

HARWELL

# zeta

**Built for breakthroughs**

New Mid-Tech, R&D, Laboratory  
and Office workspace  
From 6,000 to 40,000 SQF



# Zeta at a glance



## **Built for breakthroughs**

Zeta is a detached 'tech box' office and R&D building designed by Allies and Morrison



## **Flexible configuration**

Choose from three units with shared entrance and amenities, or combine into one self-contained building



## **Adaptable by design**

With a minimum 8.25m clear height and scope for first-floor additions, Zeta evolves with your needs



## **Ready for every industry**

From R&D and labs to manufacturing, industrial and office space, Zeta's shell is ready to be tailored to you, Zeta is delivered to shell and core ready to be tailored to your needs



# Harwell: the global supercampus

Harwell is home to a unique array of cutting-edge scientific facilities, institutes, businesses, and expert teams working to advance knowledge and find solutions. Founded in 1946 as a hub for pioneering technology, 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 from flagship conferences to AI masterclasses

**16**

national scientific facilities and institutes representing UK Government investment of over £3 billion

**4 clusters**

across space, energy, health tech and quantum connect and catalyse

**30+**

UK universities are working on projects at Harwell

**200+**

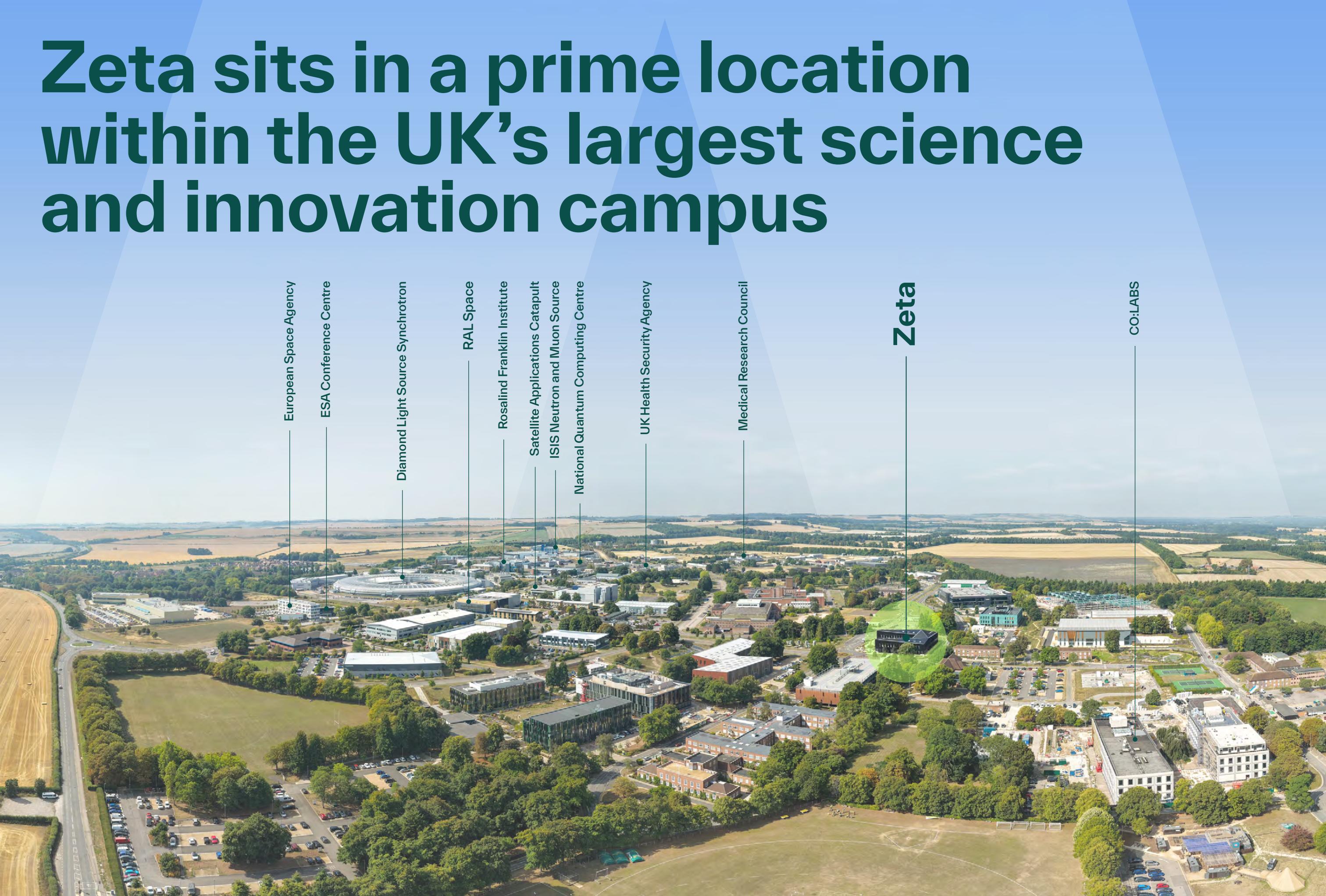
organisations based on campus including start-ups, health tech giants and major research facilities



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



# Zeta sits in a prime location within the UK's largest science and innovation campus



European Space Agency

ESA Conference Centre

Diamond Light Source Synchrotron

RAL Space

Rosalind Franklin Institute

Satellite Applications Catapult

ISIS Neutron and Muon Source

National Quantum Computing Centre

UK Health Security Agency

Medical Research Council

Zeta

CO:LABS

# Layout

Unit	Ground Floor SQM	Ground Floor SQF	First Floor (95%) SQF
Unit 1	552.7	5,949	5,652
Unit 2	555.7	5,981	5,682
Unit 3	614.8	6,618	6,287
Amenity block	273.8	2,949	
	<b>1,997.1</b>	<b>21,497</b>	<b>17,621</b>

Zeta's units could be combined to provide a larger unit or the whole building.

