

Preliminary details

ZEUS

Harwell

New R&D Space, Offices and Laboratories
Units from 278 sq m (3,000 sq ft) to 5,574 sq m
(60,000 sq ft) GIA



- New creative space at the heart of Harwell's Space, Health and Energy clusters
- Unit reservations being taken by pre-leasing agreements
- Completion due late 2019



Computer Generated Images – for illustration purposes only

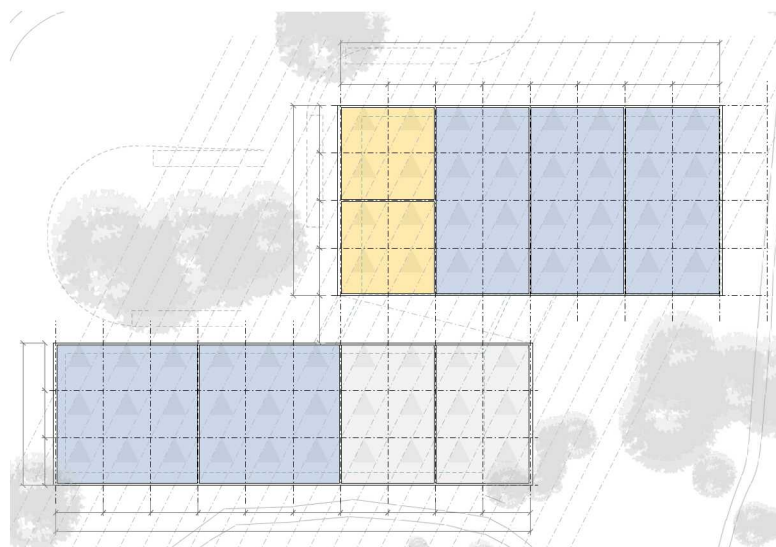
Zeus Building

The Zeus building is the first in a collection of forthcoming innovative multi-occupied buildings for 2019, providing the flexibility for R&D, Office and Laboratory uses over two storey or part full height as needed.

The Zeus Building will be at the heart of the Space, Health and Energy clusters within the Harwell Campus, and part of the latest development of Quad, Zephyr and the Runway collections. It is a blend of high quality design with flexible functional space, acknowledging its prominent position within this globally important science campus and the reflective atmosphere of the surrounding mature trees and landscaped areas. This theme is continued internally with the timber finishes and and high level of natural light, providing the benefits of an open clear internal space.

Zeus specification

- Suitable for R&D, offices, laboratory, clean room, light engineering and production
- Flexible unit sizes from 278 sq m (3,000 sq ft) to 5,574 sq m (60,000 sq ft) GIA
- Options for two storey and full height combinations, with choice of loading or double access doors
- Available as shell & core for tenant fit out and fully fitted offices
- Full clear internal height between 8.5 to 10 metres
- Broadband: substantial bandwidth available on campus
- Services: mains water, gas and 3 phase electricity
- Allocated car parking
- External compounds available on request



Indicative unit plan

Terms and availability

- Units are available to lease, rental and terms to be agreed. All terms exclude VAT.
- Reservations are being taken by way of pre-leasing agreements, with leases to commence following Practical Completion.
- The development programme is under way, following the design, specification, planning, and construction phasing for completion scheduled late 2019.

Harwell Campus

The campus is a place where professionals from around the world choose to come and work, with its amenities including nurseries, sports facilities, cafes, post office, mini supermarket, weekly food stalls and attractive public spaces. Nearby, within the Quad development, there is a café operated by Pierreponts (4.5 tripadvisor rated) and gym. The mature landscaping around Zeus is to be enhanced by open access pavilions designed for contemplative individual or group working.

