

# Tech Foundry 2

**3,528 sq ft (331 sq m) to  
77,745 sq ft (7,223 sq m) available  
New R&D/Light industrial  
/Lab/Offices**

**AVAILABLE NOW**



Scan for  
further details  
or click [here](#)

**HARWELL**





# 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.

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**700**

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

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**7k**

scientists, engineers and innovators forming a thriving community

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**60+**

nationalities represented, creating a truly global location

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**30+**

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

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**16**

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

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**200+**

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

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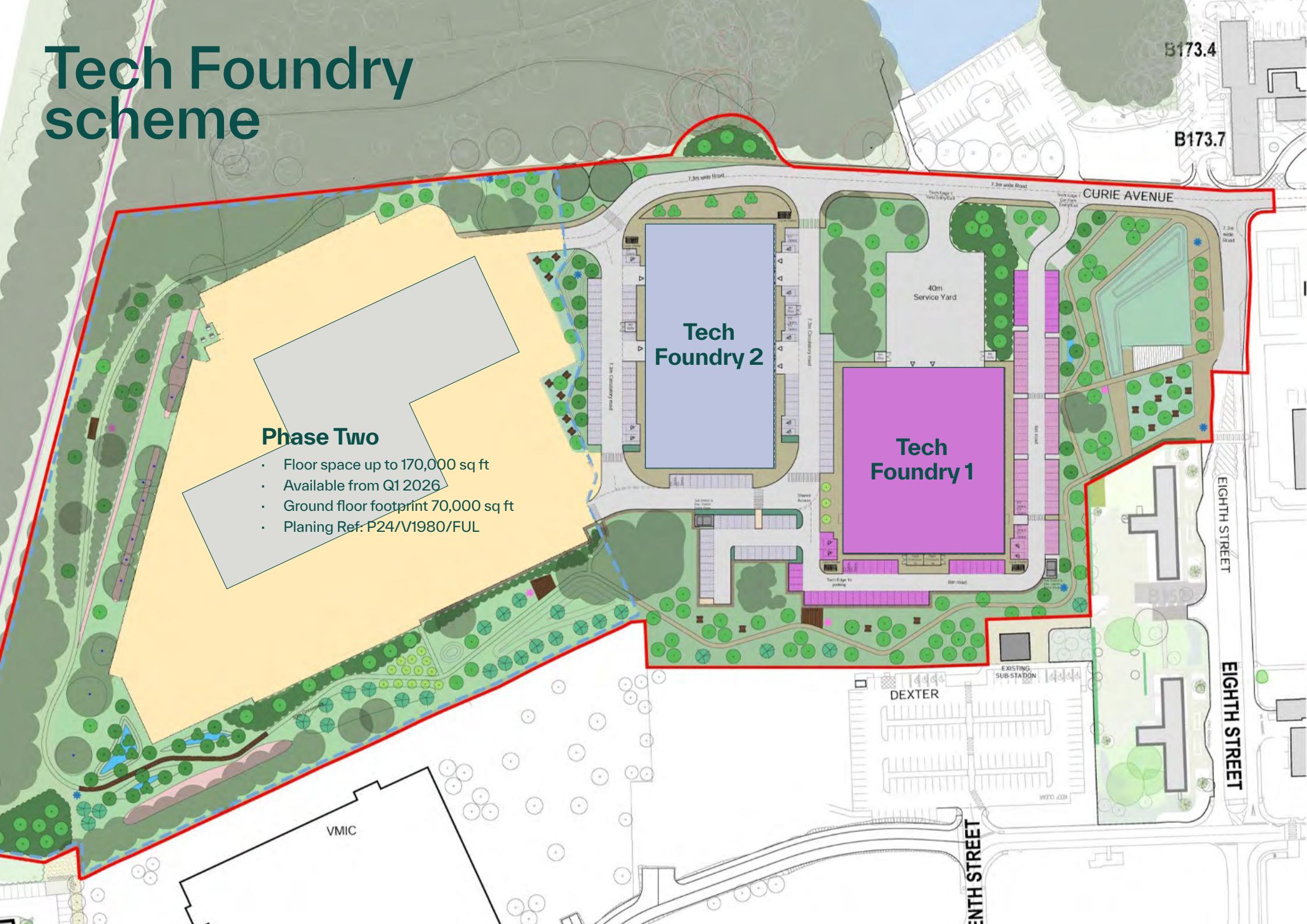
Scan to watch the Harwell Cluster video or click [here](#)