## Key

- Office/Lab/R&D
- Entrance
- Shower/Changing/WC
- Plant



Zeta



# Specification



Full-height access



55 car parking spaces



Potential for mezzanine office floor



5m x 4m service doors for seamless loading and movement



20 cycle spaces and travel hub opposite with additional showers and bike parking



Central campus location



Reinforced concrete slab with 48kN/m<sup>2</sup> loading capacity



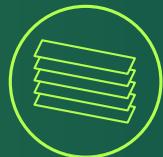
Highly sustainable. EPC: A15



Ample power supply



Minimum 8.25m clear height for maximum flexibility



Solar shading and brise soleil



External plant area



Abundant natural light, enhanced by double-glazed roof lights



Unique cladding of zinc interlocking panels

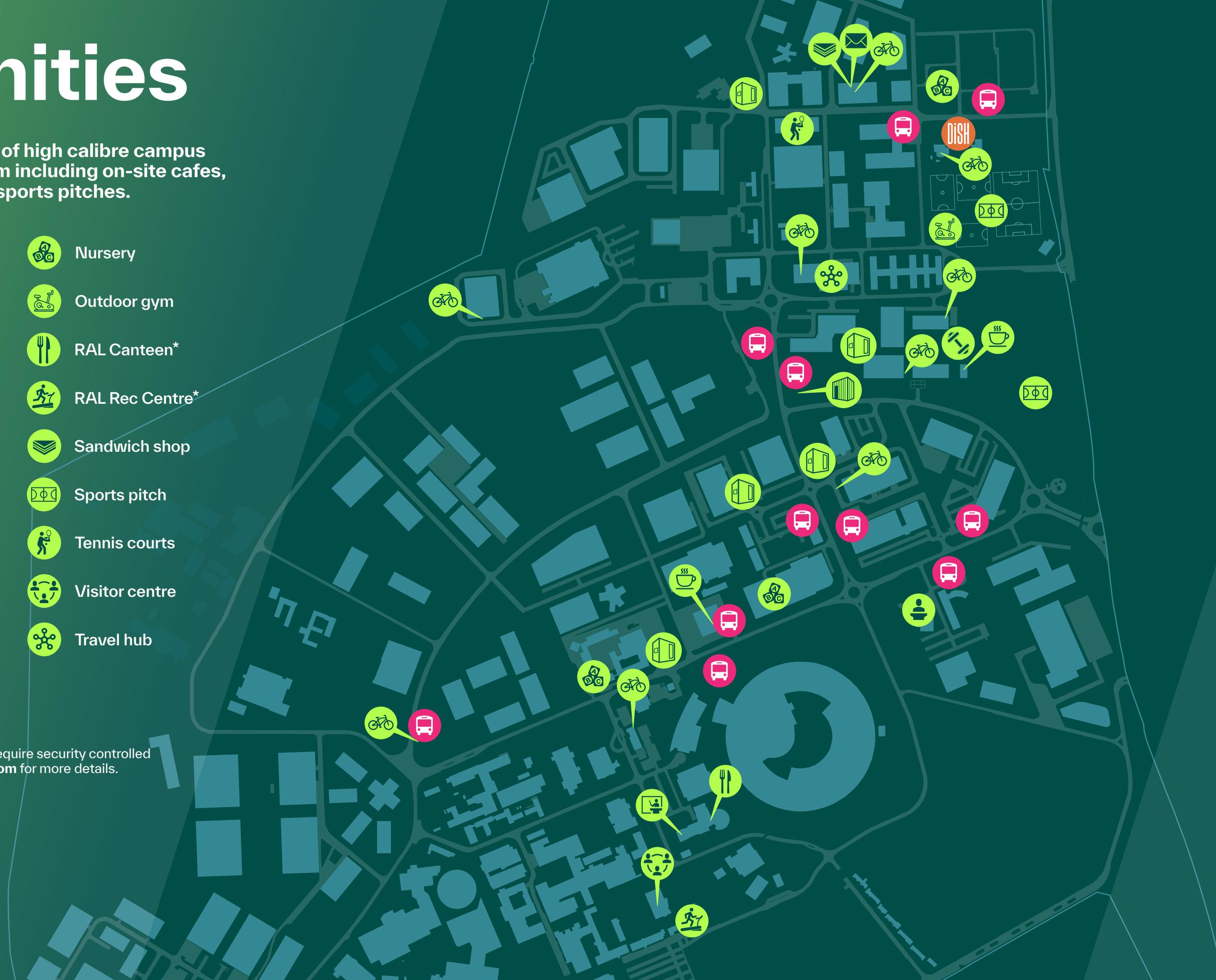


# Amenities

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                     |  Outdoor gym      |
|  Campus loan bike         |  RAL Canteen*     |
|  DiSH                     |  RAL Rec Centre*  |
|  ESA conference centre    |  Sandwich shop    |
|  Gym                    |  Sports pitch   |
|  Hides                  |  Tennis courts  |
|  Lecture Theatre*       |  Visitor centre |
|  Meeting pods           |  Travel hub     |
|  Newsagents/Post Office |  |

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



# 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:  
///originals.orbit.dumplings

Google Maps:  
Simply search "Zeta at Harwell"

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# A legacy of breakthrough innovation

Zeta is named after one of the most ambitious experiments in Harwell's storied history. The Zero Energy Thermonuclear Assembly was for some time the largest and most powerful fusion experiment in the world. It led to several breakthroughs in fusion power and the establishment of the dedicated Culham fusion campus. Housed in Hangar 7, the machine became operational in 1957 and was operational until 1968.

Zeta Building

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

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