

# CO:LABS

The gateway for health innovation

New Motherlabs Accelerator,  
Laboratory and Office Workspace

940 SQF to 75,000 SQF  
Available Q2 2026



HARWELL

Founding  
members:



The Rosalind  
Franklin Institute



Agilent

# CO:LABS at a glance

128,000 SQF of radical innovation space



## Accelerate

- Motherlabs Accelerator
- Fully fitted CL2 labs
- 940 to 2,600 SQF with shared facilities



## Scale

- Fully fitted CL2 labs to grow into from 4,000 to 13,000 SQF
- Scalable shell and core lab and office space up to 40,000 SQF



## Inspire

- Best in class inspiration space including a café, library, pitch rooms, seminar seating, and exhibition space
- Courtyard gardens, sport pitches and street food market immediately outside
- Award winning neuroinclusive designed labs and workspaces



## Advance

- Advance your idea from concept to commercialisation with direct access to CO:LABS founding partners.

Benefit from expert mentorship, specialist support and on-site demo labs – giving you the tools, insight and infrastructure to move faster, validate with confidence and scale with impact.

As a CO:LABS member you get access to:

- **The Rosalind Franklin Institute** Supports startups with world-class scientific expertise, mentoring and insight, including guidance across technical, regulatory and commercial pathways
- **Agilent Technologies** Supports startups through its on-site Demo Lab, providing hands-on access to advanced spectroscopy, life science instrumentation and technical expertise to accelerate validation and development



# Harwell: the UK supercampus

Harwell is home to cutting-edge scientific facilities, institutes, businesses, and expert teams working to advance knowledge and find solutions. Founded in 1946, our fast growing campus provides the talent, community and infrastructure to help innovation businesses start, scale and thrive.

**7,500+**

scientists, engineers and innovators

**180+**

community events per year

**16**

national scientific facilities, institutes and agencies

**4 clusters**

space, energy, health and quantum and member of the Ox, Bucks and Chilterns, Regional Defence and Security Cluster

**30+**

UK universities are working on projects at Harwell

**250+**

organisations based on campus



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



# Location

MITC: Moderna Innovation & Technology Centre

European Space Agency

ESA Conference Centre

Oxford Nanopore Technologies

Diamond Light Source Synchrotron

RAL Space

Rosalind Franklin Institute

Etcembly

ISIS Neutron and Muon Source

National Quantum Computing Centre

Agilent

UK Space Agency

UK Health Security Agency

Satellite Applications Catapult

Medical Research Council

Amber Therapeutics

QuEra

**CO:LABS**



# CO:LABS

From discovery to impact, scale seamlessly under one roof



CO:LABS 1 Levels 1 & 2 -  
CL2 fitted labs and  
office space



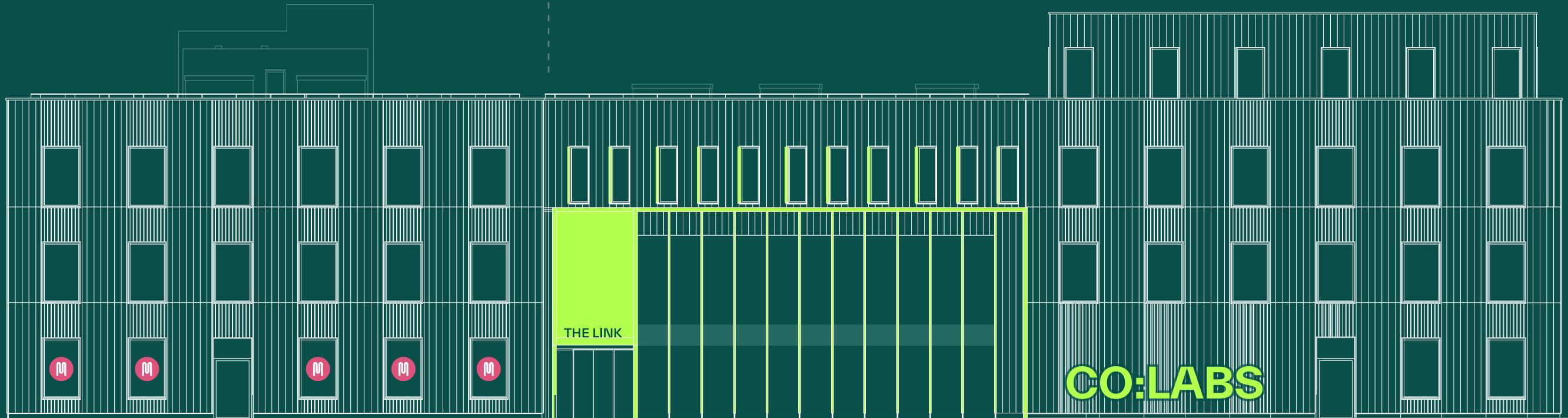
The LINK Level 1 -  
Library, coworking  
and meeting space



The LINK Level 2 - Pitch  
rooms and 70-person  
conferencing facilities



CO:LABS 2 Ground Level,  
1, 2 & 3 - Office and lab  
enabled shell and core space



## CO:LABS 1



CO:LABS 1 Ground  
Level - Motherlabs



CO:LABS 1 Ground Level  
- Agilent Demo Lab

## THE LINK



The LINK Ground  
Level - Café



The LINK Ground & Level  
1 - Seminar, exhibition  
and event space

## CO:LABS 2



CO:LABS 2 Ground Level  
- shower facilities and  
storage lockers for cyclists

# CO:LABS 1

## - Ground Level

# Motherlabs

Available October 2026

**Scale smoothly and turn early ideas into real momentum in Motherlabs Accelerator space**

Located on Ground Level of CO:LABS 1, Motherlabs offers fully fitted, ready-to-move-in CL2 labs (940-2,600 SQF) with dedicated write-up space and the critical infrastructure growing companies need.

