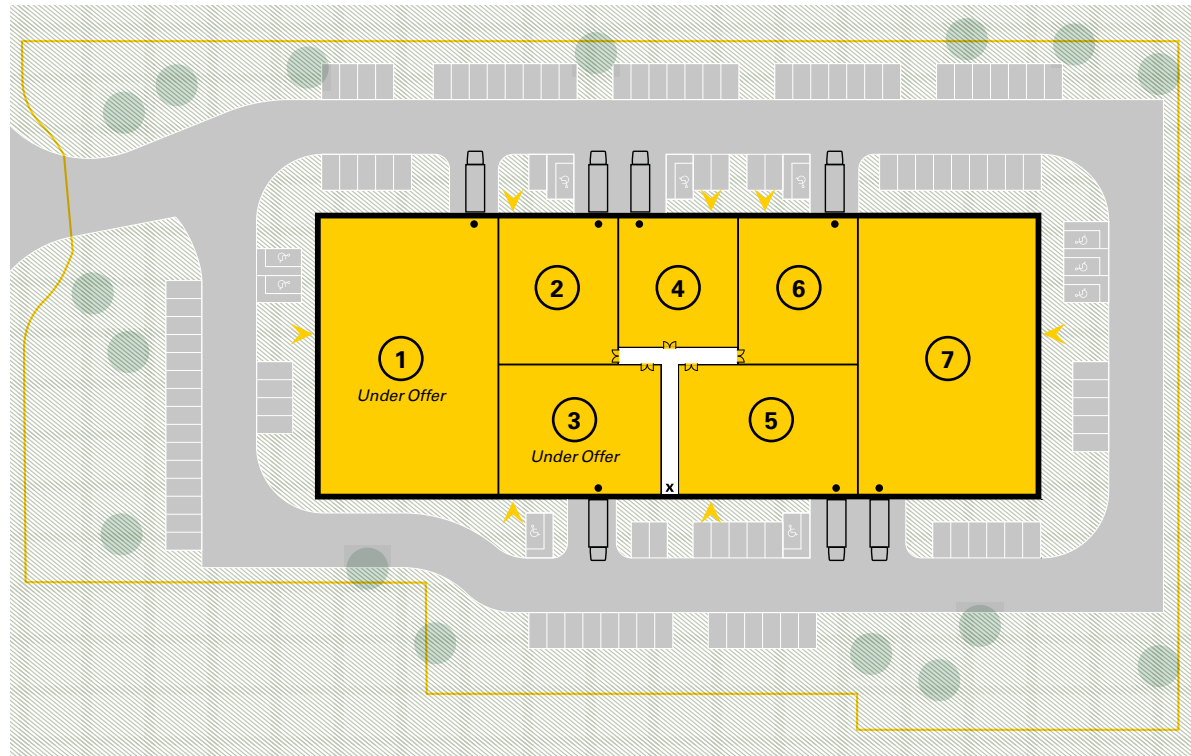
## Specifications

- Suitable for light engineering, R&D, laboratory, assembly, clean rooms and offices
- Flexible unit sizes
- Car parking on-site
- Loading door access
- Flexible first floor space fitted to occupier's requirement
- Available shell for bespoke fit-out or pre-fitted to R&D, office or laboratory standard
- Broadband: substantial bandwidth available on campus
- Services: Mains water, gas and 3-phase electricity with substantial power capacity
- External compound areas available
- Enterprise zone

## Harwell Campus

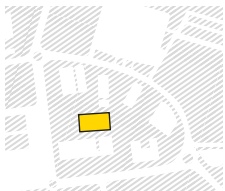
- A** Zephyr Building
- B** Runway Buildings
- C** The Quad
- D** Genesis Building
- E** Space & Technology Centre
- F** European Space Agency (ESA)
- G** Diamond Light Source
- H** Medical Research Council
- I** Public Health England

