

# Quad One

From 172 to 7,316 sq ft  
(16 to 680sq m)

Grade A Office

Newly refurbished  
and fitted suites  
available now



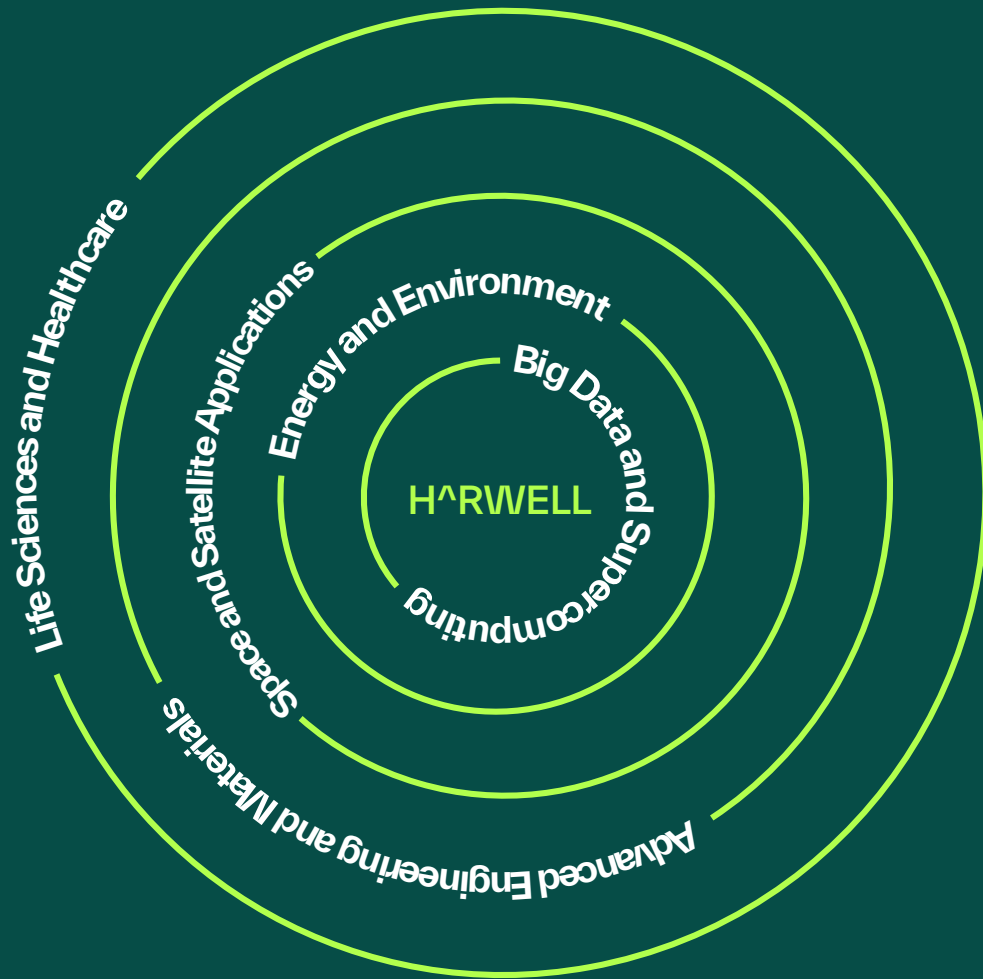
HARWELL



Newly refurbished space!



Newly refurbished space!



Nowhere else on Earth offers Harwell's unique combination of world-leading talent and facilities

An excellent opportunity providing space for executive suites, regional workspaces and Headquarter offices. There's possibilities to take turnkey fitted solutions, allowing your team to focus on what's important

Suites available from 172 to 7,316 sq ft (16 to 680 sq m)

Making tomorrow brighter than today



Moderna ITC

European Space Agency

ESA Conference Centre

Diamond Light Source Synchrotron

Oxford Nanopore Technologies

RAL Space

Rosalind Franklin Institute

ISIS Neutron and Muon Source

Satellite Applications Catapult

National Quantum Computing Centre

**Quad One**

Agilent

UK Health Security Agency

Quad Two

Quad Three (PC Q3 2025)

Medical Research Council

Zeus

HQ Building

Zeta

BEPO

Catalent

Helios

Co:Labs (PC Q2 2026)

Tech Foundry

● National Facilities and Key Stakeholders

● Existing and Future Developments

# Where the world's brightest minds cluster together

Harwell is the UK's leading science and innovation campus, and is embarking upon an ambitious programme of sustainable development. By 2027, we will have delivered in excess of 1.5m sq ft of cutting-edge labs, offices and advanced manufacturing space alongside a new hotel, conference centre, homes and amenities.



