

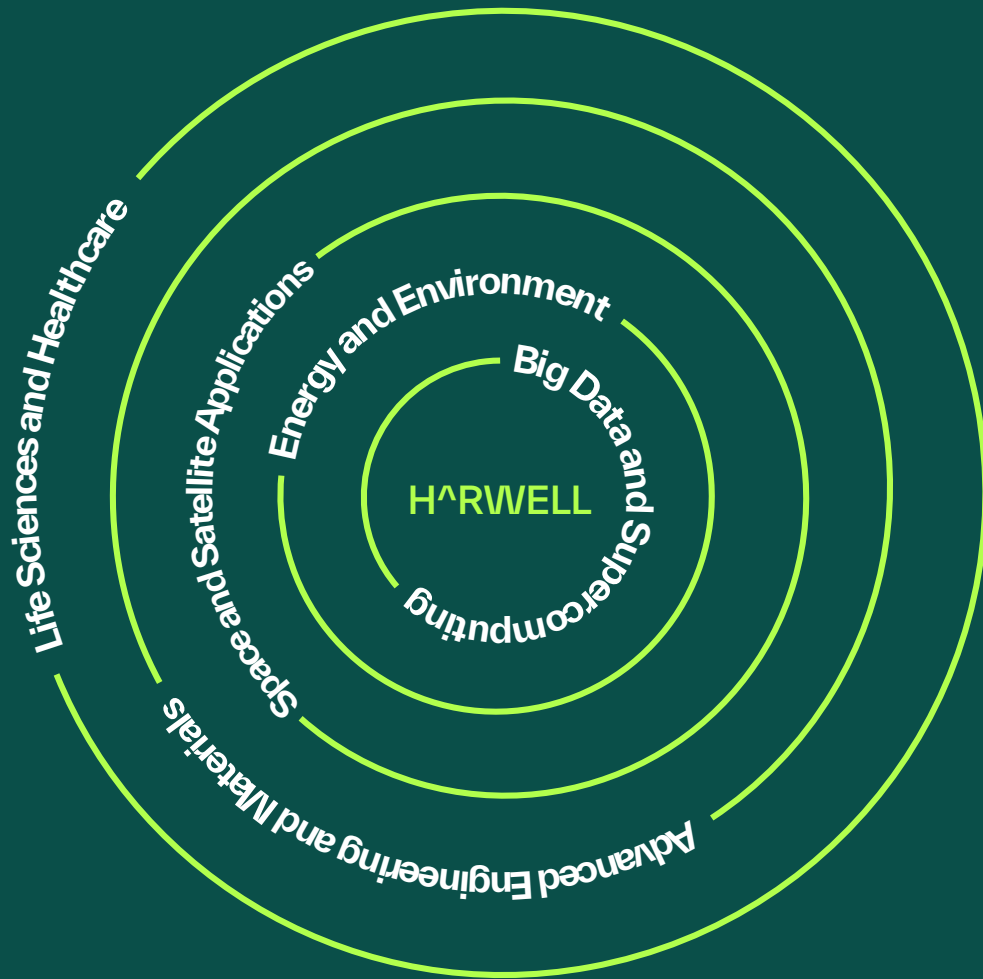
7 Library Avenue

**FLEXIBLE OFFICE / R&D SPACE
2,007 SQ FT**

AVAILABLE TO LET NOW

HARWELL





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

Making tomorrow brighter than today



European Space Agency

Oxford Nanopore Technologies

Diamond Light
Source Synchrotron

RAL Space

Oxford Space Systems

Rosalind Franklin Institute

7 Library Avenue

Satellite Applications
Catapult

Rutherford Appleton
Laboratory

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.

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.