Supported by founding partners The Rosalind Franklin Institute and Agilent, occupiers benefit from access to a dedicated spectroscopy demo lab, expert guidance and mentorship, as well as the shared services needed to accelerate growth.

With flexible lease terms and comprehensive lab support – from equipment sterilisation to clinical waste management, Motherlabs removes the operational burden, so you can focus on what matters most: advancing your science.



7 private labs with write up space and kitchen



Access to shared lab facility and dedicated lab manager support



Access and use of Agilent Demo Lab offering a range of cutting edge technology



Support, expertise and mentorship from The Rosalind Franklin Institute



Access and use of The LINK, meeting, event and seminar space



# Motherlabs

## Accelerate and Scale - Motherlabs accelerator on Ground Level

### CO:LABS 1 - Ground Level

Unit	LAB (SQF)	OFFICE (SQF)	SUPPORT SPACE (SQF)	TOTAL (SQF)
1	778	384	226	1,428
2	775	384	-	1,159
3	1,209	756	637	2,602
4	789	516	305	1,610
5	593	392	-	985
6	794	392	257	1,443
7	552	392	266	1,210

\*Support spaces are customisable and can be used for additional office, lab or meeting room space



Fume hood



Autoclave



Glass wash



Purified water and ice machine



Lab laundry



Up to 4 piped gases



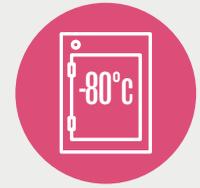
Generator back up for critical equipment



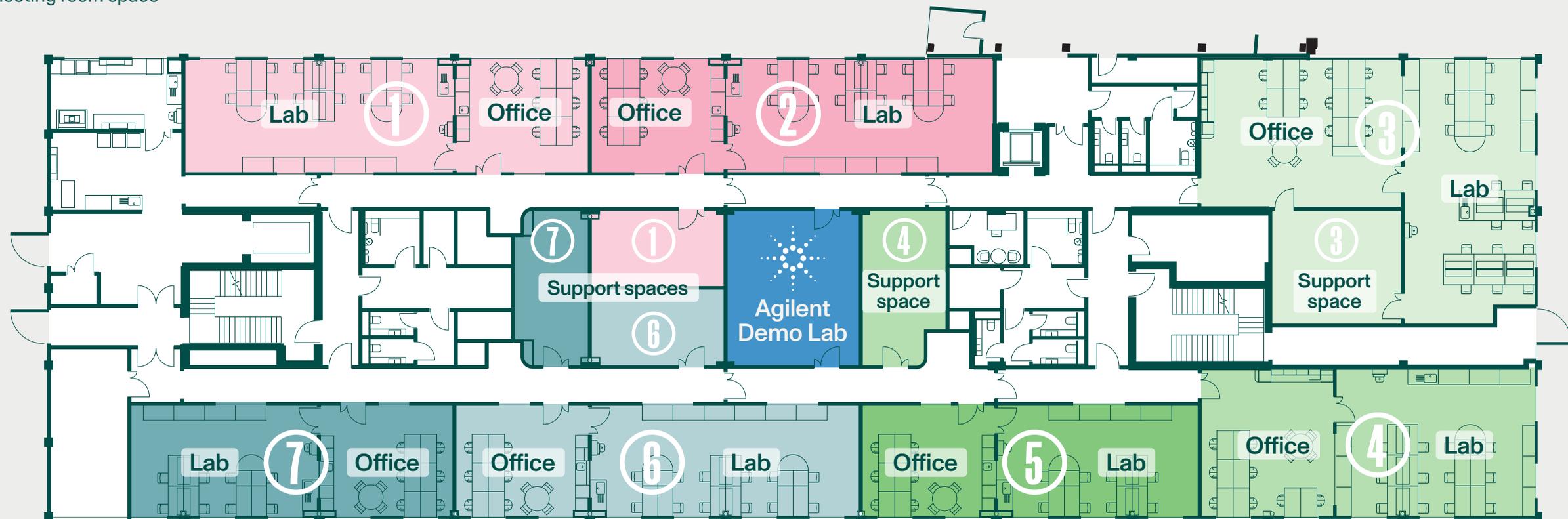
Easy access LN2 store



Clinical and waste disposal service



-80° freezers and fridges



# CO:LABS 1

## Grow on Space, Level 1 & 2

### CO:LABS 1 - Level 1

Unit	LAB (SQF)	OFFICE (SQF)	SUPPORT SPACE (SQF)	TOTAL (SQF)
1	1,709	1,272	1,038	4,019
2	2,069	1,634	690	4,393
3	1,648	1,446	1,060	4,154

