

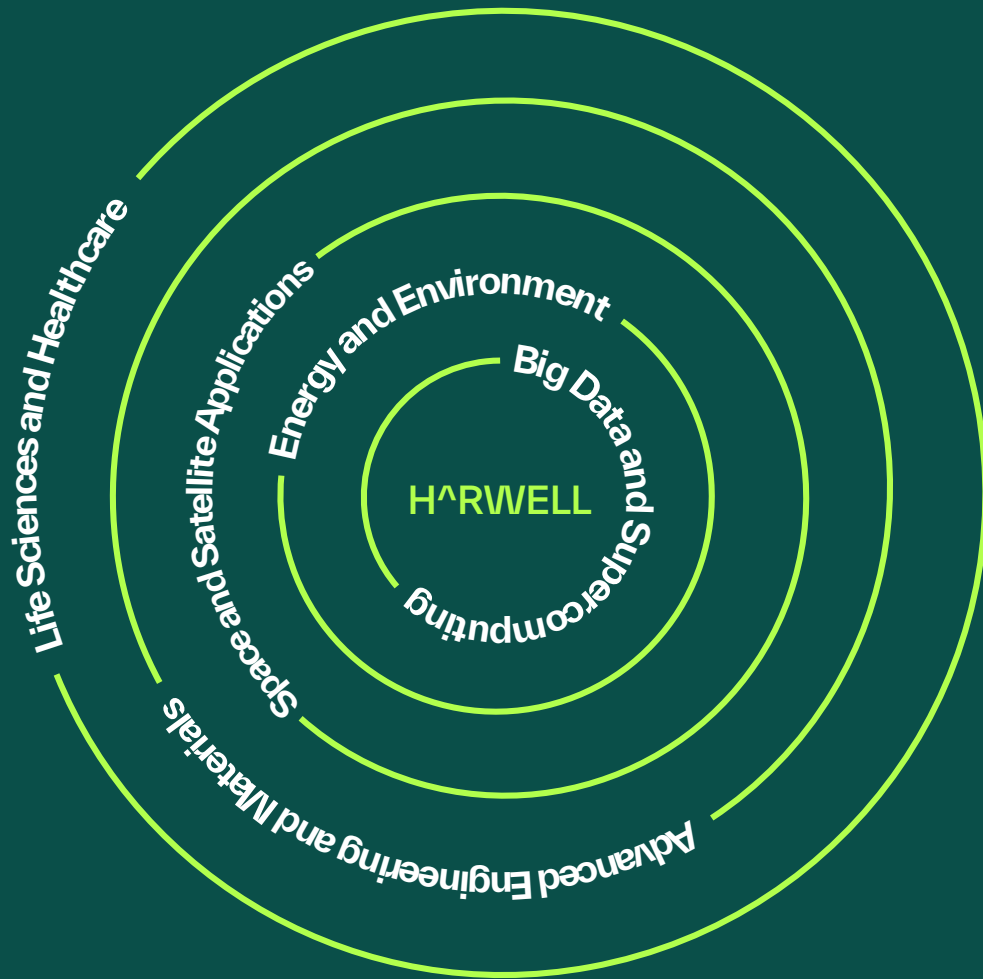
BEP0

3,245 sq ft - 12,980 sq ft available
R&D Space/Lab/Offices

LAST TWO UNITS REMAINING

HARWELL





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

New R&D space, offices and laboratories from 3,245 sq ft are available with flexible first and second floor accommodation within the BEPO building

Making tomorrow brighter than today



Moderna ITC (Completion Q1 2025)

European Space Agency

ESA Conference Centre

Diamond Light Source Synchrotron

Oxford Nanopore Technologies

RAL Space

Rosalind Franklin Institute

ISIS Neutron and Muon Source

Satellite Applications Catapult

National Quantum Computing Centre

Quad One

Agilent

UK Health Security Agency

Quad Two

Quad Three (PC Q3 2025)

Medical Research Council

Zeus

HQ Building

Zeta

BEPO

Catalent

Helios (PC Q3 2024)

Co:Labs (PC Q2 2026)

Tech Foundry (PC Q4 2024)

● National Facilities and Key Stakeholders

● Existing and Future Developments

Where the world's brightest minds cluster together

Harwell is the UK's leading science and innovation campus, and is embarking upon an ambitious programme of sustainable development. By 2027, we will have delivered in excess of 1.5m sq ft of cutting-edge labs, offices and advanced manufacturing space alongside a new hotel, conference centre, homes and amenities.



