

HARWELL

Tech Foundry 3

**Built for advanced
manufacturing and
industrial innovation,
smart grid-ready**

New R&D/Light industrial/ Lab/Offices
Units from 5,800 sq ft to 135,000 sq ft
Available immediately



Tech Foundry 3 at a glance



Future manufacturing

Tech Foundry 3 is the latest in a series of flexible, design-led, R&D/light industrial accommodation with optional first floor installation



Flexibility

Flexible units from 5,800 sq ft to 135,000 sq ft - the scheme caters to organisations with varying spatial and functional requirements. Load bearing slabs designed for labs, clean rooms, cranes, or two-tier mezzanine offices, ensuring long-term versatility



High-specification design

Individual, self-contained units feature dedicated entrances, roller doors, incoming services, and plant spaces. Opportunity to join the units for a single occupation



Intelligent smart energy connection

Connected to the campus' private Smart Grid, operated by SNRG. This system delivers reliable, low-carbon energy through a private wire infrastructure, rooftop solar photovoltaics, and battery energy storage, providing occupiers with cost stability, resilience, and a reduced carbon footprint from day one

A robust 3MVA power supply serves the entirety of Tech Foundry 3, with additional capacity available on demand via the privately managed smart grid, removing reliance on DNOs and significantly reducing contract times. This provides scalable energy infrastructure that sets this scheme apart and is the first example of its kind on any Science Campus in the UK

