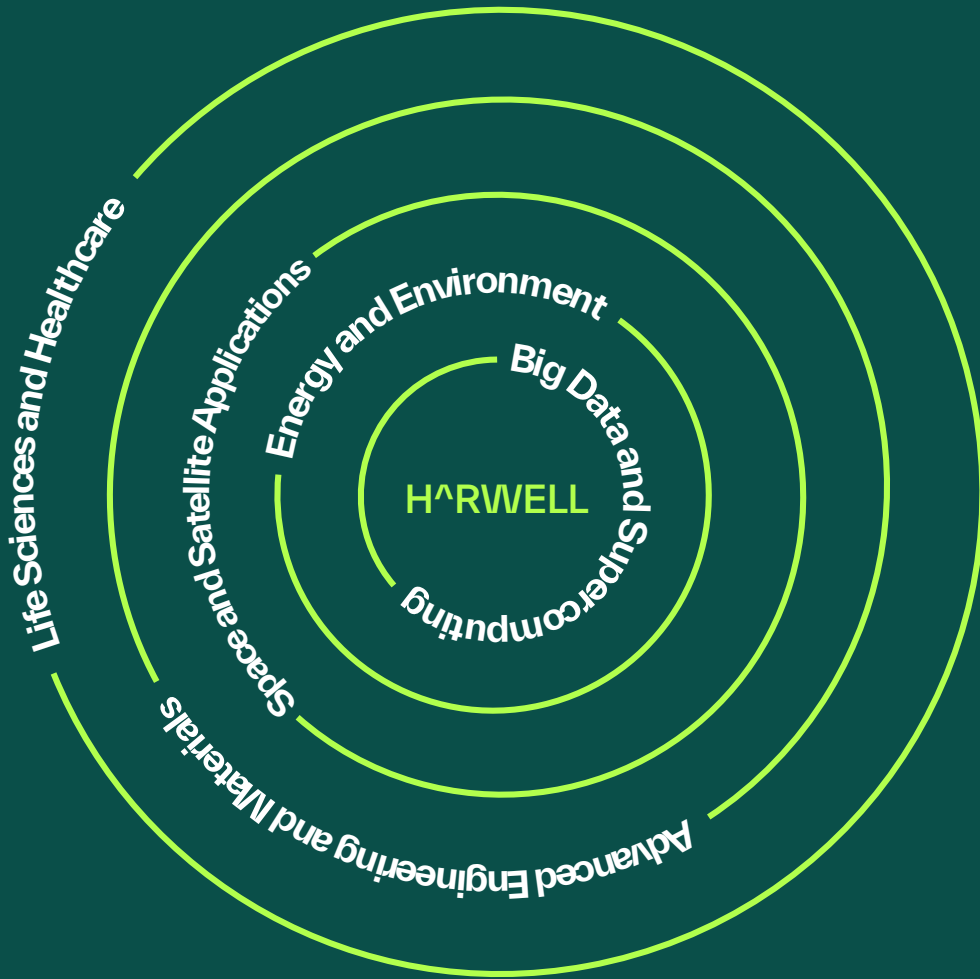


# The HQ Building

1,915 SQ FT TO 27,631 SQ FT OF  
GRADE A OFFICE SPACE TO LET

HARWELL





Nowhere else on Earth offers Harwell's unique combination of world-leading talent and facilities

Office suites from 1,915 sq ft are available to let within the HQ Building

Making tomorrow brighter than today





European Space Agency

Oxford Nanopore Technologies

Diamond Light  
Source Synchrotron

RAL Space

Oxford Space Systems

Rosalind Franklin Institute

Satellite Applications  
Catapult

Rutherford Appleton  
Laboratory

HQ 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 6,000 people, including scientists, engineers and innovators, collaborating on many of the world’s most advanced technologies, and delivering breakthroughs that will transform lives worldwide.

The campus is home to national and international institutions including The Science and Technology Facilities Council, The European Space Agency, Public Health England 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 worldleading 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. Ambitious plans for future growth include millions more square feet of commercial and technical space, accommodating 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, the UK’s golden triangle. Business and professional development is a priority here, with an active approach to nurturing collaboration through open days, forums and networking events.