700 ACRES

6,000 PEOPLE

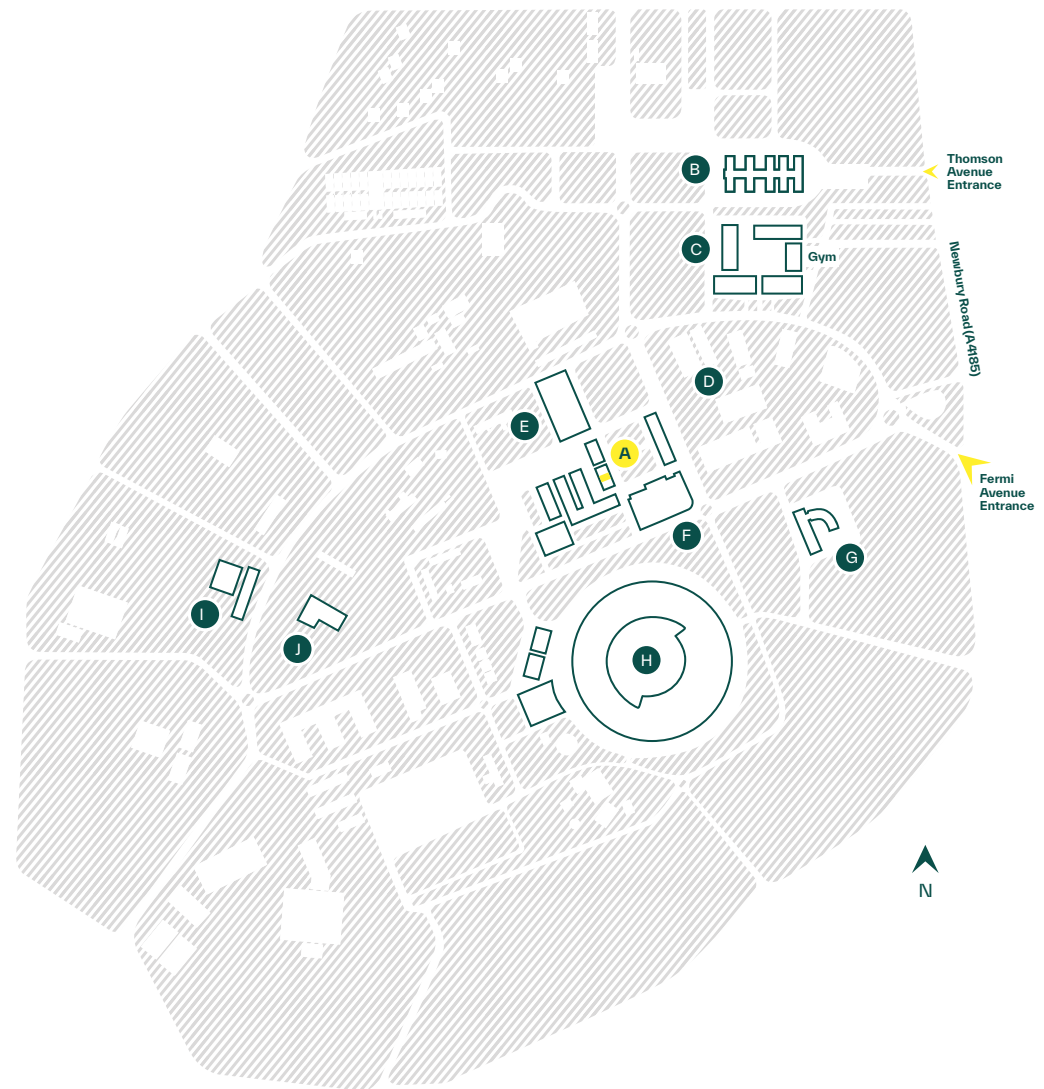
200+ ORGANISATIONS

TALENT FROM OVER 60 COUNTRIES



Unit 7 Library Avenue is situated at the heart of Harwell's Space Cluster. The building is neighboured by the Satellite Applications Catapult, RAL Space and Oxford Space Systems. With over 100 space companies located at Harwell, this is a perfect opportunity to help grow your business in the space sector.

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.