### CO:LABS 1 - Level 2

Unit	LAB (SQF)	OFFICE (SQF)	SUPPORT SPACE (SQF)	TOTAL (SQF)
1	1,709	1,272	1,034	4,015
2	2,058	1,667	433	4,158
3	1,639	1,436	1,061	4,136

\*Support spaces are customisable and can be used for additional office, lab or meeting room space



Fitted CL2 labs and office space from 4,000 to 13,000 SQF



Adjacent service yard for simplified delivery and loading



Furnished office space complete with dedicated conferencing and tea points for each lab



Back up power systems for essential services



Goods and passenger lift



Fume hood ready - extraction ducting installed (1/250m<sup>2</sup>)

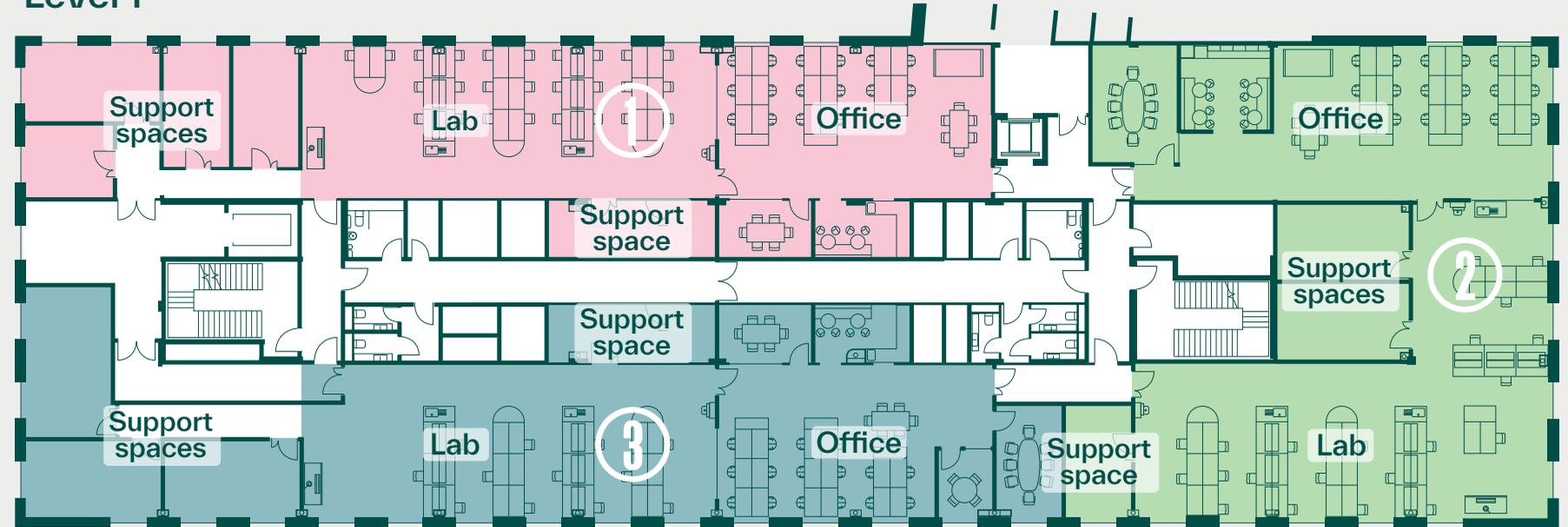


'Back of house' gas storage, easy access liquid nitrogen tanks and waste services

