

# Quad Two

**Grade A Offices to let**

**GROUND FLOOR SUITE:**  
2,198 sq ft (204 sq m)  
- available now

**THIRD FLOOR SUITE:**  
7,222 sq ft (671 sq m)  
- available June 2025

**HARWELL**



# Quad Two at a glance

- Four storey office building built in 2022
- 38,374 sq ft (3,565 sq m) in total
- Third floor suite of 7,222 sq ft with roof terrace
- Prominent ground floor suite of 2,198 sq ft with excellent prominence
- Parking ratio of 1 space per 330 sq ft
- Electric vehicle charging points
- Passenger lift
- Concierge reception
- EPC A

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.

Join the Quad community:



# Quad Two

Prioritising wellbeing and sustainability, the development includes energy-efficient systems and inviting outdoor areas to enhance employee productivity and relaxation.

The statement building was developed in 2022 and is delivered to a CAT A specification. It includes WCs, kitchens, and showers on each floor. Fitted options are available by separate negotiation.

The ground floor suite is immediately available, and the third floor comes to the market in June 2025.

**Quad Two is a landmark building within the Quad development**

Quad Two seamlessly integrates flexible Grade A office space with a nature-inspired design, featuring tree planting and landscaped public spaces.



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 Lightbox Cafe & Gym



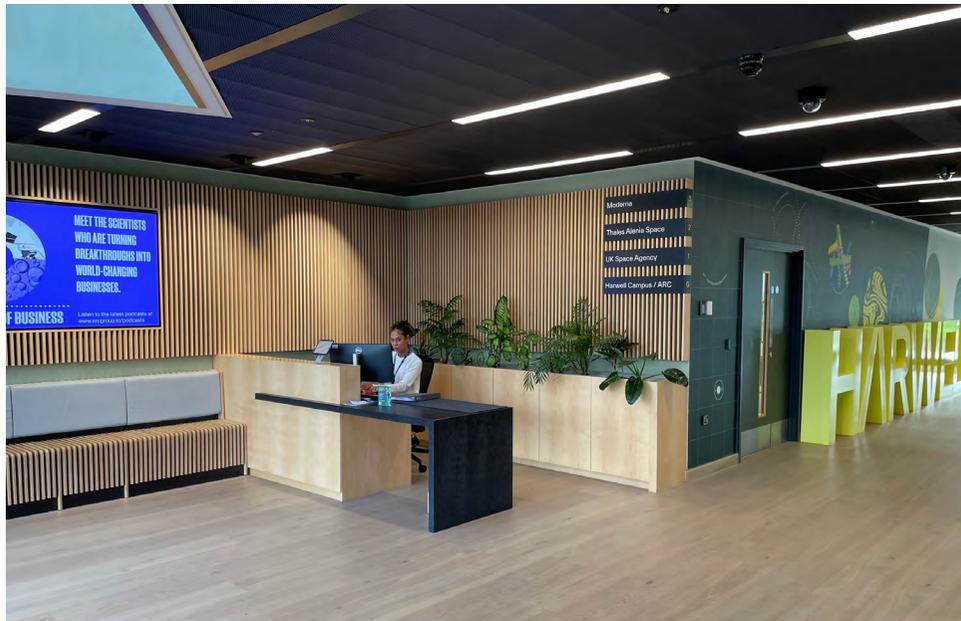
Covered cycle parking



On-site parking with electric charge points



Parking ratio: 1:330 sq ft



## Terms

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



Modernia 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

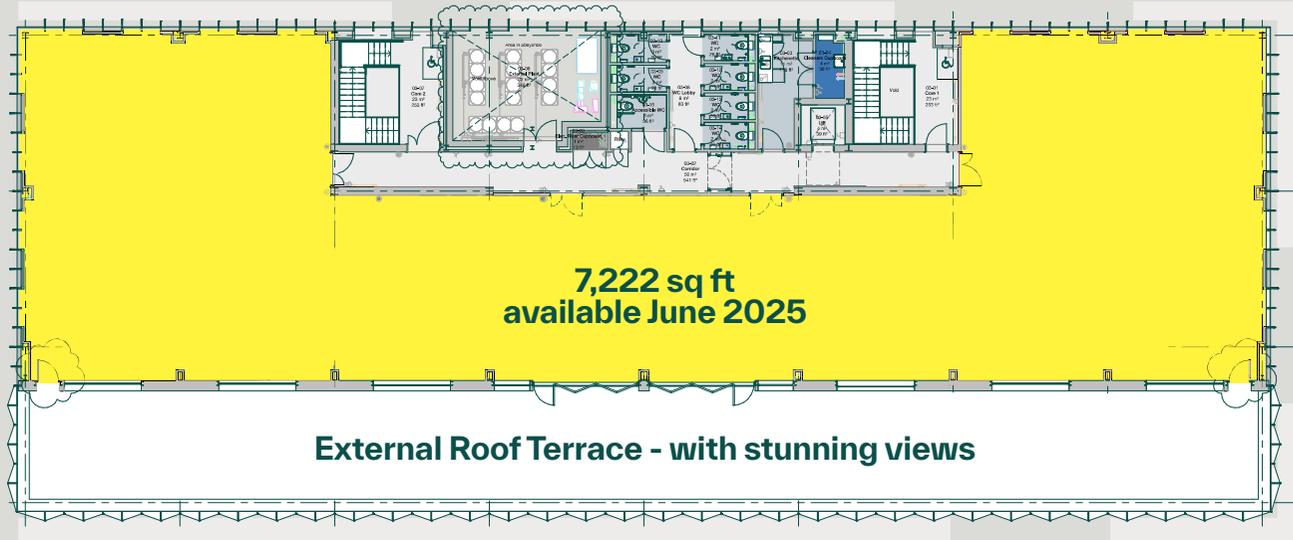
● National Facilities and Key Stakeholders

● Existing and Future Developments

# Third floor suite

Floor	Sq ft	Sq m
Third Floor	7,222	671

- Far reaching views across the Campus and countryside
- Private full length south-facing external terrace
- Open plan offices with multiple entry points
- WCs, kitchen and shower facilities on third floor
- 22 parking spaces
- Available June 2025



# Ground floor suite

Floor	Sq ft	Sq m
Ground Floor	2,198	204

- Highly prominent
- Good natural light
- Open plan suite
- Shared WCs, showers and kitchen
- 6 parking spaces
- Available now



# Where the world's brightest minds cluster together

Harwell's four industry clusters have created a unique environment where perspectives, notions and methods can be exchanged across traditional divides. They also encourage new start-ups to emerge and expand the remit of the clusters themselves, whether in **space**, **energy**, **health** or **quantum**. This degree of interaction has even led to technology designed for one sector inspiring breakthroughs in others, for example, x-ray capability developed for space has been used to improve cancer detection rates here on earth.

Every day, we bear witness to the intrepid work of the industry's most enlightened businesses and the planet's brightest minds. Our community includes:

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Oxford Nanopore Technologies

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Barinthus Biotherapeutics

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Oxford Space Systems

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European Space Agency

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UK Space Agency

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RAL Space

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Diamond Light Source  
(UK's Synchrotron)

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ISIS Neutron and Muon Source

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Medical Research Council

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Thales Alenia Space

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Astroscale

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Etcembly

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Science and Technology  
Facilities Council (STFC)

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Faraday Institution

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Satellite Applications Catapult

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Agilent Technologies

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National Quantum  
Computing Centre