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**700**

acres in Oxfordshire, part of the world-famous Oxford-Cambridge Arc

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**7k**

scientists, engineers and innovators forming a thriving community

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**60+**

nationalities represented, creating a truly global location

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**30+**

of the UK's finest universities are here: a real hub for institutions of learning

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**16**

unique 'big science' national facilities representing a UK Government investment of £3billion

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**200+**

acclaimed Research and Development organisations – from start-ups to tech unicorns

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

# Quad One

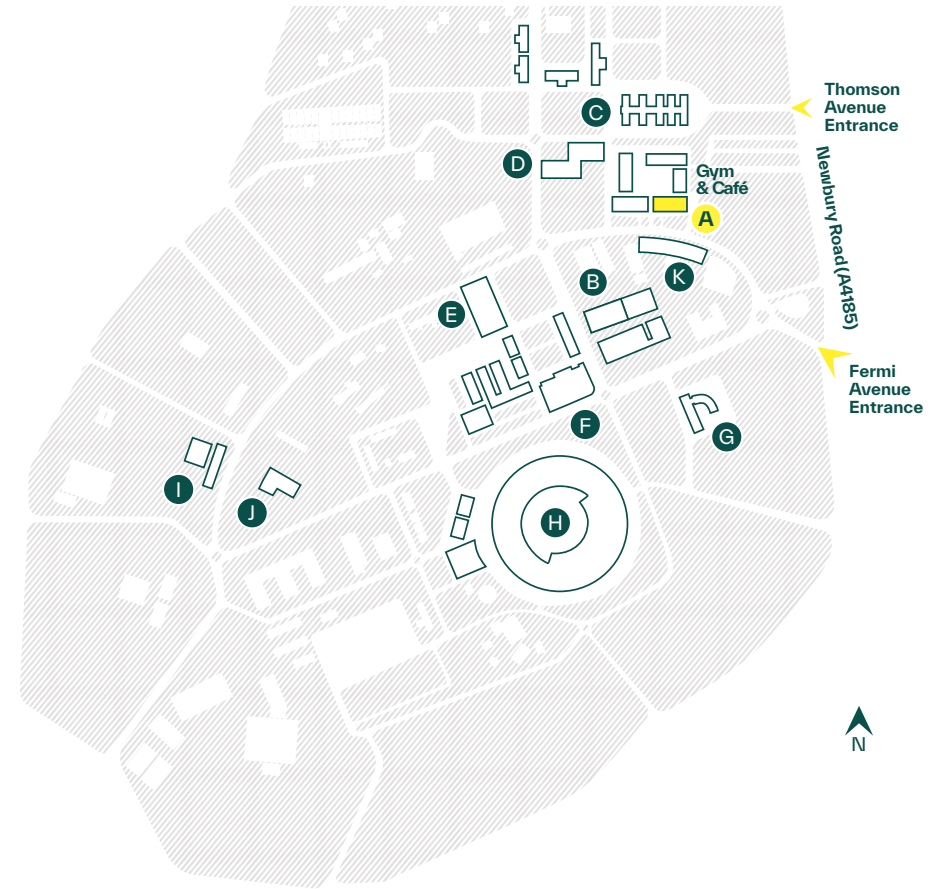
## Quad One is the original landmark building withing the Quad development

Quad One provides three floors of flexible Grade A office space within the emerging quadrangle development. The mix of commercial and leisure facilities are designed to create experiences that enhance individual wellbeing and build enduringly healthy employees.

