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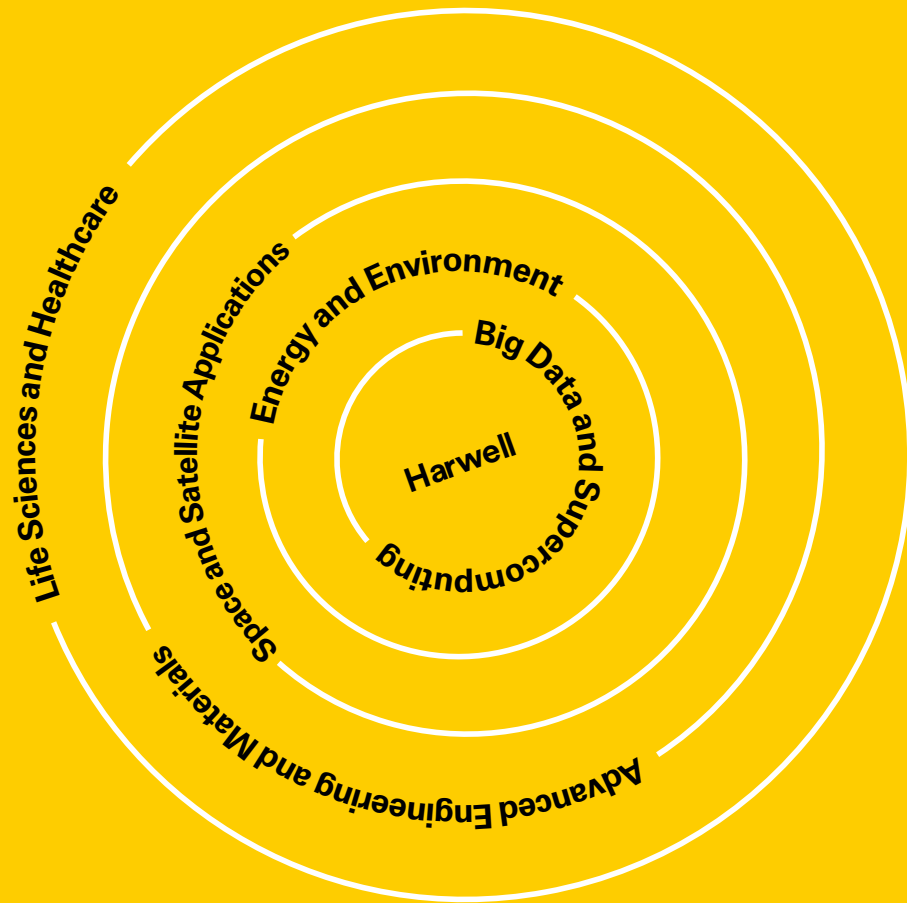
Harwell

New R&D Space, Offices and Laboratories

BEPO

Brilliance Every Day

3,240 sq ft – 66,000 sq ft available



**NOWHERE ELSE ON EARTH
OFFERS HARWELL'S UNIQUE
COMBINATION OF WORLD-
LEADING TALENT AND FACILITIES.**

**NEW R&D SPACE, OFFICES
AND LABORATORIES FROM
3,240 SQUARE FEET ARE
AVAILABLE WITH FLEXIBLE
FIRST AND SECOND FLOOR
ACCOMMODATION WITHIN
THE BEP0 BUILDING.**

BE PART OF TOMORROW.

BEPO

VMIC

Fully operational
Q1 2022

Medical Research Council

Public Health England

Satellite Applications
Catapult

Rutherford Appleton
Laboratory

Rosalind Franklin Institute
(building under construction)

Oxford Space
Systems

Oxford Nanopore
Technologies

Diamond Light
Source Synchrotron

European
Space Agency

700 ACRES
6,000 PEOPLE
200+
ORGANISATIONS
TALENT FROM OVER
60 COUNTRIES

THE UK'S CAPITAL OF SCIENCE AND INNOVATION

The Harwell community includes scientists, engineers and innovators, collaborating on many of the world's most advanced technologies, and delivering breakthroughs that will transform lives worldwide.