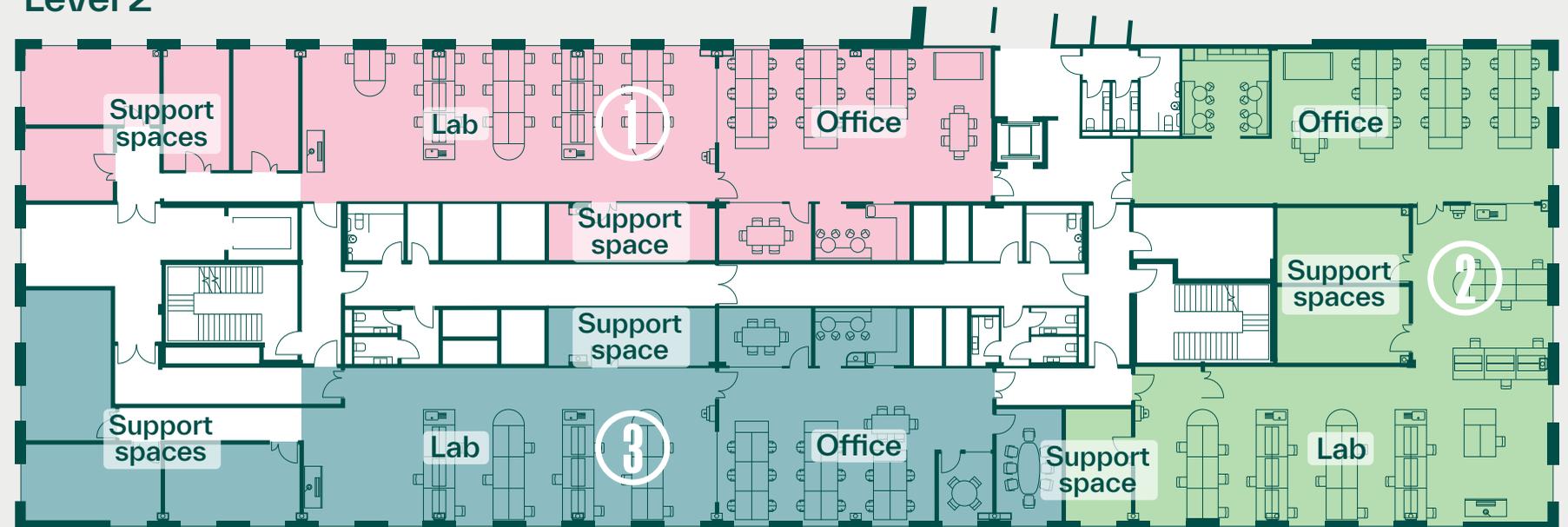


4.1m floor to floor height to facilitate 2.7m floor to ceiling heights in the laboratories and 2.8m in the offices

### Level 1



### Level 2

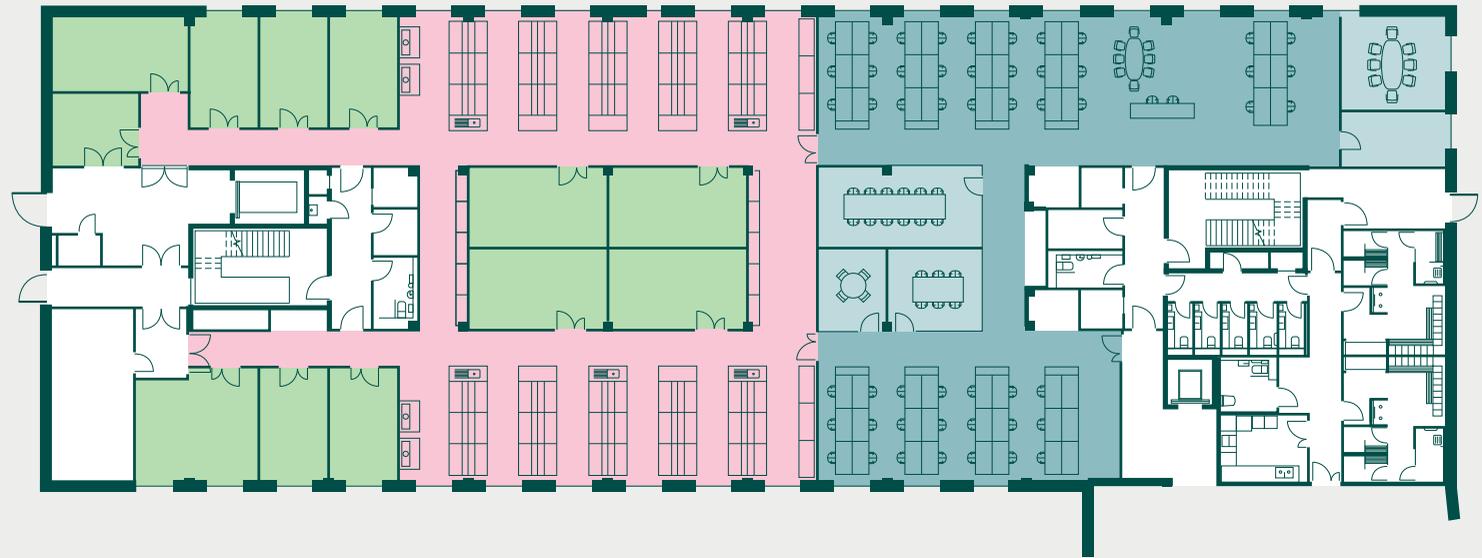


# CO:LABS 2

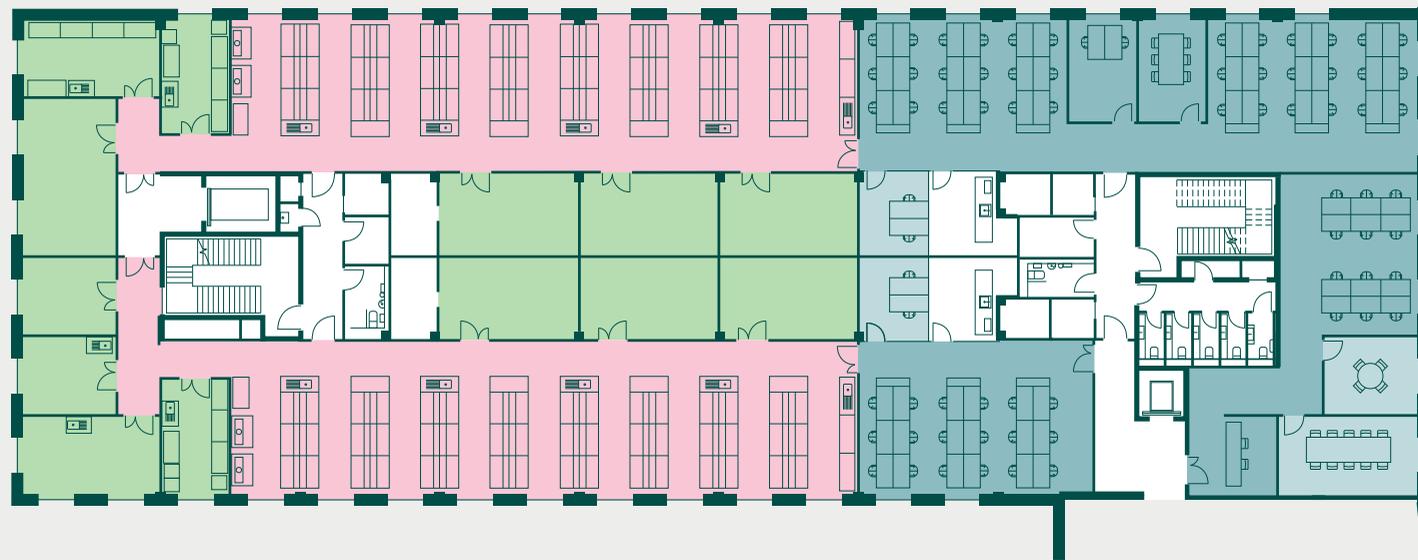
Scale space - office and lab enabled shell and core  
Indicative floor layouts