700

acres in Oxfordshire, part of the world-famous Oxford-Cambridge Arc

7k

scientists, engineers and innovators forming a thriving community

60+

nationalities represented, creating a place truly global character

30+

of the UK's finest universities are here: a real hub for institutions of learning

16

unique 'big science' national facilities representing a UK Government investment of £3billion

200+

acclaimed Research and Development organisations – from start-ups to tech unicorns



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

BEPO

BEPO comprises a series of flexible work spaces in a terraced arrangement with associated servicing and car parking, all on a self-contained landscaped site at Harwell Campus.



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

Like all residents at Harwell Campus, the BEPO Building is a trailblazer. The building initiates the next exciting development phase of the Campus, anchored by the completion of the Catalent building. The Building delivers premium R&D accommodation enveloped by world class Science & Technology establishments and beautiful Oxfordshire countryside.

The campus is a place where professionals from around the world choose to come and work, with amenities that include 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 100's of new homes that are coming soon, offering affordable homes for the campus workforce.

Units are available to lease immediately, with rental and terms to be agreed. Business Rates to be assessed. All terms exclude VAT.

Specifications

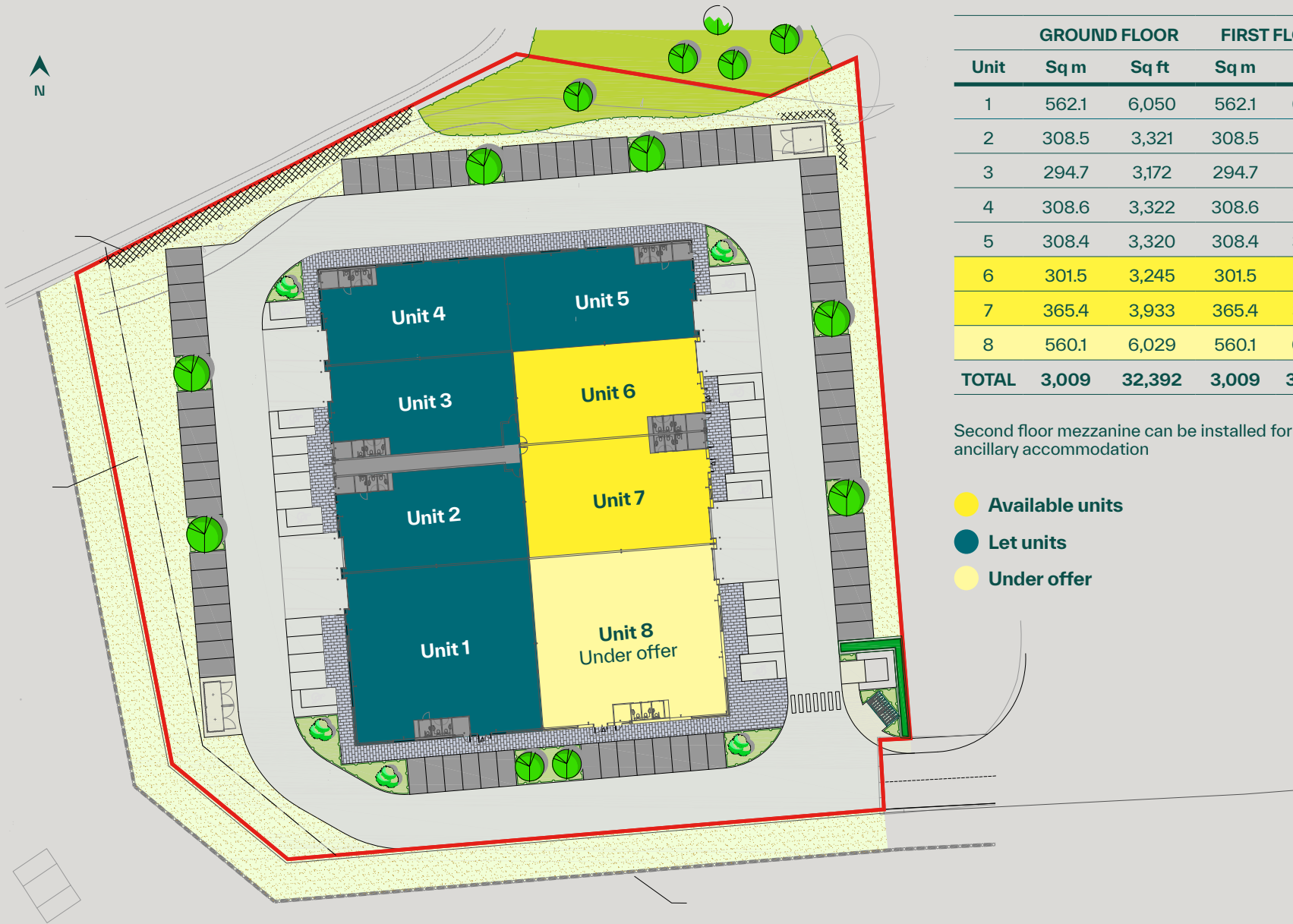
- Suitable for R&D, offices, laboratory, clean room, light engineering and production
- Flexible unit sizes from 301sq m (3,245 sq ft) to 1,206 sq m (12,980 sq ft)
- 3 phase electricity
- Service doors; 4m wide by 5m high
- Allocated car parking
- Options for two & three storey accommodation as well as full clear height
- Available as shell ready for tenant fit out
- Full clear internal height of 10 metres
- Broadband: substantial bandwidth available on campus
- EPC A (Shell)