The campus is home to national and international institutions including The Science and Technology Facilities Council, The European Space Agency, Public Health England 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 cross-sector 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.

The past six years has seen delivery and occupation of over half a million sq ft of development. There is 200,000 sq ft of R&D and Office accommodation under construction, with a total pipeline of 1.5 million sq ft to be delivered over the next 6 years.

A wealth of global scientific and engineering talent is readily accessible

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 6,000 people.

BEP0

BEP0 comprises a series of flexible work spaces generally in a terraced arrangement with associated servicing and car parking, all on a self-contained landscaped site at Harwell Campus.

Like all residents at Harwell Campus, the BEP0 Building is a trailblazer. The building initiates the next exciting development phase of the Campus, anchored by the completion of the Vaccine Manufacturing and Innovation Centre (VMIC). The Building delivers premium R&D accommodation enveloped by world class Science & Technology establishments and beautiful Oxfordshire countryside.

The campus is a place where professionals from around the world choose to come and work, with amenities that include nurseries, sports facilities, cafés, post office, mini supermarket, weekly pop-up food stalls and attractive public spaces. This is set to be further enhanced with 100's of new homes that are coming soon, offering affordable homes for the campus workforce

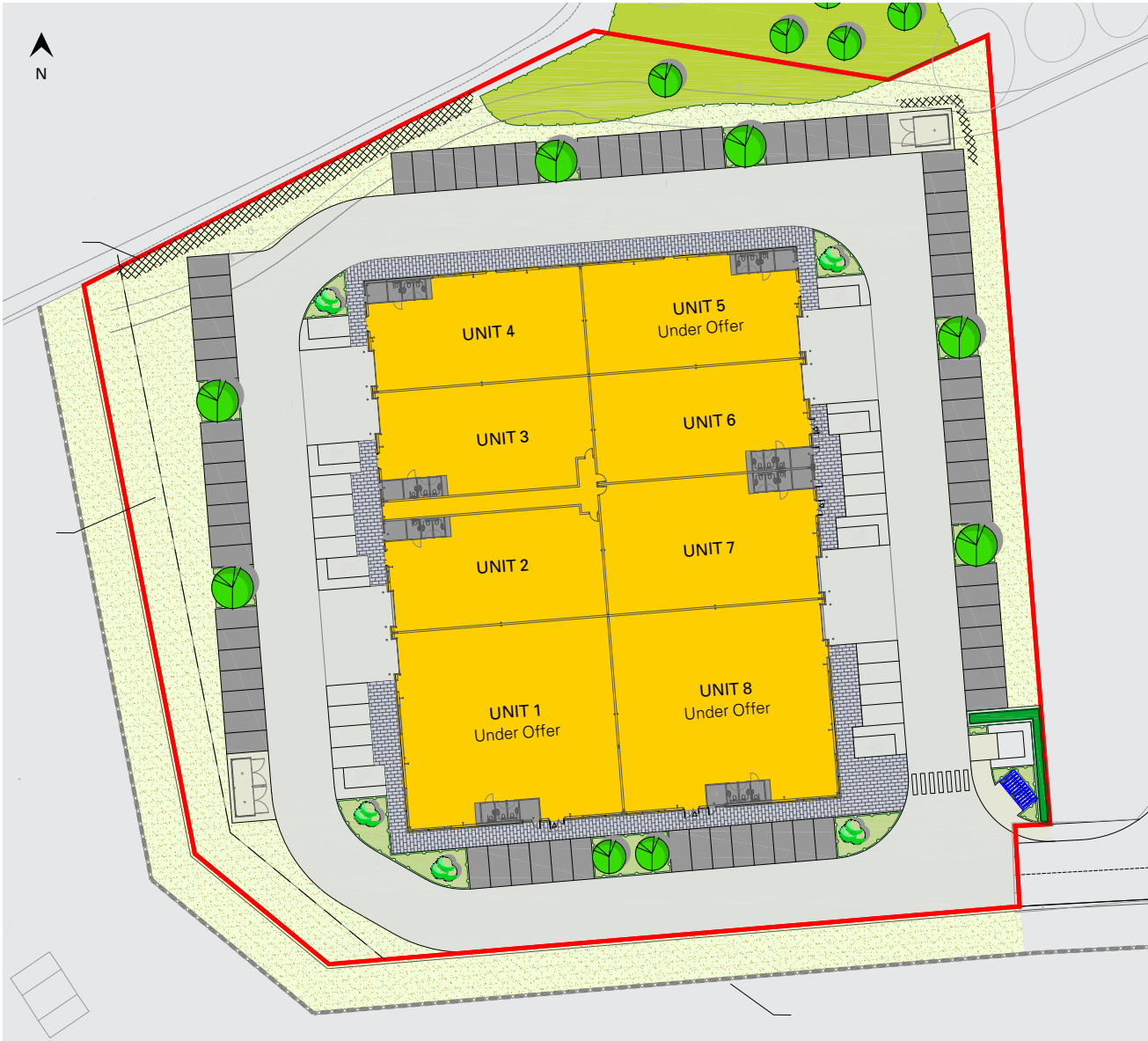
Units are available to lease immediately, with rental and terms to be agreed. Business Rates to be assessed. All terms exclude VAT.