Quad One set the scene of the collegiate Quad development with its striking visual character. This backdrop has been complemented

by the addition of Quad Two to the north. The elevations are based on timeless concepts of scale, light and revelation. This creates a connection to the natural setting within the Area of Outstanding Natural Beauty, to complement the reflections of the trees and landscape and give Quad One its own distinct identity.

Landscape plays an important role in improving the wellbeing and productivity of staff. Quad One provides a transformational public realm and landscaped space in a key campus hub development made up of a gym, café, sports pitches and the Quad Two office building. The landscape design strikes a balance between amenity space and habitat by providing infill tree planting within an existing copse; imagined by the renowned garden designer Adam Frost.



### Specifications

- EPC: B33
- Raised flooring
- Reinforced floor plates to support dry lab fit-out
- Suspended ceilings
- Air-conditioning
- Kitchenette
- Passenger lift
- Showers
- LED lighting
- Adjacent to Artisan café and gym
- Covered cycle parking facilities
- High quality outdoor seating which allow for outdoor meetings, socialising and relaxation
- On-site car parking ratio of 1:30 sq m

### A Quad One

- B Zephyr Building
- C HQ Building
- D Zeus
- E Genesis Building
- F RAL Space
- G European Space Agency (ESA)
- H Diamond Light Source
- I Medical Research Council
- J UK Health Security Agency
- K MiniON Building

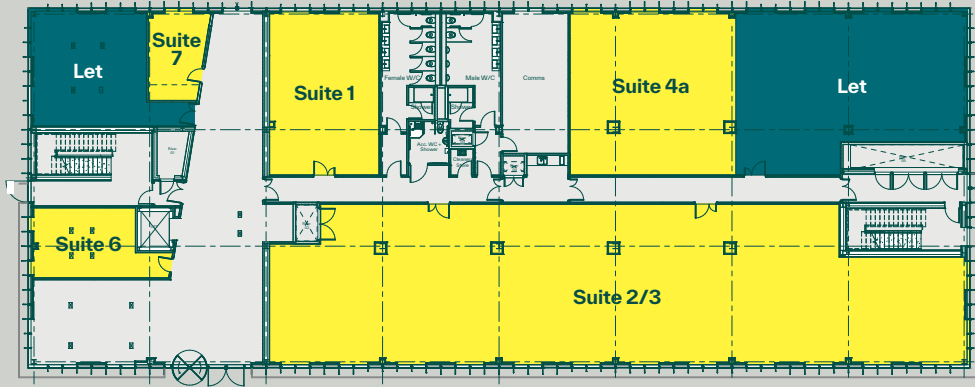
### Terms

Available by way of a full repairing and insuring lease with terms to be agreed. Further information available upon request. All terms are exclusive of VAT.