BEP0


























Unit	GROUND FLOOR		FIRST FLOOR		TOTAL		EPC Rating (shell)
	Sq m	Sq ft	Sq m	Sq ft	Sq m	Sq ft	
1	562.1	6,050	562.1	6,050	1,124.2	12,101	A20
2	308.5	3,321	308.5	3,321	617.0	6,641	A19
3	294.7	3,172	294.7	3,172	589.4	6,344	A20
4	308.6	3,322	308.6	3,322	617.2	6,643	A23
5	308.4	3,320	308.4	3,320	616.8	6,639	A23
6	301.5	3,245	301.5	3,245	603.0	6,491	A23
7	365.4	3,933	365.4	3,933	730.8	7,866	A22
8	560.1	6,029	560.1	6,029	1,120.2	12,058	A22
TOTAL	3,009	32,392	3,009	32,392	6,019	64,784	-

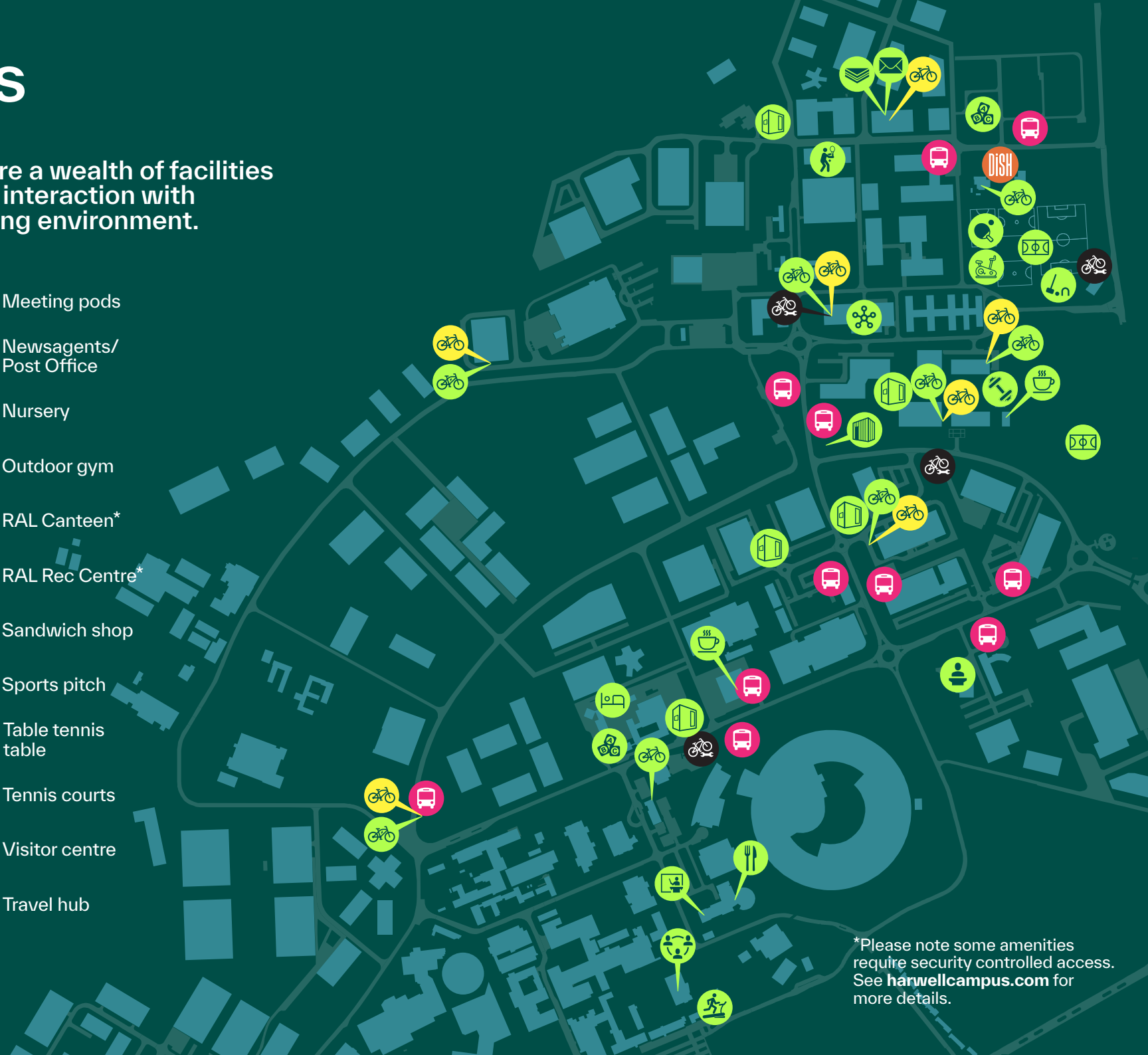
Second floor mezzanine can be installed for additional office/ ancillary accommodation