- Office
- Lab
- Meeting room
- Support spaces
- Communal/break out space

Ground Level



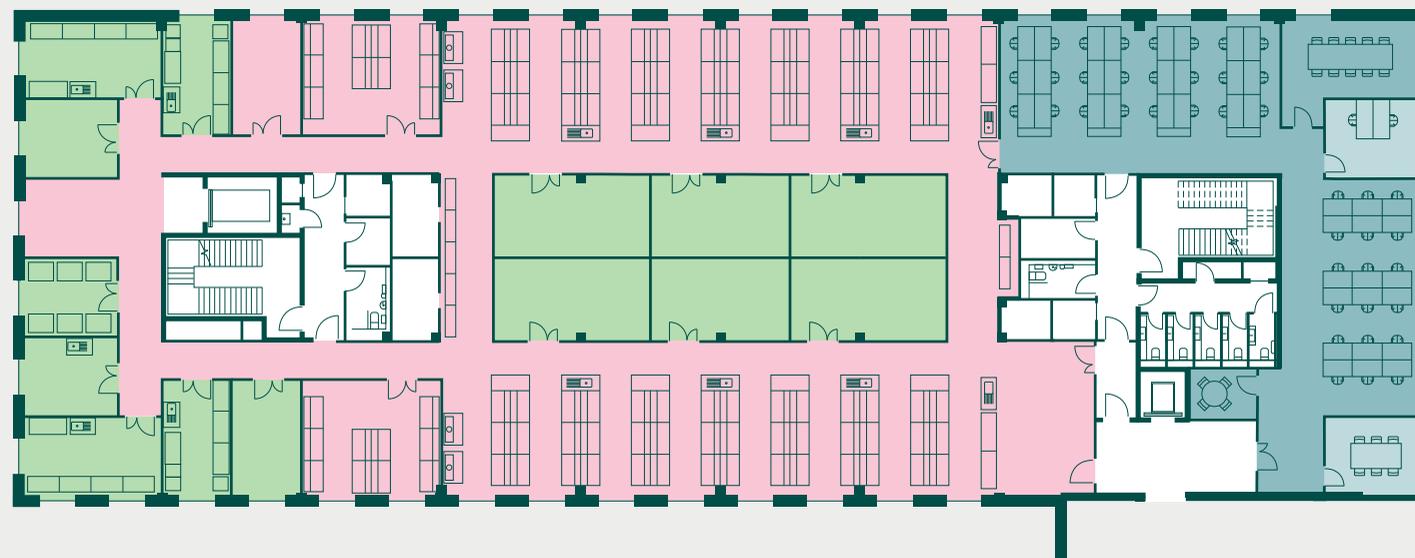
Level 1



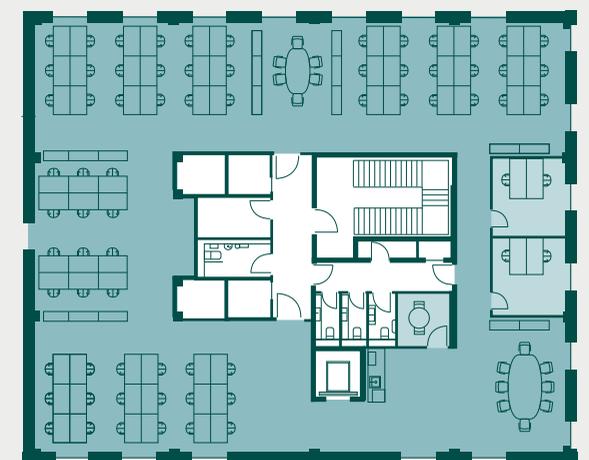
CO:LABS 2

	LAB (SQF)	OFFICE (SQF)	TOTAL (SQF)
Ground Level	6,848	4,360	11,208
Level 1	8,233	4,773	13,006
Level 2	10,318	2,697	13,015
Level 3	-	4,219	4,219

Level 2



Level 3



# CO:LABS 2

## Scale space specification – office and lab enabled shell and core



Suites from 6,000 and 17,000 SQF (or the whole building - 40,000 SQF)



Each space designed for a 60/40 lab/office split



Clear delineation between front of house and back of house areas with simple floor plans designed to flex up or down



CL2 Lab Enabled - MEP central plant and primary distribution



Distributed gases to demarcation point. Cat 5 water and drainage in place



'Back of house' gas storage, easy access liquid nitrogen tanks and waste services



Adjacent service yard for simplified delivery and loading



Back up power systems for essential services



Fume hood ready – extraction ducting installed (1/250m<sup>2</sup>)



4.1m floor to floor height to facilitate 2.7m floor to ceiling heights in the laboratories and 2.8m in the offices



Goods and Passenger lift

# The LINK

Because breakthroughs don't just happen in the lab

If you're based in CO:LABS, the LINK is a three storey space to welcome guests, host lectures, pitch for funding, strike up conversation, catch up over coffee, focus on a thorny challenge and win over talent in an inviting and inspiring space.