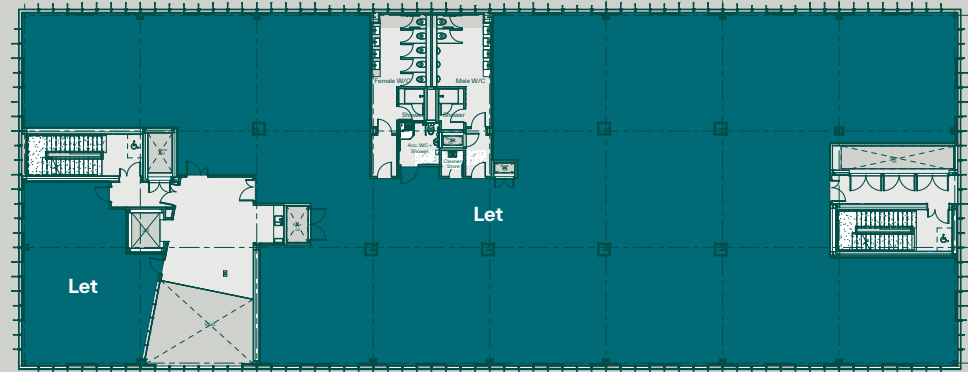


# Availability

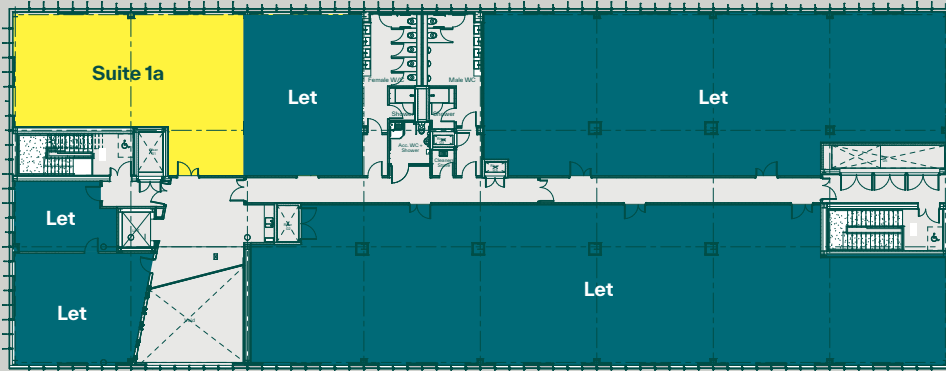
Ground Floor



First Floor



Second Floor



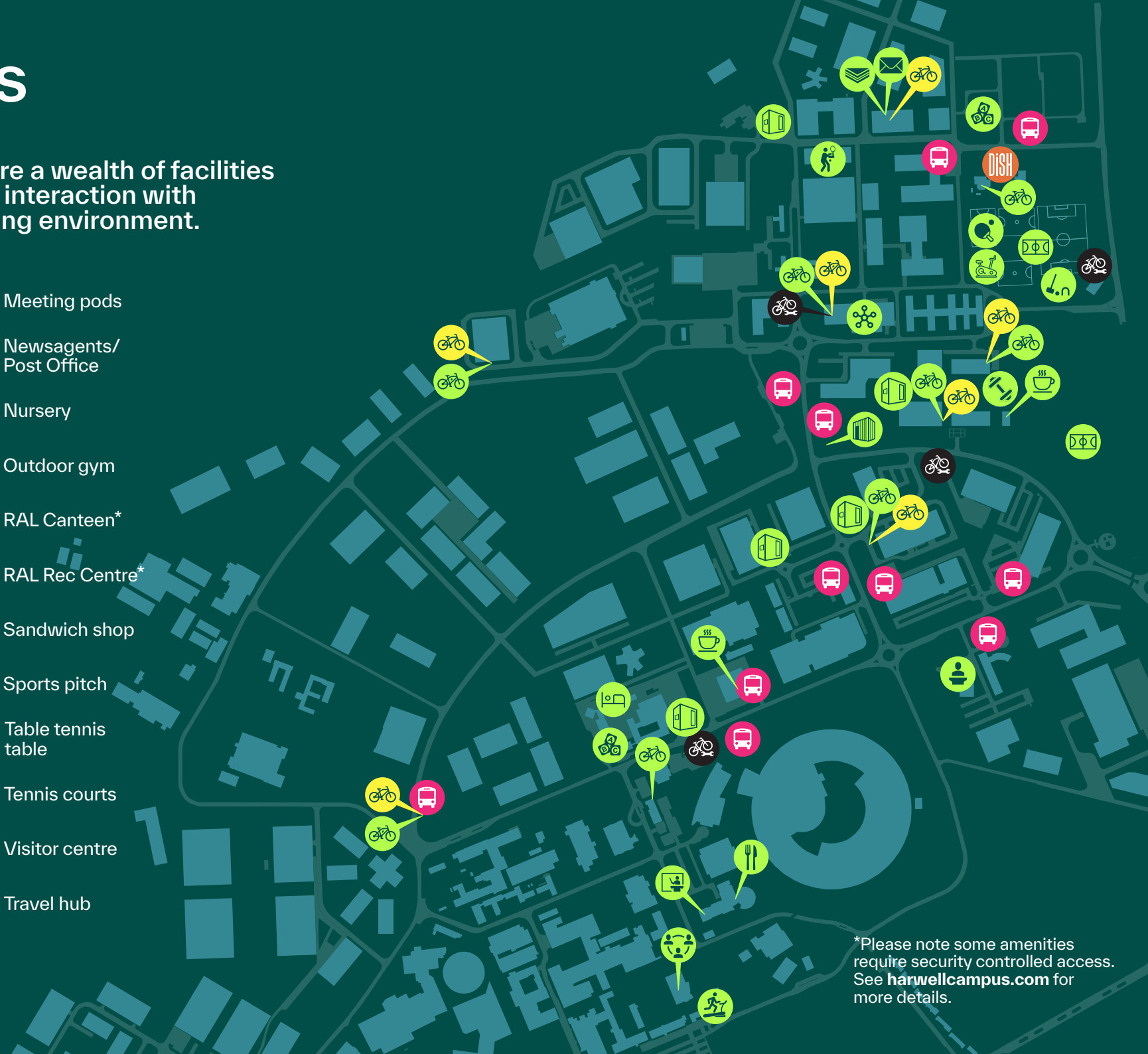
Floor	Demise	Type	Sq ft NIA	Sq m NIA
Ground	Suite 1	Cat A+	692	64
Ground	Suite 2/3	Cat A+	3,925	365
Ground	Suite 4a	Cat B	1,054	98
Ground	Suite 7	Cat A	172	16
Ground	Suite 6	Cat A	310	29
Second	Suite 1a	Cat A+	1,163	108
Total			7,316	680