- A** Zeus
- B** Zephyr Building
- C** Runway Buildings
- D** The Quad
- E** Genesis Building
- F** Space & Technology Centre
- G** European Space Agency (ESA)
- H** Diamond Light Source
- I** Medical Research Council
- J** Public Health England
- K** Element Six
- L** Oxford Nanopore
- M** Agilent



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



**710 ACRES
6,500 PEOPLE
250+
ORGANISATIONS
TALENT FROM OVER
60 COUNTRIES**

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 6,500 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

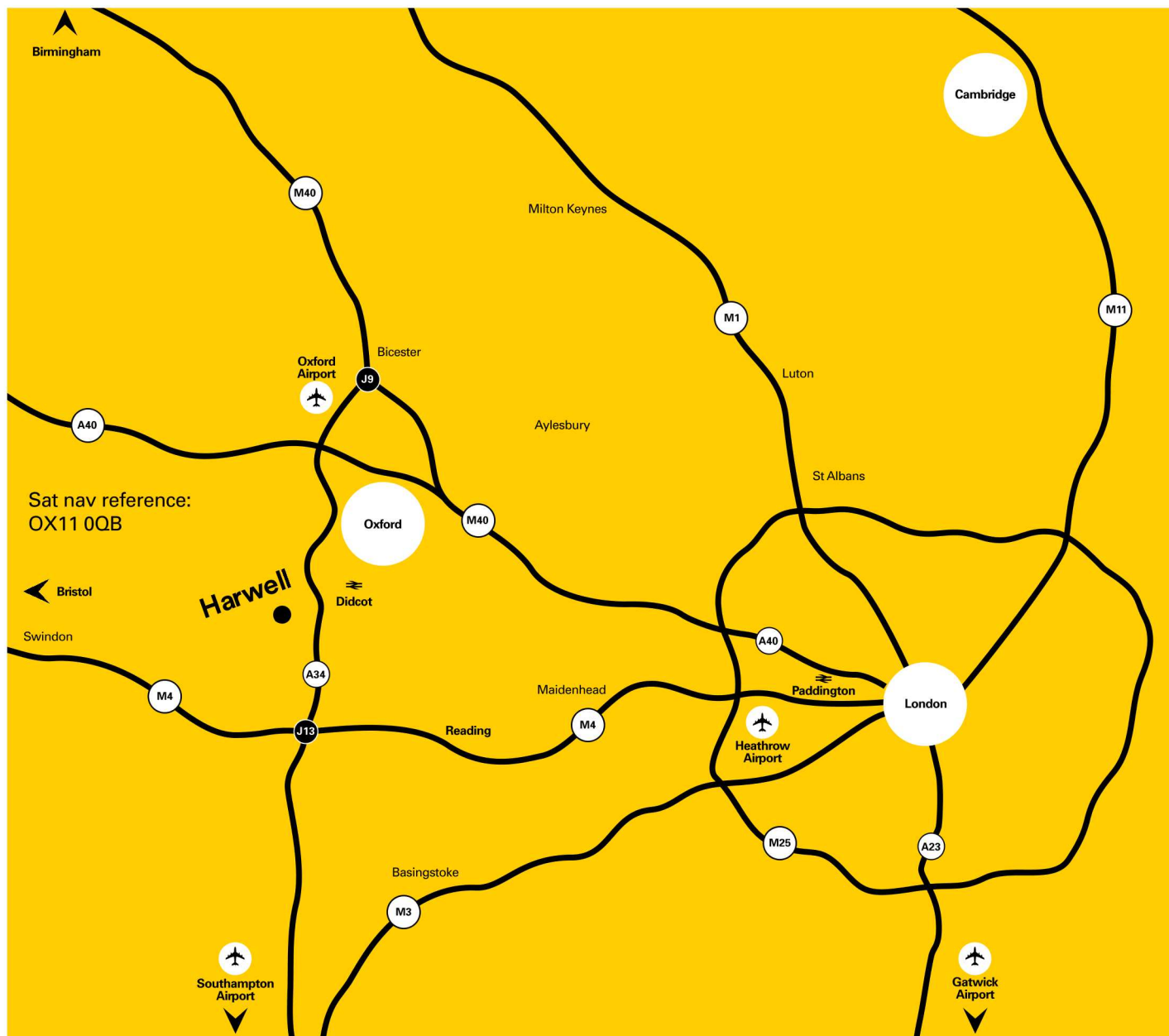
Europe's first nuclear reactor in 1947, and the world's first transistorised computer in 1953, to the Diamond Light Source, synchrotron in 2007.

With exceptional individuals from more than 60 countries and worldleading open access facilities on one site, Harwell is a hotbed of crosssector 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 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.



Harwell

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