



# To Let

**Quad One offers up to 3,249 sq ft of flexible Grade A fitted office space.**

- On-site car parking ratio of 1:322 sq ft
- Covered cycle parking facilities
- Adjacent to Artisan cafe and gym
- LED lighting

## Quad One

Harwell Campus, Oxford, OX11 0GD

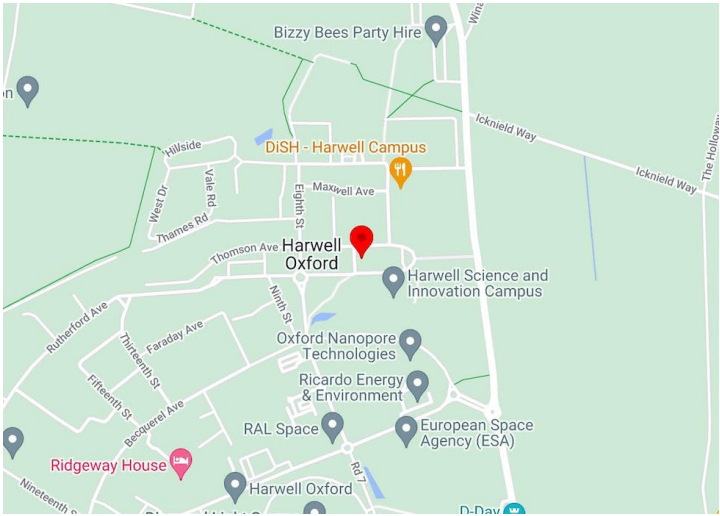
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**310 to 3,249 sq ft**

28.80 to 301.84 sq m

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**Reference: #156211**



## Summary

Available Size	310 to 3,249 sq ft / 28.80 to 301.84 sq m
Rent	£42.50 per sq ft
Rateable Value	£15
Service Charge	£12 per sq ft
EPC	B

## Description

Quad One is the original landmark building within the Quad development. Quad One provides three floors of flexible Grade A office space within the emerging quadrangle development. Quad One is located within the key campus hub development made up of a gym, café, sports pitches and the Quad Two office building.

## Location

Harwell is the UK's leading science and innovation campus and is located just south of Oxford.

Oxford city centre is just over 20 minutes drive away, Heathrow is 55 minutes by road, and Didcot Parkway station is nearby which provides connections to London Paddington in just 42 minutes. The launch of Crossrail and the upgrade to the Didcot Parkway Line means it will soon be possible to reach central London Underground stations in under one hour.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Suite 4A	1,054	97.92	Available
Ground - Suite 6	310	28.80	Coming Soon
Suite - 1B	729	67.73	Coming Soon
Suite - 1A	1,156	107.40	Coming Soon
<b>Total</b>	<b>3,249</b>	<b>301.85</b>	

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