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

30+

UK universities are working on projects at Harwell

200+

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

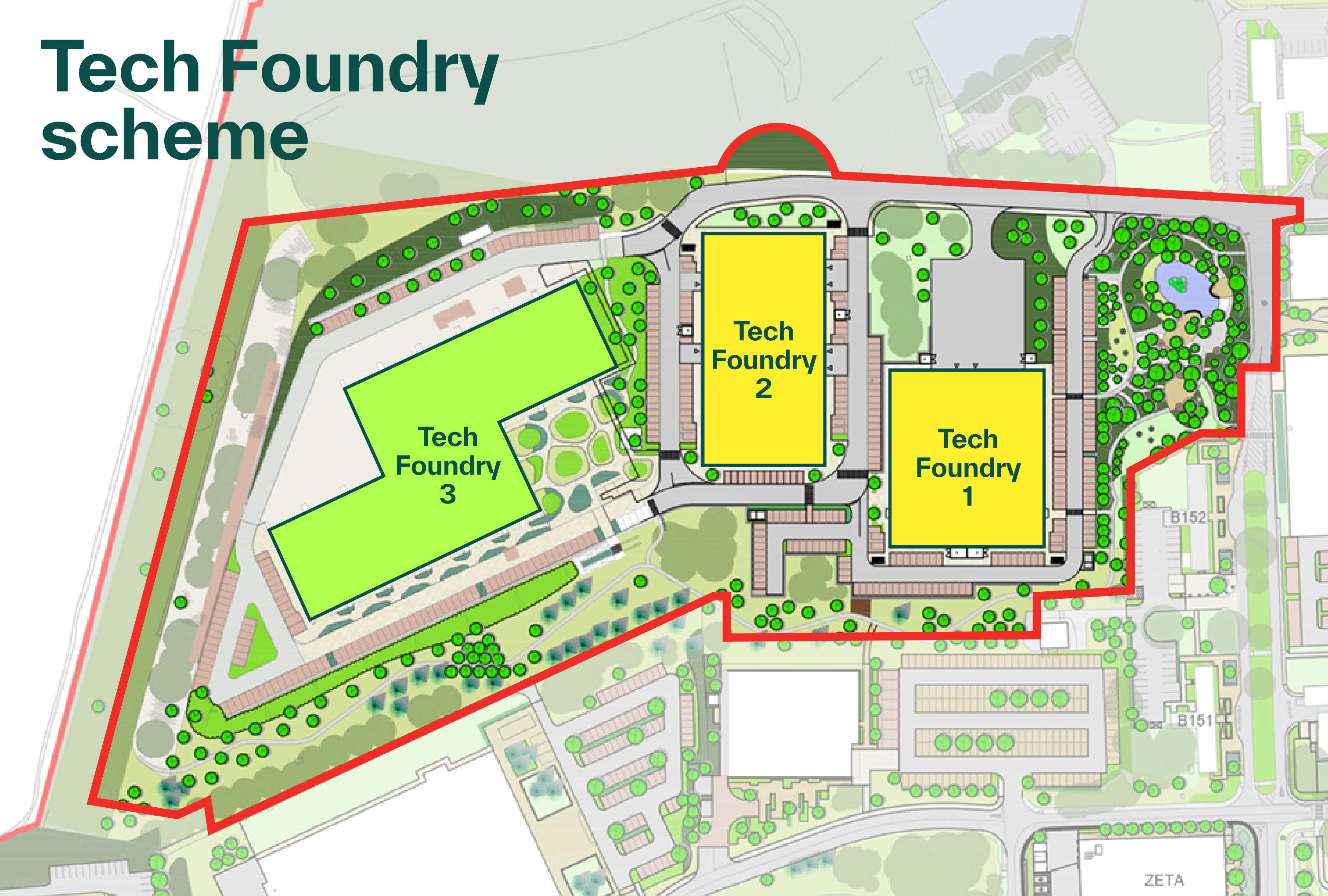
Medical Research Council

Tech Foundry 3

CO:LABS



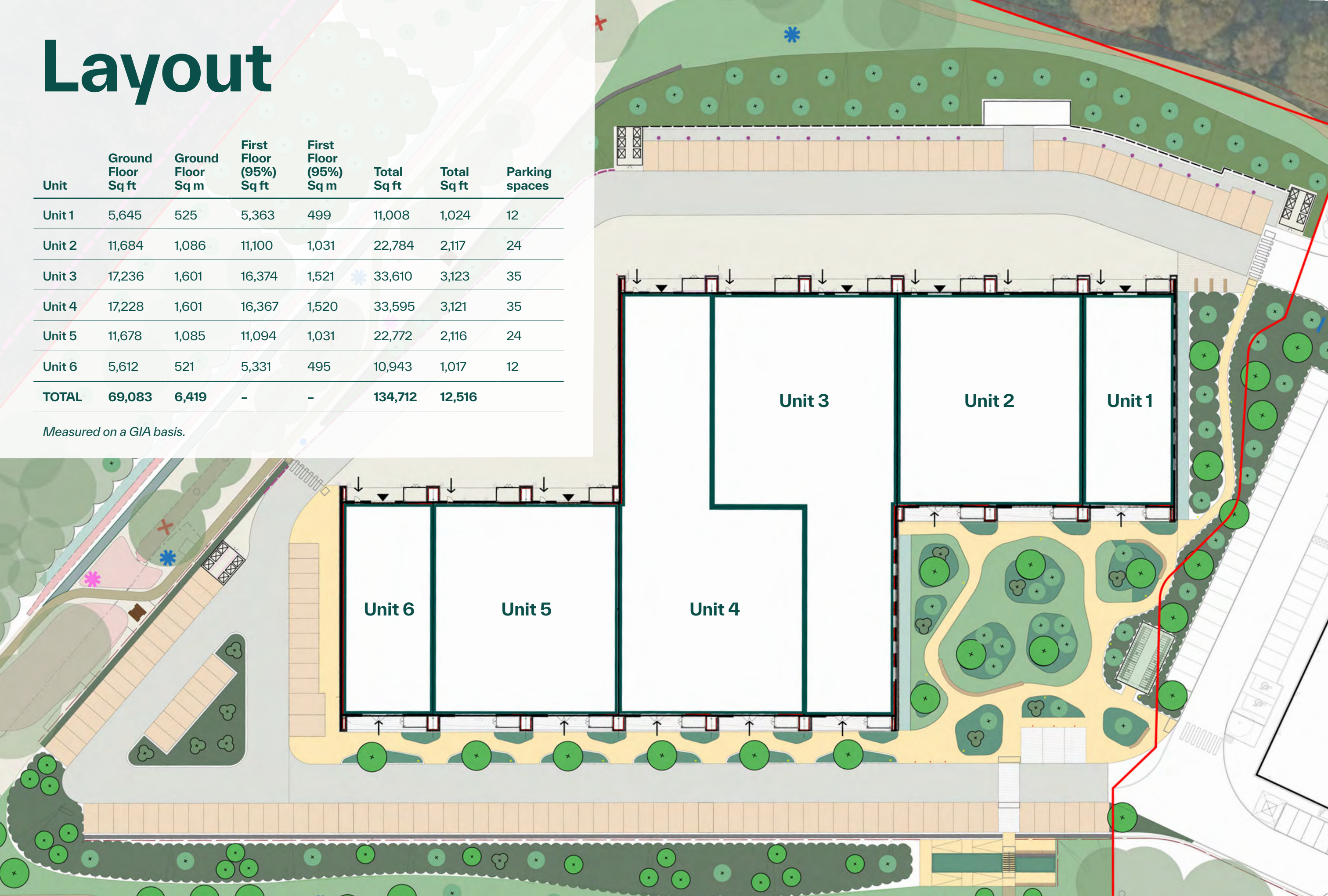
Tech Foundry scheme



Layout

Unit	Ground Floor Sq ft	Ground Floor Sq m	First Floor (95%) Sq ft	First Floor (95%) Sq m	Total Sq ft	Total Sq m	Parking spaces
Unit 1	5,645	525	5,363	499	11,008	1,024	12
Unit 2	11,684	1,086	11,100	1,031	22,784	2,117	24
Unit 3	17,236	1,601	16,374	1,521	33,610	3,123	35
Unit 4	17,228	1,601	16,367	1,520	33,595	3,121	35
Unit 5	11,678	1,085	11,094	1,031	22,772	2,116	24
Unit 6	5,612	521	5,331	495	10,943	1,017	12
TOTAL	69,083	6,419	-	-	134,712	12,516	

Measured on a GIA basis.