# Amenities

Step onto campus, where a wealth of facilities and social areas inspire interaction with peers and the surrounding environment.

- |  |  |
|--|--|
|  Bus stop                |  Meeting pods           |
|  Bike maintenance stand  |  Newsagents/Post Office |
|  Café                    |  Nursery                |
|  Campus loan bike        |  Outdoor gym            |
|  Campus loan E-bike      |  RAL Canteen*           |
|  Cricket pitch           |  RAL Rec Centre*        |
|  Croquet                 |  Sandwich shop          |
|  DiSH                   |  Sports pitch          |
|  ESA conference centre |  Table tennis table   |
|  Gym                   |  Tennis courts        |
|  Hides                 |  Visitor centre       |
|  Lecture Theatre*      |  Travel hub           |



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

# Harwell Sustainability

Our vision to create a sustainable Campus for top-tier science and innovation, serving as a catalyst for sustainable growth



## Carbon & GHG Emissions

Transition our built environment portfolio towards Net Zero Carbon, halving emissions in our control by 2030.



## Materials & Supply Chain

Shift the development & operation of our portfolio towards a Circular Economy through Sustainable Procurement & Responsible Sourcing.



## Climate Resilience & Adaptation

Make our buildings & infrastructure resilient to the predicted changes in the climate.



## Nature & Environment

Protect the local environment and manage our estate sustainably, enhancing its ecological diversity whilst creating a network of nature corridors.



## Health & Wellbeing

Provide an environment that safeguards and enhances the safety, health & wellbeing of staff and visitors.



## Connectivity & Transport

Encourage active travel choices and provide low emission transport options to commuters.



## Community & Local Economy

Make a lasting positive contribution to the community & local economy by delivering environmental, economic, and social value.



## Sustainability Targets

Targets: BREEAM Excellent and EPC A



Scan to read our Sustainability Impact Report or click [here](#)

## Our impact in numbers



**11,400 sq m**  
BREEAM certified

**22,750 sq m**  
BREEAM registered

**3x**  
Tripling our BREEAM certified floor space by 2025



**30,500 sq m**  
rated EPC 'B' or better



**100%**  
Electricity backed by Renewable Energy Guarantees of Origin (REGOs) to power our managed buildings



**Zero**  
Waste sent to landfill from our managed buildings



**25%**  
Discount on buses to/from Harwell Campus



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 Crossrail 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
5m/15mins	60m/1hr 26mins
Oxford	Bristol
15m/23 mins	70m/1hr 13mins
Heathrow	Birmingham
50m/55mins	90m/1hr 31mins

#### Train distances via Didcot

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

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

Satnav reference: OX11 0GD

what3words:  
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# For further information contact

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# HARWELL

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