

Quad Two

2,198 sq ft (204 sq m)
to 7,222 sq ft (671 sq m)

Grade A Office

AVAILABLE NOW

HARWELL

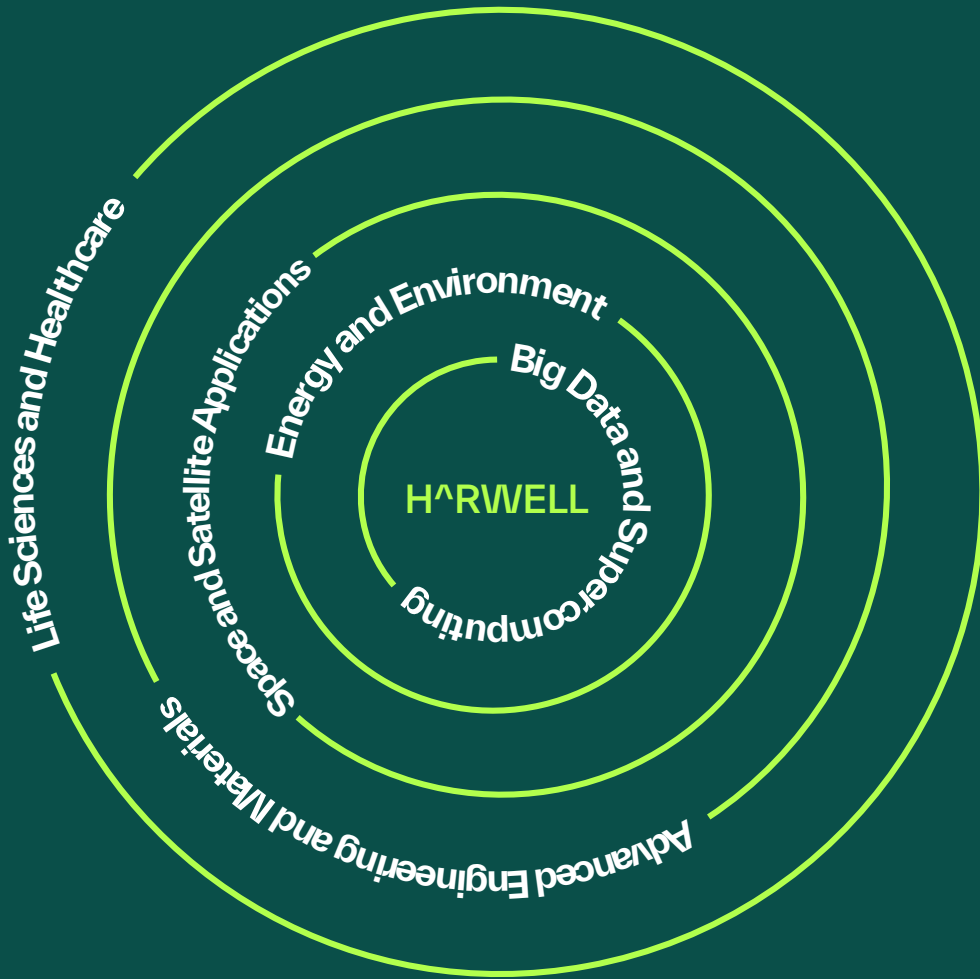




Indicative of potential fit out



Indicative of potential fit out



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

Brand new grade A office space within the established Quad development

7,222 sq ft with suites from 2,198 sq ft available

Making tomorrow brighter than today



Moderna ITC (Completion Q1 2025)

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 (PC Q3 2024)

Co:Labs (PC Q2 2026)

Tech Foundry (PC Q3 2024)

● 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.



700

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

7k

scientists, engineers and innovators forming a thriving community

60+

nationalities represented, creating a truly global location

30+

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

16

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

200+

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



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

Quad Two

Quad Two is the next landmark building within the Quad development

Quad Two provides four floors of flexible Grade A office space within an emerging quadrangle of commercial and leisure facilities designed to create experiences that enhance individual wellbeing and build enduringly healthy employees.