# Tech Foundry

- Tech Foundry is a series of flexible, design-led, R&D/light industrial big box accommodation with additional first floor installation to suit occupier requirements
- The scheme is located on Curie Avenue, and within close proximity to a wealth of National Science Facilities
- 10m minimum clear internal height
- Level access loading doors
- Building delivered to shell
- EPC: Target B or better
- Phase One, Tech Foundry 1 & 2, offer multi-unit buildings with unit sizes from 3,500 sq ft and total capacity of 148,000 sq ft over ground and first floors
- Phase Two is in planning and offers 70,000 to 170,000 sq ft accommodation from Q1 2026
- Planing Ref: P24/V1980/FUL



# Tech Foundry scheme

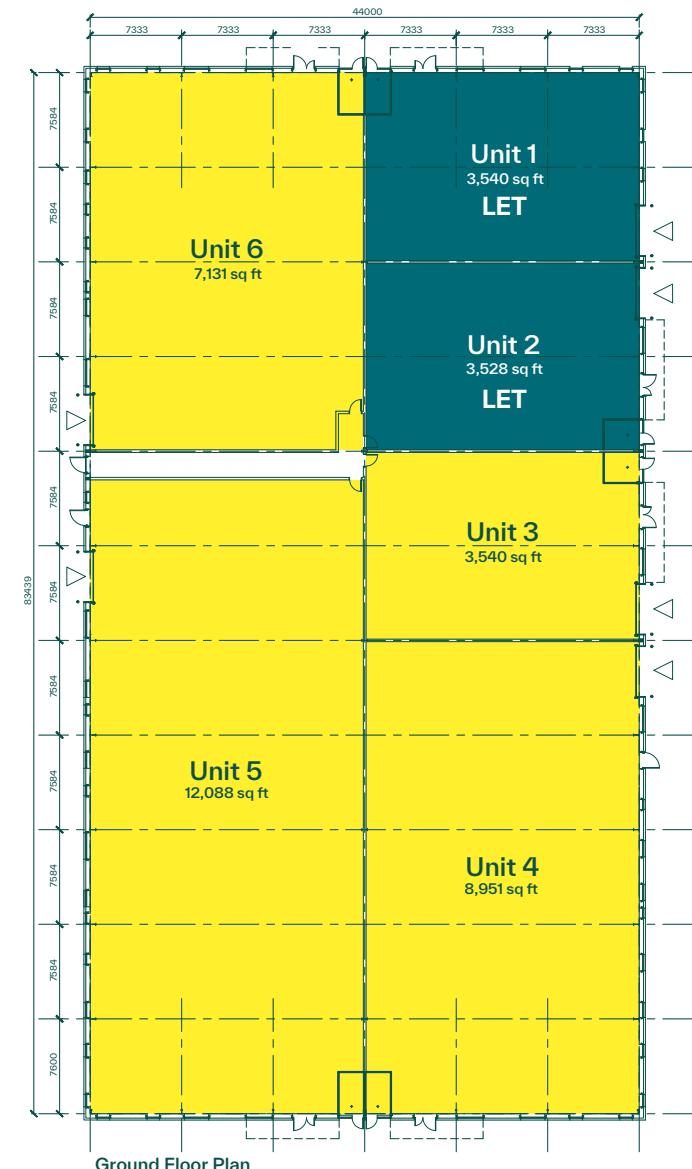


# Tech Foundry 2

- Single or multiple occupancy
- Footprint measures approximately 85m long x 45m deep x 10m
- The external wall treatment consists of a smooth and textured finish, with contrasting natural timber cladding at high level
- Projecting entrance canopy with a green roof

## Schedule of Accommodation (All areas are approximate gross internal)

| Unit          | Ground Floor Sq m | Ground Floor Sq ft | First Floor (95%) Sq m | First Floor (95%) Sq ft | TOTAL Sq m    | TOTAL Sq ft |
|---------------|-------------------|--------------------|------------------------|-------------------------|---------------|-------------|
| Unit 1        | 331               | 3,567              | 315                    | 3,389                   | 646           | 6,956       |
| Unit 2        | 328               | 3,528              | 311                    | 3,352                   | 639           | 6,880       |
| Unit 3        | 329               | 3,540              | 312                    | 3,363                   | 641           | 6,903       |
| Unit 4        | 832               | 8,951              | 790                    | 8,503                   | 1,622         | 17,454      |
| Unit 5        | 1,123             | 12,088             | 1,067                  | 11,484                  | 2,190         | 23,572      |
| Unit 6        | 663               | 7,131              | 629                    | 6,774                   | 1,292         | 13,905      |
| LL's Corridor | 50                | 533                |                        |                         |               |             |
| <b>TOTAL</b>  | <b>3,704</b>      | <b>39,869</b>      |                        | <b>7,223</b>            | <b>77,745</b> |             |