It's a vibrant wellbeing-focused space that connects startups to the wider CO:LABS and Harwell Campus member community. Its cross-laminated timber structure and biophilic design bring the outdoors in, creating a welcoming place to gather, collaborate, and take part in a curated programme of events for accelerating business growth.

## Ground Level: connect and caffeinate

- Café, reception, seminar space, courtyard access, exhibition space
- Two 6-person meeting rooms

## Level 1: contemplate and focus

- Library quiet space
- 32 coworking spaces, 10 spaces for quiet work, 2 meeting pods, relaxed seating area

## Level 2: secure next stage funding

- 3 pitch rooms and dedicated space for venture funders and ecosystem partners

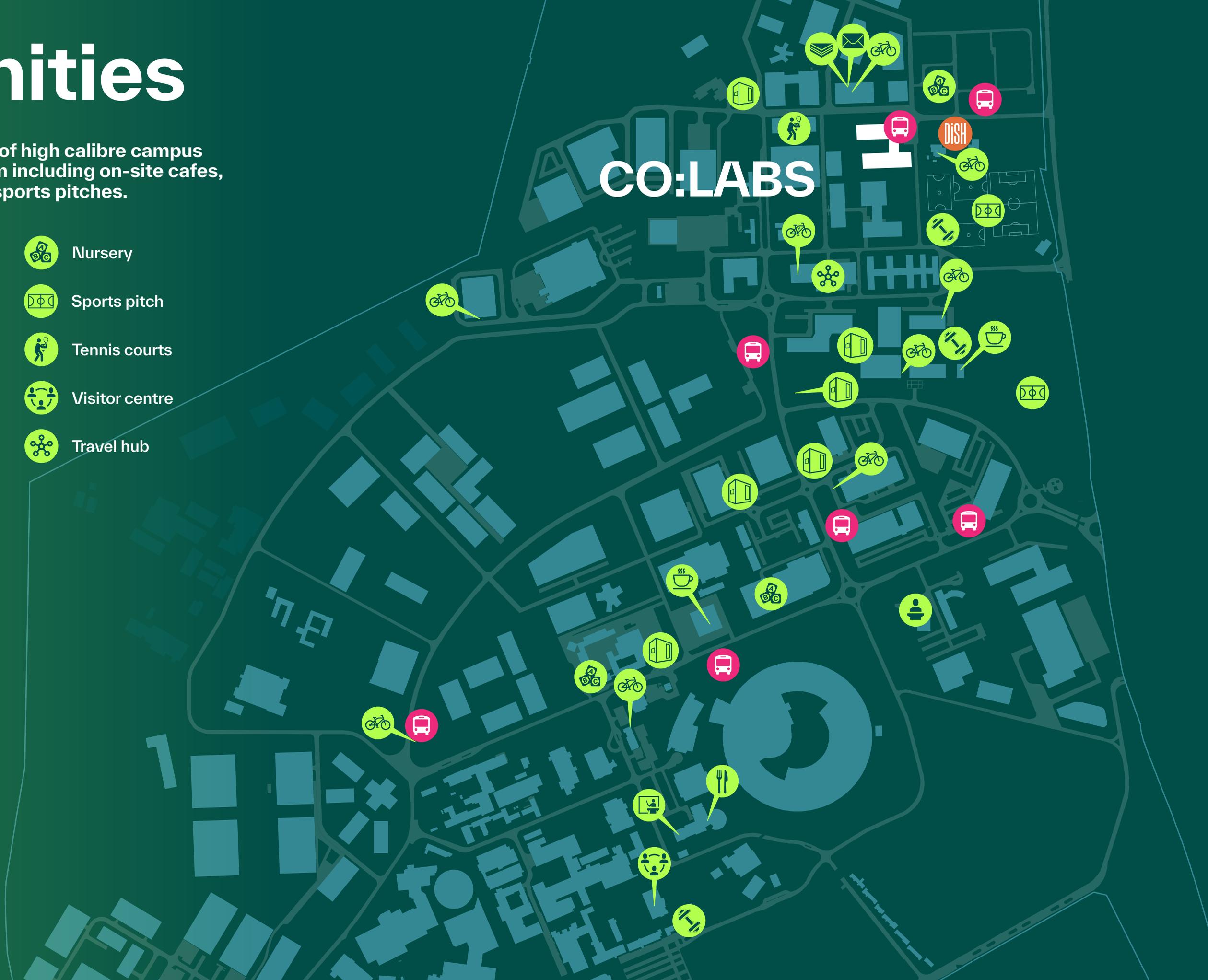


# Amenities

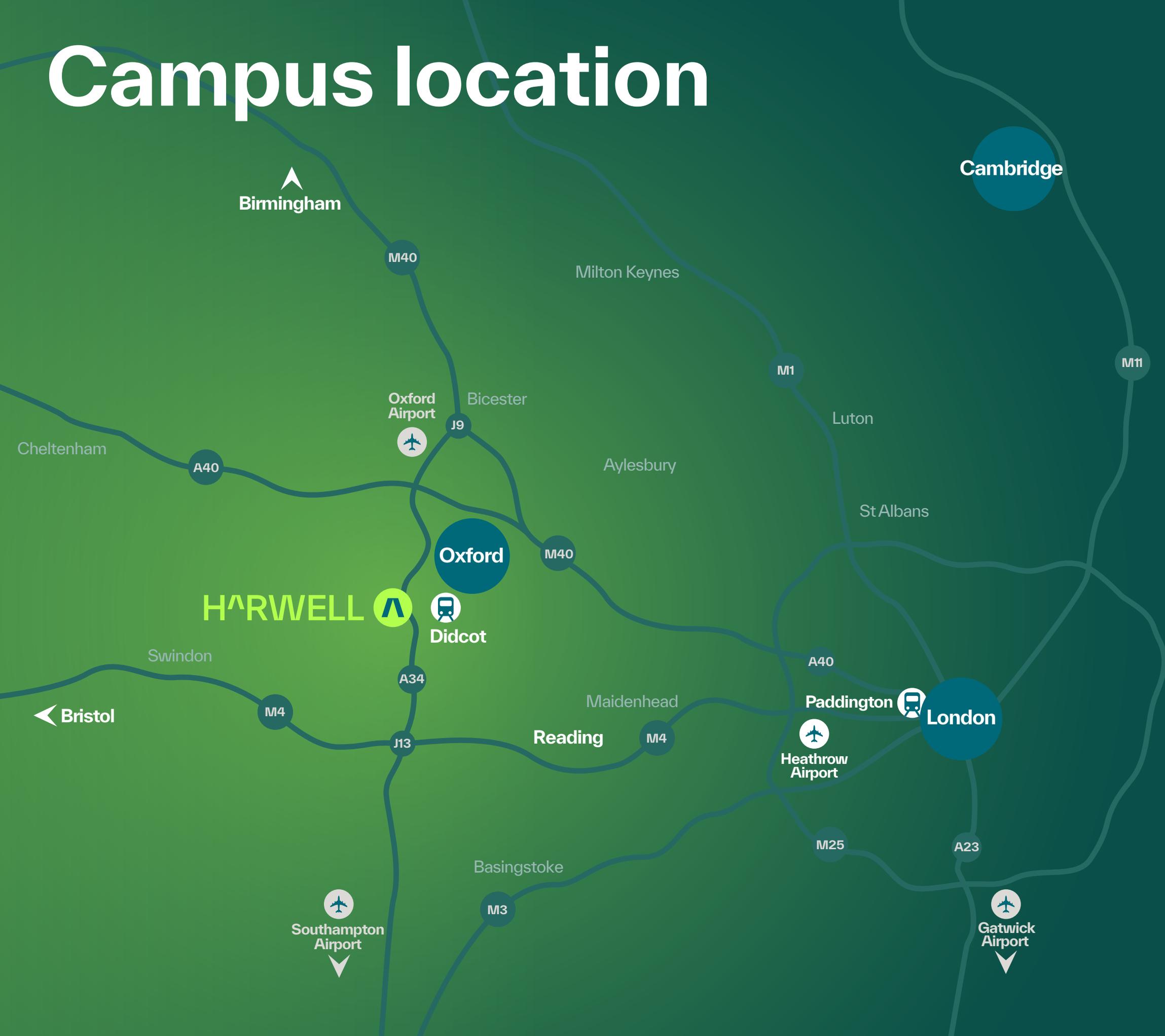
Harwell has a wealth of high calibre campus facilities for your team including on-site cafes, nurseries, gyms and sports pitches.

-  Bus stop
-  Nursery
-  Café
-  Sports pitch
-  Campus loan bike
-  Tennis courts
-  DiSH
-  Visitor centre
-  ESA conference centre
-  Travel hub
-  Food and drink
-  Gym
-  Lecture Theatre
-  Meeting pods
-  Newsagents/Post Office

## CO:LABS



# Campus location



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.

## Road distances

Didcot Parkway	London
5 miles / 15 mins	60 miles / 1 hr 26 mins
Oxford	Heathrow
15 miles / 23 mins	70 miles / 1 hr 13 mins

## Train distances via Didcot Parkway

Reading	Bristol
13 mins	54 mins
London Paddington	Birmingham
37 mins	1 hr 29 mins

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

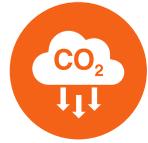
what3words:  
///agreed.ventures.childcare

Google Maps:  
Simply search "CO:LABS at Harwell"

**CO:LABS**  
Fourth Street, Harwell Campus,  
Didcot OX11 0GD

# Sustainability

At Harwell, we build sustainable clusters that power world-class science and innovation, ensuring the campus drives long-term, sustainable growth. CO:LABS achieved a BREEAM Excellent rating and embodies its commitment to sustainability from the outset.