Quad Two continues the striking visual character that is unique to the developing Quad. The elevations are based on timeless concepts of

scale, light and reveal and create a connection to the natural setting with an earthy colour palette designed to complement the reflections of the trees and landscape and give Quad Two its own distinct identity.

Landscape plays an important role in improving the wellbeing and productivity of staff. Quad Two will provide a transformational public realm and landscaped space in a key campus hub development made up of a gym, café and the 'Quad One' office building. The landscape design strikes a balance between amenity space and habitat by providing infill tree planting within the existing copse; and accessible seating areas beneath new tree planting.



Scan to watch the Quad Two video or [click here](#)



Specifications

- EPC A
- Raised flooring
- Reinforced floor plates to support dry lab fit-out
- Suspended ceilings
- Air-conditioning
- Kitchenette
- Passenger lift
- 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 with electric charge points

- A** Zeus
- B** Zephyr Building
- C** HQ Building
- D** **Quad Two**
- E** Genesis Building
- F** Space & Technology Centre
- G** European Space Agency (ESA)
- H** Diamond Light Source
- I** Medical Research Council
- J** Public Health England

Terms

Available by way of lease agreement with terms to be agreed. Further information available upon request. All terms are exclusive of VAT.

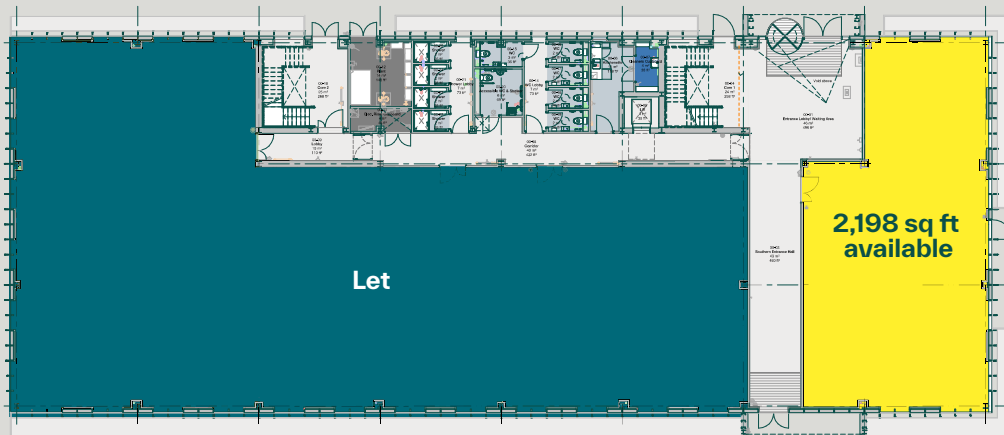


Layout

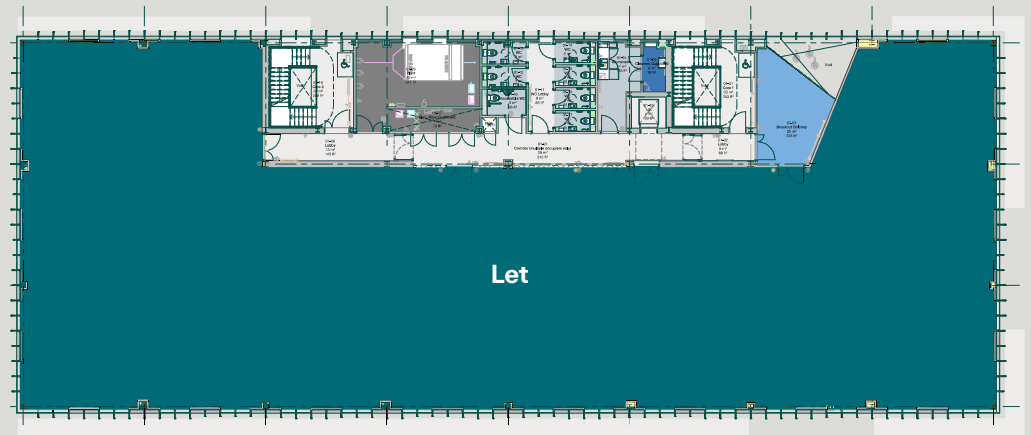
Floor	Sq ft	Sq m
Ground Floor	9,661	897.5
First Floor	10,308	957.6
Second Floor	10,670	991.3
Third Floor	7,222	670.9