- Available units
- Let units
- Under offer

Amenities

Step onto campus, where a wealth of facilities and social areas inspire interaction with peers and the surrounding environment.

- | | |
|--|--|
|  Bus stop |  Meeting pods |
|  Bike maintenance stand |  Newsagents/Post Office |
|  Café |  Nursery |
|  Campus loan bike |  Outdoor gym |
|  Campus loan E-bike |  RAL Canteen* |
|  Cricket pitch |  RAL Rec Centre* |
|  Croquet |  Sandwich shop |
|  DiSH |  Sports pitch |
|  ESA conference centre |  Table tennis table |
|  Gym |  Tennis courts |
|  Hides |  Visitor centre |
|  Lecture Theatre* |  Travel hub |



*Please note some amenities require security controlled access. See harwellcampus.com for more details.

Harwell Sustainability

Our vision to create a sustainable Campus for top-tier science and innovation, serving as a catalyst for sustainable growth



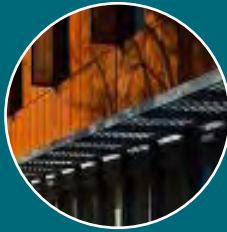
Carbon & GHG Emissions

Transition our built environment portfolio towards Net Zero Carbon, halving emissions in our control by 2030.



Materials & Supply Chain

Shift the development & operation of our portfolio towards a Circular Economy through Sustainable Procurement & Responsible Sourcing.



Climate Resilience & Adaptation

Make our buildings & infrastructure resilient to the predicted changes in the climate.



Nature & Environment

Protect the local environment and manage our estate sustainably, enhancing its ecological diversity whilst creating a network of nature corridors.



Health & Wellbeing

Provide an environment that safeguards and enhances the safety, health & wellbeing of staff and visitors.



Connectivity & Transport

Encourage active travel choices and provide low emission transport options to commuters.



Community & Local Economy

Make a lasting positive contribution to the community & local economy by delivering environmental, economic, and social value.



Sustainability Targets

Targets:
BREEAM Excellent
and EPC A



Scan to read our Sustainability Impact Report or click [here](#)

Our impact in numbers



11,400 sq m
BREEAM certified

22,750 sq m
BREEAM registered

3x

Tripling our BREEAM certified floor space by 2025



30,500 sq m
rated EPC 'B' or better



100%

Electricity backed by Renewable Energy Guarantees of Origin (REGOs) to power our managed buildings



Zero

Waste sent to landfill from our managed buildings



25%

Discount on buses to/from Harwell Campus



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

Didcot Parkway	London
5m/15mins	60m/1hr 26mins
Oxford	Bristol
15m/23mins	70m/1hr 13mins
Heathrow	Birmingham
50m/55mins	90m/1hr 31mins

Train distances *via Didcot*

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

Fast shuttlebus service through the day to Didcot Parkway (20 mins) and Oxford available now.

Satnav reference: OX11 0GD

what3words:
///attracts.ascendant.ordering

For further information contact

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HARWELL

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