Specification



36 EV charging points included in the car parking allocation



Car parking ratio: 1:45 sq m based on the ground floor area



Target BREAAAM "very good" (to shell) and EPC: A



Shared service yard



Dedicated cycle spaces



5m x 4m shutter doors



Discreet timber clad plant enclosures



Minimum 10m clear height



Timber brise



3 MVA Power Supply to building


















Smart Grid Connection, scalable power on demand

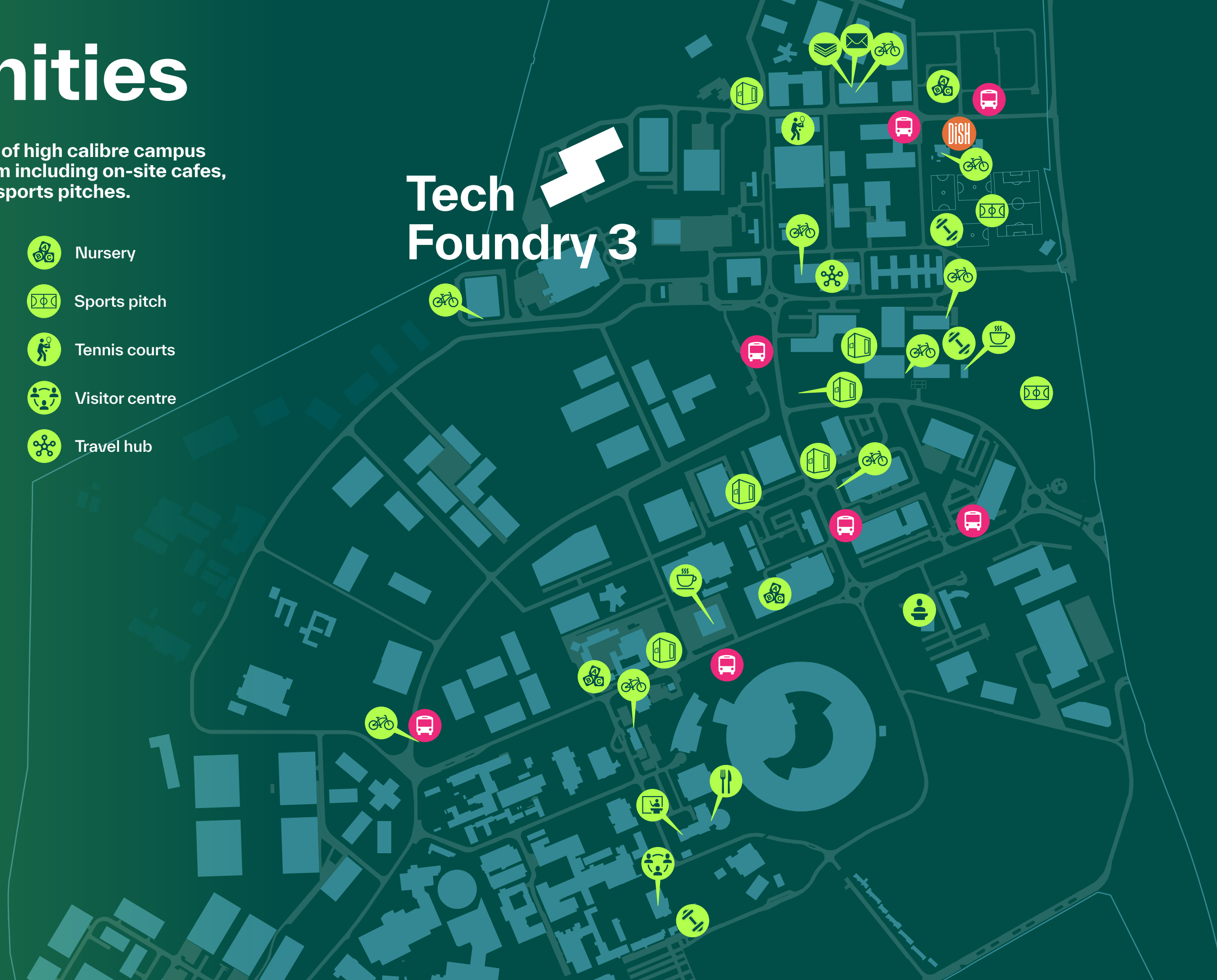


Amenities

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

Tech Foundry 3



Campus location



Harwell is located in beautiful countryside just south of Oxford, one of the fastest growing economies 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.

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 available now.

what3words:
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Google Maps:
Simply search "Tech Foundry 3 at Harwell"

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Tech Foundry 3, your gateway to exceptional lab, manufacturing and R&D space at Harwell Campus