- Top floor suite with full length roof terrace
- Unrivalled views of Oxfordshire
- Ground floor suite with excellent prominence

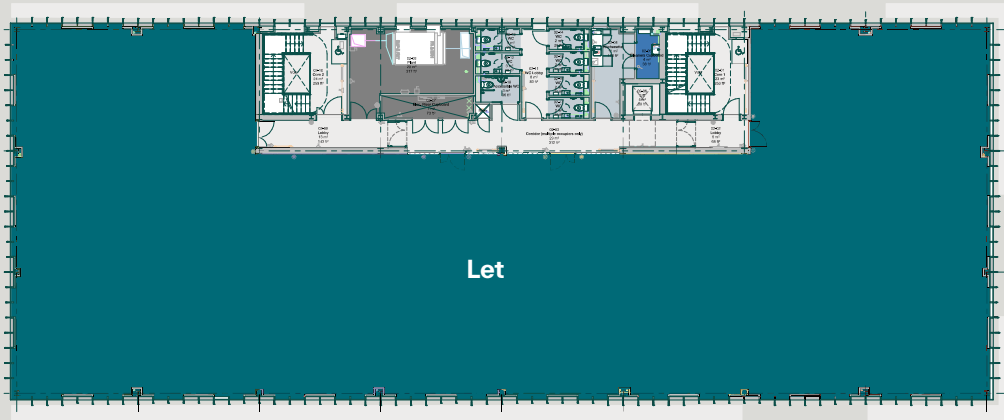
Ground Floor



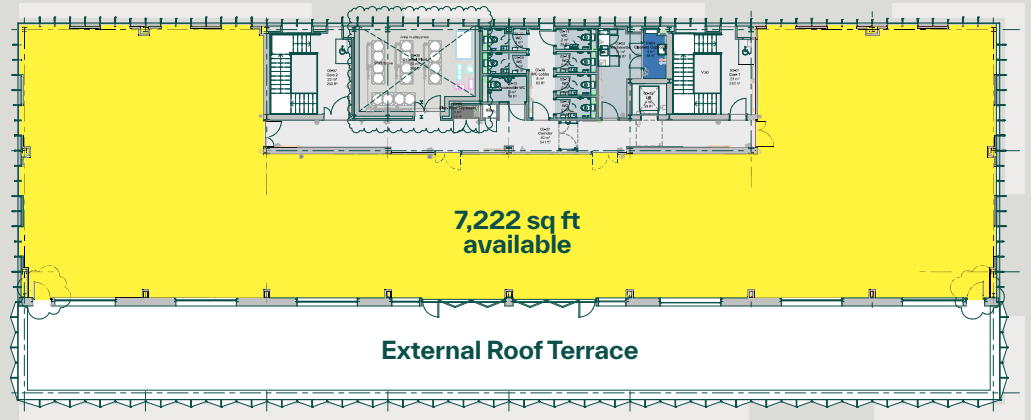
First Floor



Second Floor



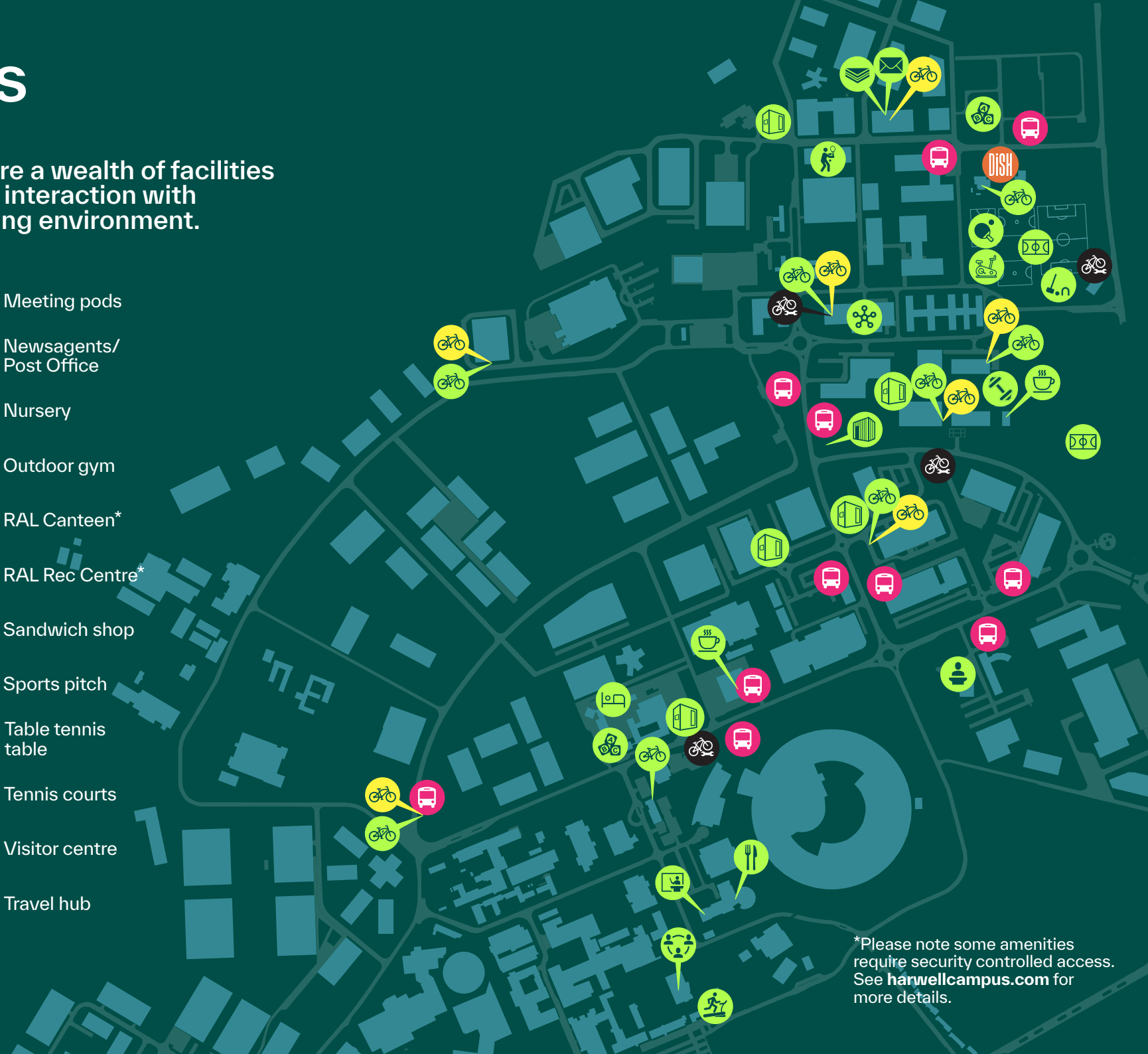
Third Floor



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 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 OGD

what3words:

///observer.planting.loaning

For further information contact

BIDWELLS

Duncan May

duncan.may@bidwells.co.uk
+44 (0) 7879 883886

Jake Allen

jake.allen@bidwells.co.uk
+44 (0) 7976 948445

JLL

Sarah Brisbane

sarah.brisbane@eu.jll.com
+44 (0) 2031 471531
+44 (0) 7769 201458

Joshua Doble

joshua.Doble@eu.jll.com
+44 (0) 7783 771576

Chris Valentine

chris.valentine@jll.com
+44 (0) 7747 758289

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