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Oxford University

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Rosalind Franklin Institute

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Element Six



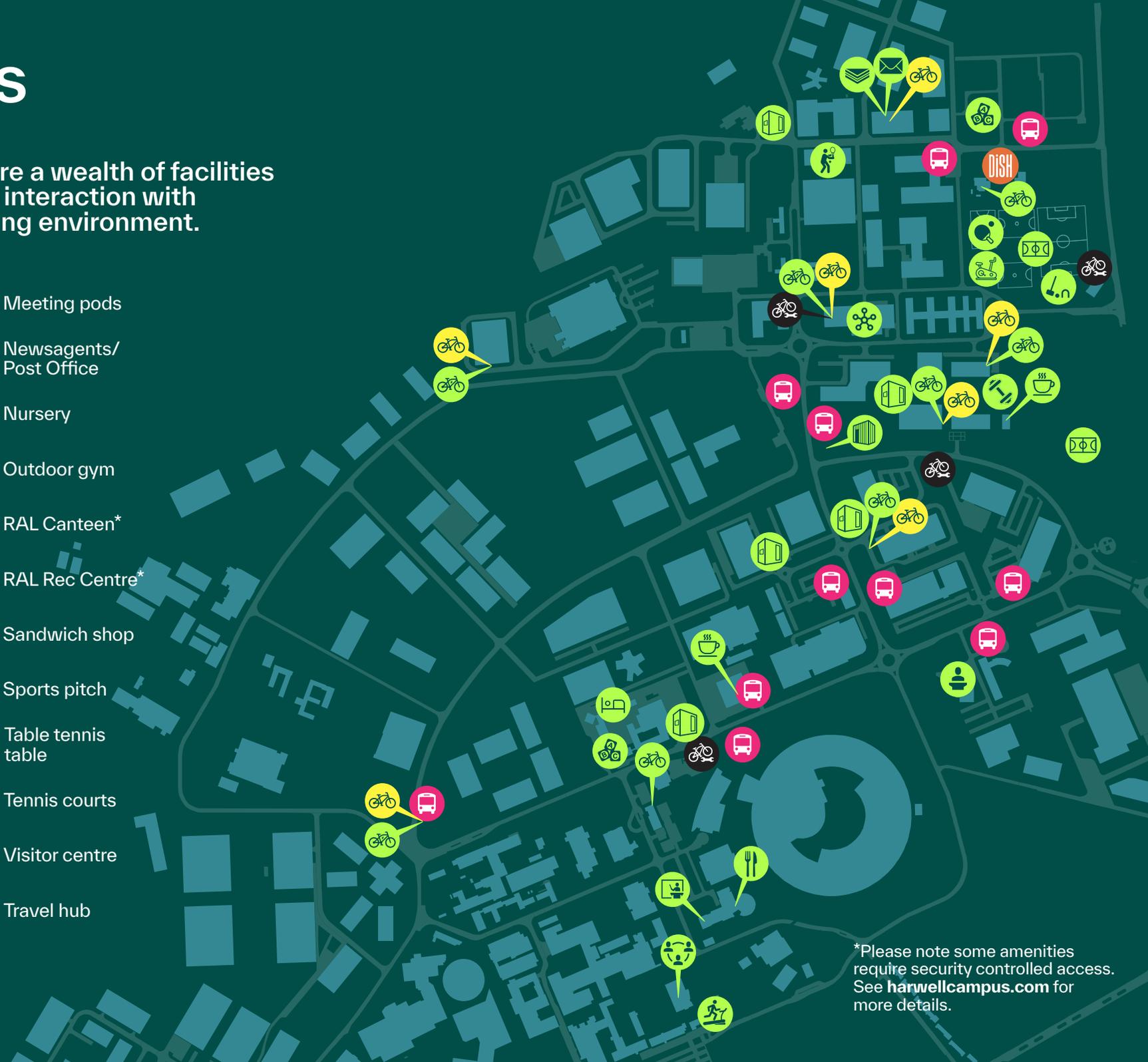
Scan to watch  
the Harwell  
Cluster video  
or click [here](#)



# 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:  
///observer.planting.loaning

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# HARWELL

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