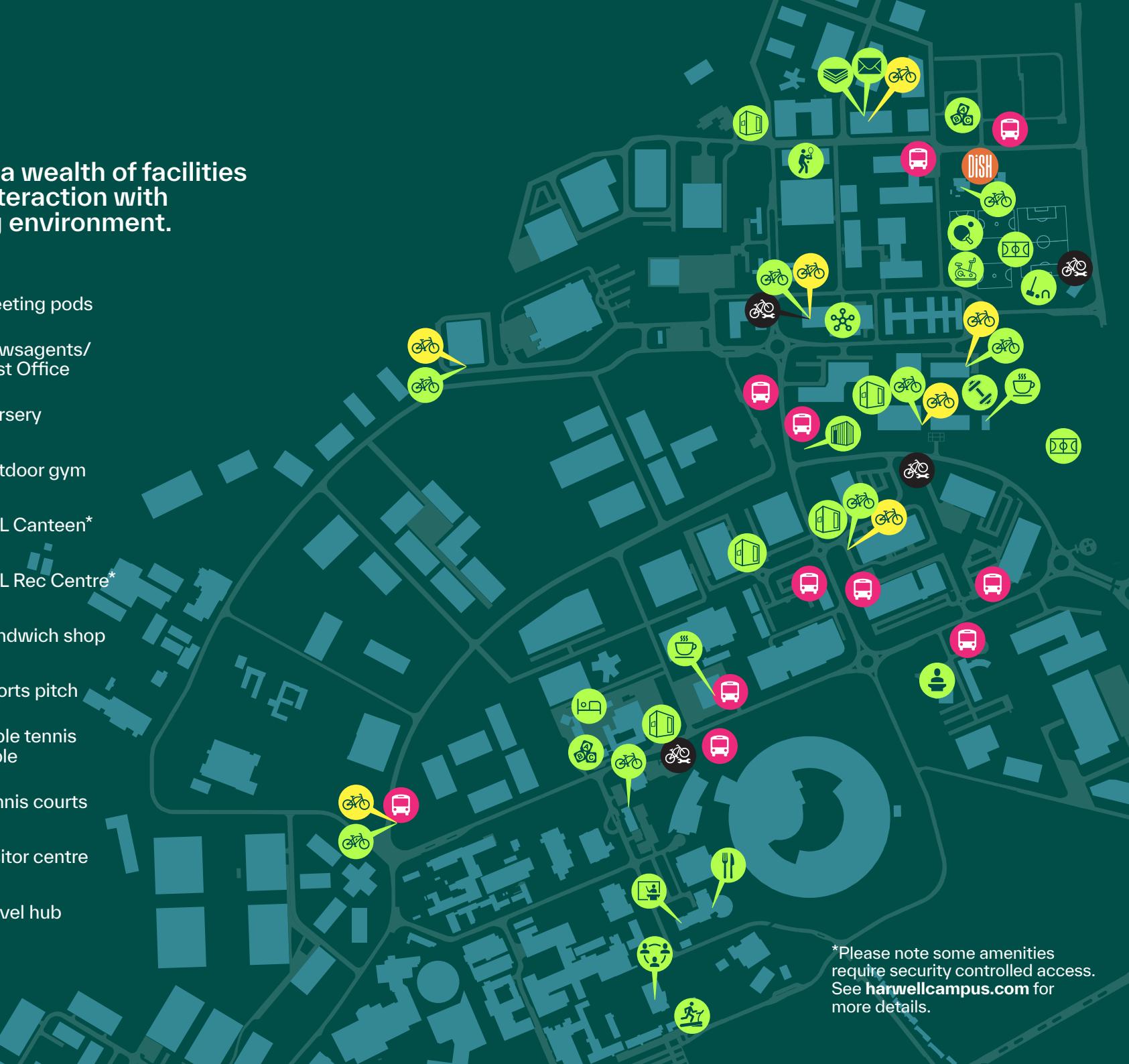


# Amenities

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

- Bus stop
- Bike maintenance stand
- Café
- Campus loan bike
- Campus loan E-bike
- Cricket pitch
- Croquet
- DiSH
- ESA conference centre
- Gym
- Hides
- Lecture Theatre\*

- Meeting pods
- Newsagents/ Post Office
- Nursery
- Outdoor gym
- RAL Canteen\*
- RAL Rec Centre\*
- Sandwich shop
- Sports pitch
- Table tennis table
- Tennis courts
- Visitor centre
- Travel hub



\*Please note some amenities require security controlled access. See [harwellcampus.com](http://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/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 |

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

Satnav reference: OX11 0GD

what3words:  
///liked.divisible.cheaper

# For further information contact

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# H<sup>A</sup>RWELL

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