## Carbon & GHG Emissions

- CO:LABS connects to Harwell's pioneering Smart Grid, the first of its kind on a UK science campus. Combining AI, solar power, and battery storage, it delivers low-cost, low-carbon electricity
- Rooftop solar array consisting of ~300 PV panels, predicted to generate 120,000 kWh per annum



## Health & Wellbeing

- Neuroinclusive design led - including contemplative areas, visual connections to the natural environment, acoustic treatments, calming colour palette and flexible furniture.



## Connectivity & Transport

- Active travel features, EV charging points and bike shelters included to encourage low emission transport options



## Nature & Environment

- Designed around two giant weeping birch trees, placing nature at the heart of the space.
- Sustainable rainwater management maximising infiltration through soft landscaping, permeable pavement, and underground soakaway tank
- Biodiverse roof allowing nature to thrive
- Designed for Performance-EPC 'A', BREEAM 'Excellent', All-Electric building enabled for Net Zero in Operation



## Materials

- Timber and bamboo clad building connecting employees to natural materials, contributing to their wellbeing whilst reducing embodied carbon emissions.
- Fabric First and Passive Design - Achieving high energy performance, minimising heat loss whilst preventing overheating

# Contact

Agents



**Duncan May**  
duncan.may@bidwells.co.uk  
07879 883886

**Jake Allen**  
jake.allen@bidwells.co.uk  
07976 948445

**Holly Dawson**  
holly.dawson@bidwells.co.uk  
07917 243887



**Sarah Brisbane**  
sarah.brisbane@eu.jll.com  
020 3147 1531  
07769 201458

**Bridgette Partridge**  
bridget.partridge@eu.jll.com  
07921 309816

**Chris Valentine**  
chris.valentine@jll.com  
07747 758289

Quad Two, Rutherford Avenue  
Harwell Campus, Oxfordshire OX11 0DF

[harwellcampus.com](http://harwellcampus.com)

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. February 2026

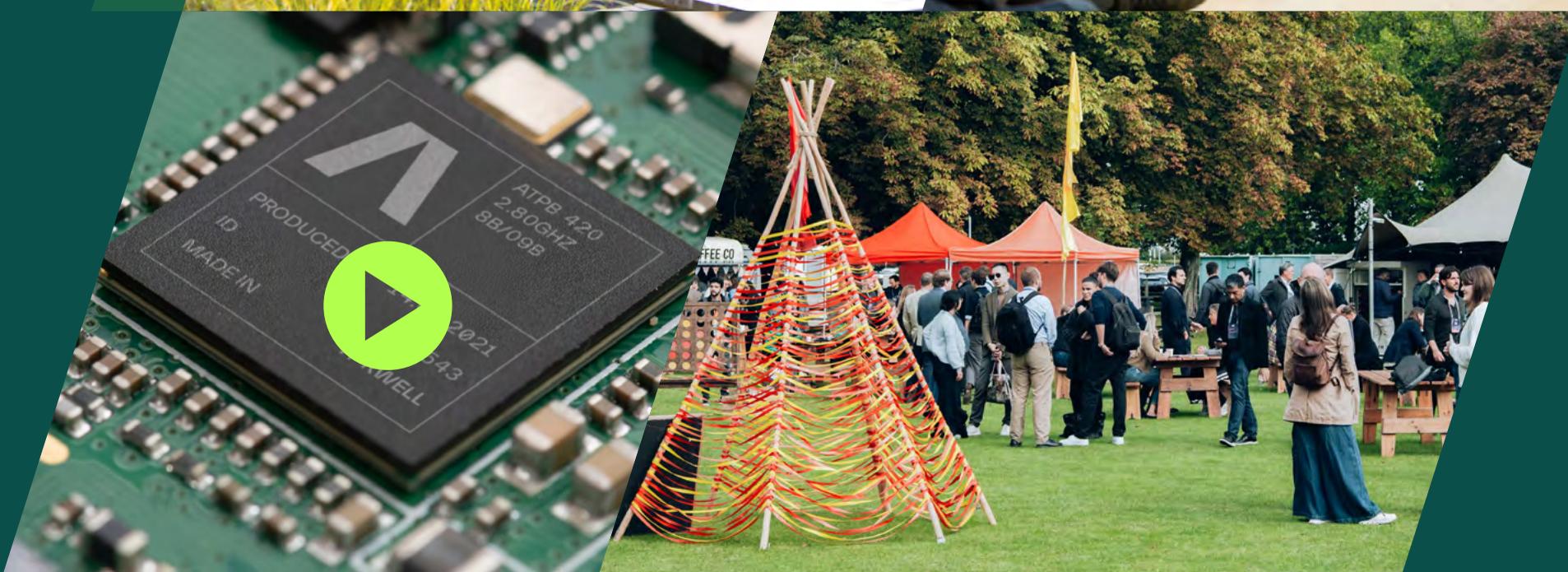
Developer

## HARWELL

**Monika Zemla**  
monika.zemla@harwellcampus.com  
07789 868764

**Patrick Pringle**  
patrick.pringle@harwellcampus.com  
07436 364410

**David Williams**  
david.williams@arcgroup.io  
07443 887500



# CO:LABS, shaping the future of health innovation.

Sustainable, smart, neuroinclusive labs and offices  
where science meets possibility. A place where ideas  
grow, breakthroughs happen, and impact is made.