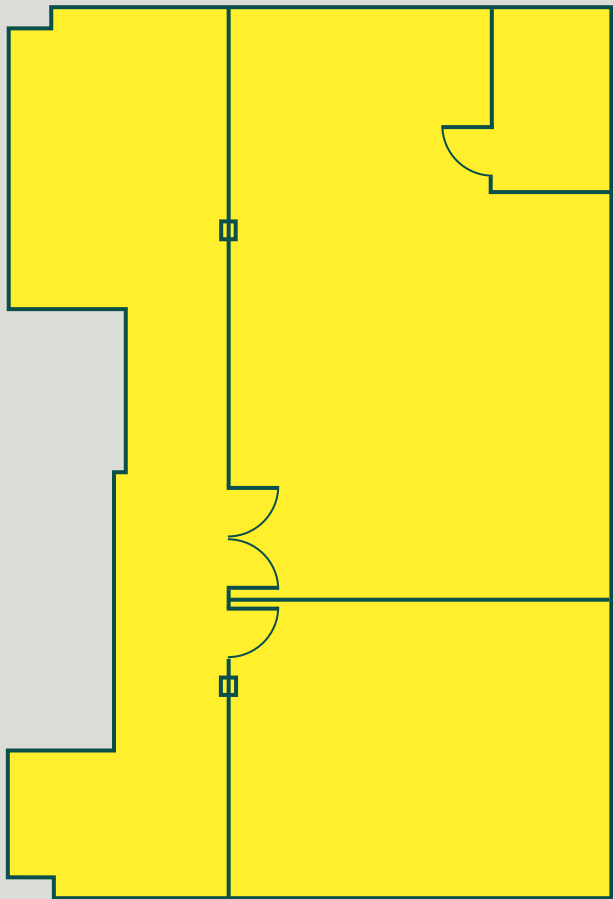
Specifications

- Ducting for data / voice / power
- Broadband: substantial bandwidth available on campus
- EPC B
- Adjacent to National Laboratory Facilities
- EV charging points

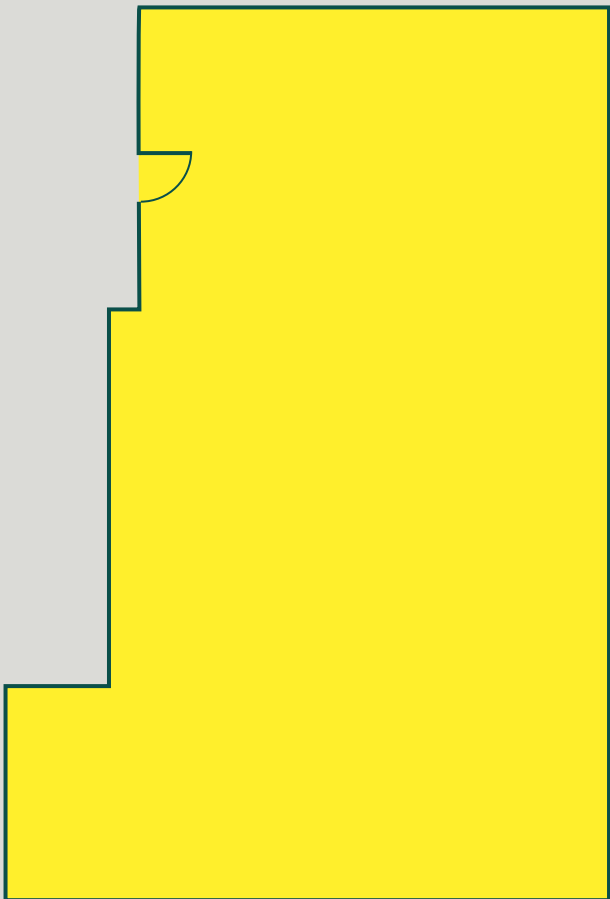
A	Unit 7 Library Avenue
B	HQ Building
C	The Quadrangle
D	Genesis II
E	Genesis Building
F	Space & Technology Centre
G	European Space Agency (ESA)
H	Diamond Light Source
I	Medical Research Council
J	Public Health England

Floor Plans

Ground floor



First floor



	Sq ft	Sq m
Ground Floor	1,032	96
First Floor	975	90
TOTAL	2,007	186



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/23 mins	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

Shuttlebus service through the day to Didcot Parkway and Oxford

Satnav reference: OX11 OGD
Source: RAC, National Rail Enquiries

For further information contact

BIDWELLS

George Brown

george.brown@bidwells.co.uk
+44 (0) 1865 985628
+44 (0) 7881 664483

Robert Beatson

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

JLL

Bridget Partridge

Bridget.Partridge@eu.jll.com
+44 (0) 2073 995349
+44 (0) 7921 309816

Paddy Shipp

Paddy.Shipp@eu.jll.com
+44 (0) 2070 875357
+44 (0) 7469 155531

HARWELL

Harwell Science and Innovation Campus Limited Partnership or Bidwells or JLL give notice that these property particulars are provided as a general outline for guidance only. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. As such, it does not constitute or form part of a contract. No person in the employ of Harwell Science and Innovation Campus Limited Partnership or Bidwells or JLL as representing agents of the property displayed has the authority to make or give any representation or warranty in relation to the property. Unless otherwise stated, all rents and prices quoted in these property particulars are exclusive of VAT which may be payable in addition to the amount quoted. Subject to contract. January 2023



harwellcampus.com

in [harwellcampus](#)

[harwellcampus](#)