# Zephyr Building



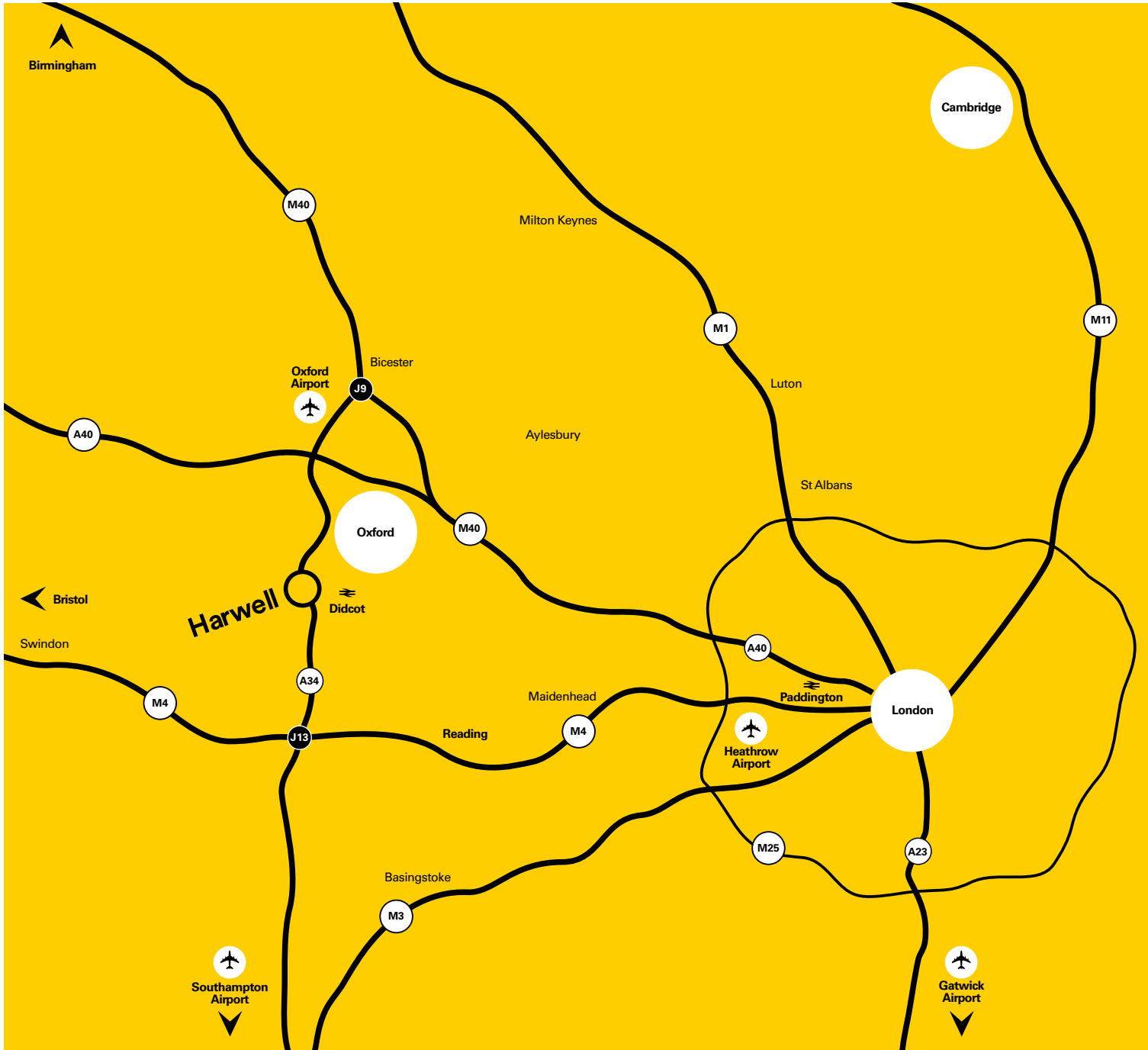
- Loading Door
- x Fire Exit

● Available Units



UNIT	Ground Floor		Flexible First Floor Coverage				TOTAL	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT*	SQ M		
1 (under offer)	10,182	946	50% min	5,091	473	50% min	15,273	1,419
			100% max	10,182	946	100% max	20,364	1,892
2	3,325	309	50% min	1,663	154.5	50% min	4,988	463.5
			100% max	3,325	309	100% max	6,650	618
3 (under offer)	4,000	372	50% min	2,000	186	50% min	6,000	558
			100% max	4,000	372	100% max	8,000	744
4	2,950	274	50% min	1,475	137	50% min	4,425	411
			100% max	2,950	274	100% max	5,900	548
5	4,445	413	50% min	2,223	206.5	50% min	6,668	619.5
			100% max	4,445	413	100% max	8,890	826
6	3,325	309	50% min	1,663	154.5	50% min	4,998	463.5
			100% max	3,325	309	100% max	6,650	618
7	8,977	834	50% min	4,489	417	50% min	13,466	1,251
			100% max	8,977	834	100% max	17,954	1,688

\*Square feet dependent upon Mezzanine Coverage  
 Measurements are GIA in accordance with RICS code of practice (IPMS measurements are available on request).



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

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

#### Train Distances *via Didcot*

<b>Reading</b>	<b>Bristol</b>
13 mins	1 hr 2 mins
<b>London Paddington</b>	<b>Birmingham</b>
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

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

Major Tim Peake, Astronaut



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