BEP0 Specification

- Suitable for R&D, offices, laboratory, clean room, light engineering and production
- Flexible unit sizes from 301 sq m (3,240 sq ft) to 3,146 sq m (33,860 sq ft)
- 3 phase electricity
- Service doors; 4m wide by 5m high
- Allocated car parking
- Options for two & three storey accommodation as well as full clear height
- Available as shell ready for tenant fit out
- Full clear internal height of between 8.5 to 10 metres
- Broadband: substantial bandwidth available on campus
- EPCs to be made available upon completion.



East Elevation (Side)



Available Units

	GROUND FLOOR		FIRST FLOOR		TOTAL	
UNIT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
1	561	6,039	561	6,039	1,122	12,077
2	314	3,380	314	3,380	628	6,760
3	301	3,240	301	3,240	602	6,480
4	310	3,337	310	3,337	620	6,674
5	310	3,337	310	3,337	620	6,674
6	308	3,315	308	3,315	616	6,631
7	371	3,990	371	3,993	742	7,987
8	561	6,039	561	6,039	1,122	12,077
TOTAL	3,036	32,679	3,036	32,679	6,072	65,358

Second floor mezzanine can be installed for additional office/ ancillary accommodation



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

The launch of the Elizabeth Line (Crossrail) in 2022 and the upgrade to the Didcot Parkway line mean it will soon be possible to reach central London Underground stations in under one hour.

Road Distances

Didcot Parkway	London
5 m / 15 mins	65 m / 1 hr 26 mins
Oxford	Bristol
15 m / 23 mins	70 m / 1 hr 13 mins
Heathrow	Birmingham
50 m / 55 mins	90 m / 1 hr 31 mins

Train Distances *via Didcot*

Reading	Bristol
13 mins	1 hr 2 mins
London Paddington	Birmingham
42 mins	1 hr 29 mins

Shuttle bus services through the day to Didcot Parkway & Oxford

Sat nav reference: OX11 0QB

Source: RAC, National Rail Enquiries

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“Harwell Campus is an established and important hub for the very best of European space and science technology. The European Space Agency’s decision to base itself there underlines the quality of the facility and shows the high regard that the industry has for Harwell. I’m delighted to see it first hand and be part of its success. It’s always exciting to visit Harwell Campus, I can’t wait to be back.”

Major Tim Peake, Astronaut



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