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**700 ACRES**

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**6,000 PEOPLE**

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**200+ ORGANISATIONS**

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**TALENT FROM OVER 60 COUNTRIES**

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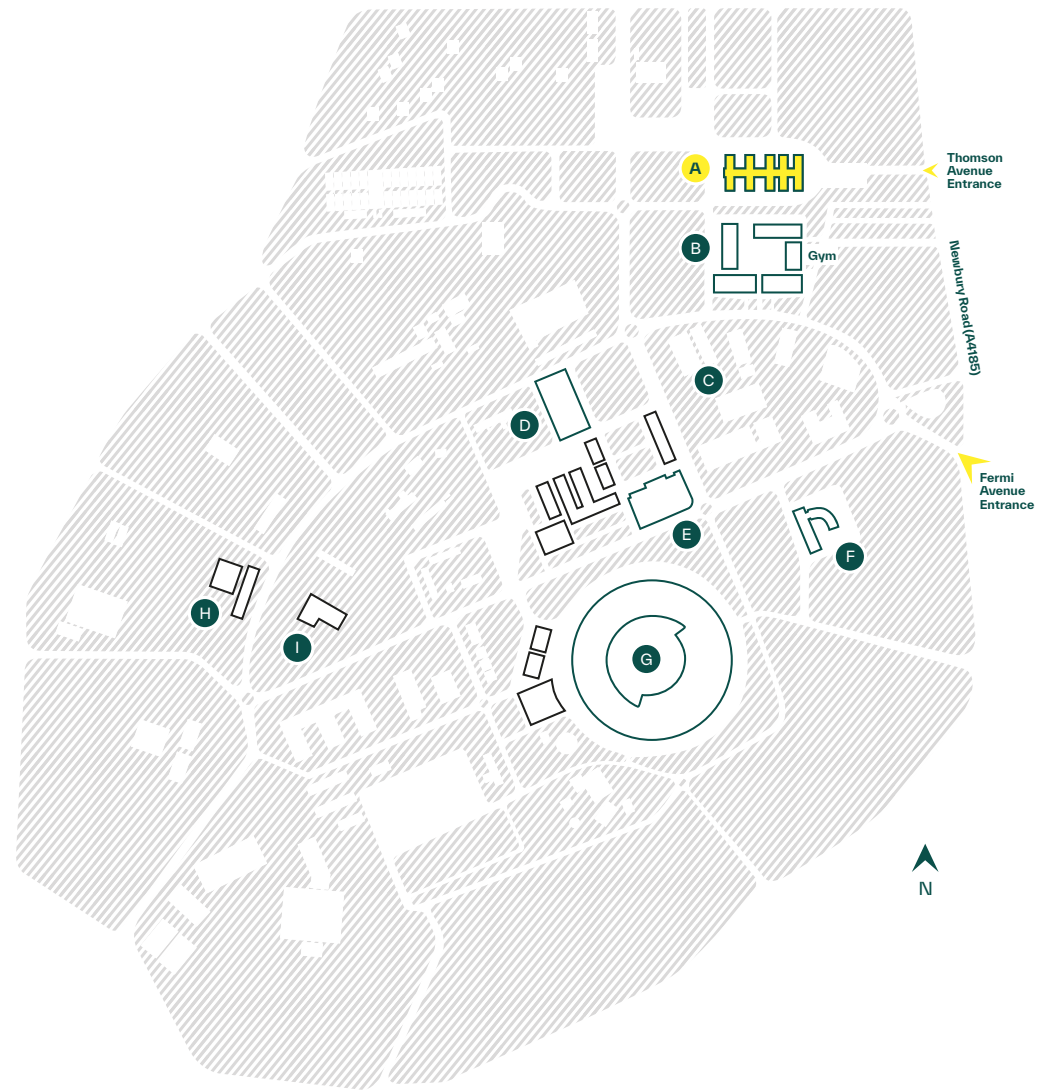


**The HQ Building is a comprehensively refurbished building centred around the Campus' cultural quarter offering the highest quality office plus a range of onsite amenities.**

The Grade A office suites are available now. 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.

The building has been architecturally remodelled to provide an exceptional working environment and are set in a fully mature landscape. Amenities include an adjacent 6,000 square foot gym, an independent café, and communal break-out spaces, and the newly installed box park DiSH.

The campus has been planned as a place where professionals from around the world will choose to come and work, with 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 proposals to construct almost 1,000 homes, available to the campus workforce at discounted rates, being delivered soon.



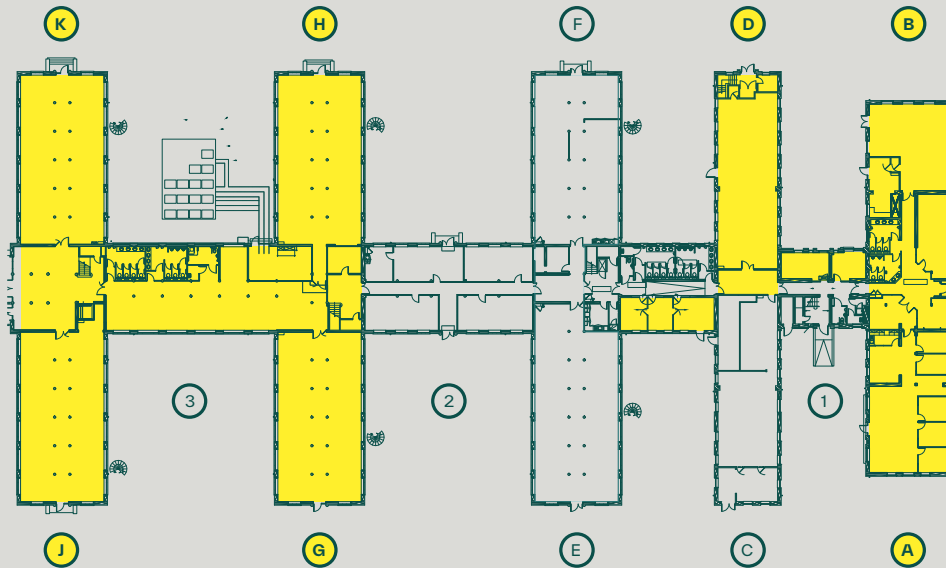
### Specifications

- Mixture of modern open plan and individual rooms
- Air conditioning
- New lighting, carpets, toilets and showers
- Ducting for data / voice / power
- Broadband: substantial bandwidth available on campus
- Artisan café and communal break-out areas
- EPC to follow refurbishment
- Adjacent to new Quad development and gym

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

# The HQ Building

Occupying the former headquarters of the UK Atomic Energy Authority, the HQ offers comprehensively refurbished contemporary office and laboratory space for science. This prestigious building was the site of several pioneering developments in the history of nuclear energy and the architects have been careful to preserve its distinctive character, joining period features, such as high ceilings and sash windows, with the latest technology.



## Ground floor

Suite	Sq ft	Sq m
A & B	3,908	363
D	1,915	177.9
G, H, J, K	11,550	1,073
<b>TOTAL</b>	<b>17,373</b>	<b>1,614</b>

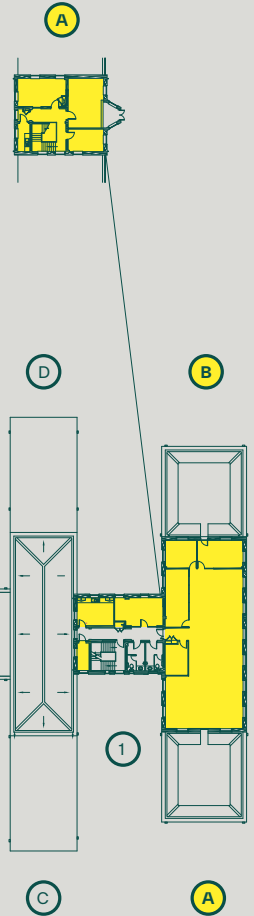
## Timing and availability

Available now	1st floor: A & H
Available Q3 2022	2nd floor: A Ground floor: A, B & D
Available Q1 2024	Ground floor: G, H, J, K 1st floor: J & K

● Available units

## Second floor

Suite	Sq ft	Sq m
A	646	60



## First floor

Suite	Sq ft	Sq m
A	2,658	247
H	2,390	222
K, J	5,210	484
<b>TOTAL</b>	<b>10,285</b>	<b>953</b>



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 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>
5m/15mins	60m/1hr 26mins
<b>Oxford</b>	<b>Bristol</b>
15m/23 mins	70m/1hr 13mins
<b>Heathrow</b>	<b>Birmingham</b>
50m/55mins	90m/1hr 31mins

#### Train distances *via Didcot*

<b>Reading</b>	<b>Bristol</b>
13mins	1hr 2mins
<b>London Paddington</b>	<b>Birmingham</b>
42mins	1hr 29mins

Shuttlebus service through the day to Didcot Parkway and Oxford

Satnav reference: OX11 0QB  
Source: RAC, National Rail Enquiries

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**“Harwell Campus is an established and important hub for the very best of European space and science technology. The European Space Agency’s decision to base itself there underlines the quality of the facility and shows the high regard that the industry has for Harwell. I’m delighted to see it first hand and be part of its success. It’s always exciting to visit Harwell Campus, I can’t wait to be back.”**

**Major Tim Peake**  
Astronaut



# HARWELL

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