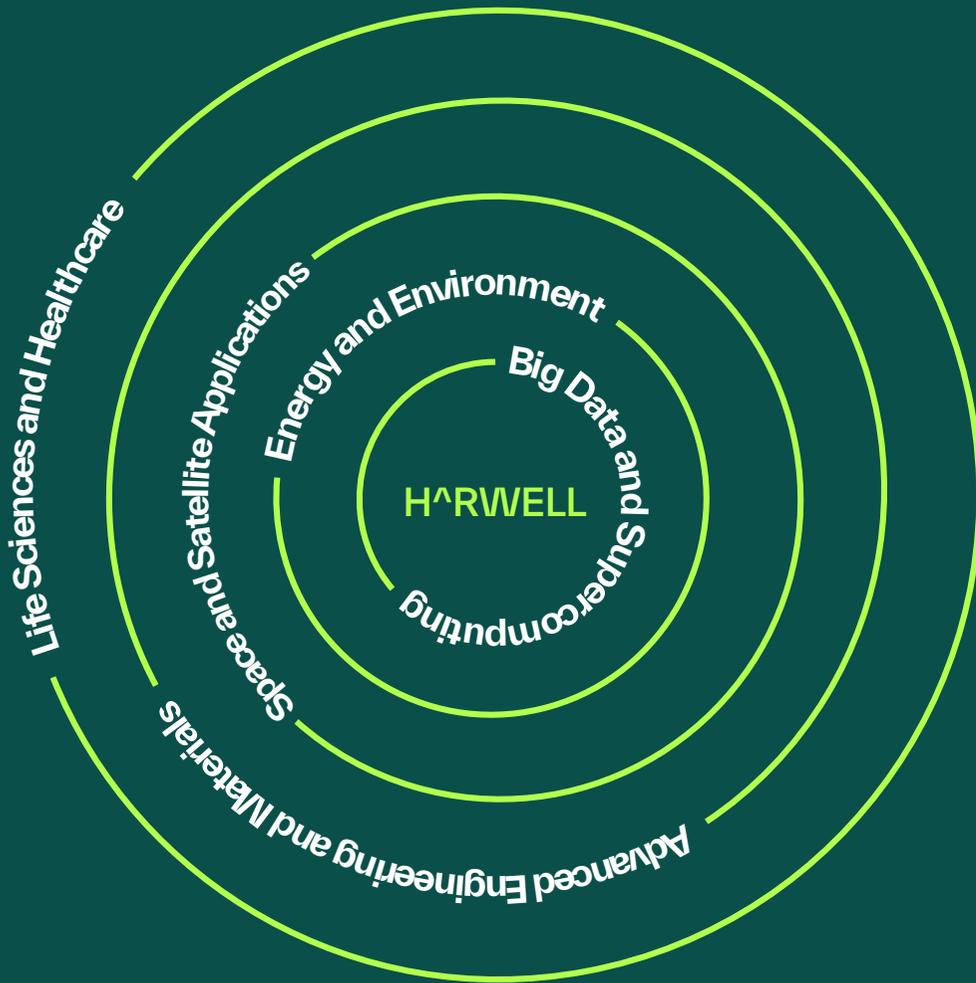


# BEPO

3,172 sq ft - 32,759 sq ft available  
New R&D Space, Offices and  
Laboratories



HARWELL



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

New R&D space, offices and laboratories from 3,172 sq ft are available with flexible first and second floor accommodation within the BEPO building

Making tomorrow brighter than today



Moderna ITC (Completion Q2 2024)

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 Q1 2025)

Medical Research Council

Zeus

HQ Building

Zeta (PC Q3 2024)

BEPO

Catalent

Helios (PC Q3 2024)

Co:Labs (PC Q2 2025)

Tech Foundry (PC Q3 2024)

- National Facilities and Key Stakeholders
- Existing and Future Developments (2023 to 2025)

# 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

**6k**

scientists, engineers and innovators forming a thriving community

**60+**

nationalities represented, creating a place truly global character

**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 here  
to watch  
the Harwell  
Cluster video

**BEPO 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.**

# BEPO

Like all residents at Harwell Campus, the BEPO Building is a trailblazer. The building initiates the next exciting development phase of the Campus, anchored by the completion of the Catalent building. 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.

## Specifications

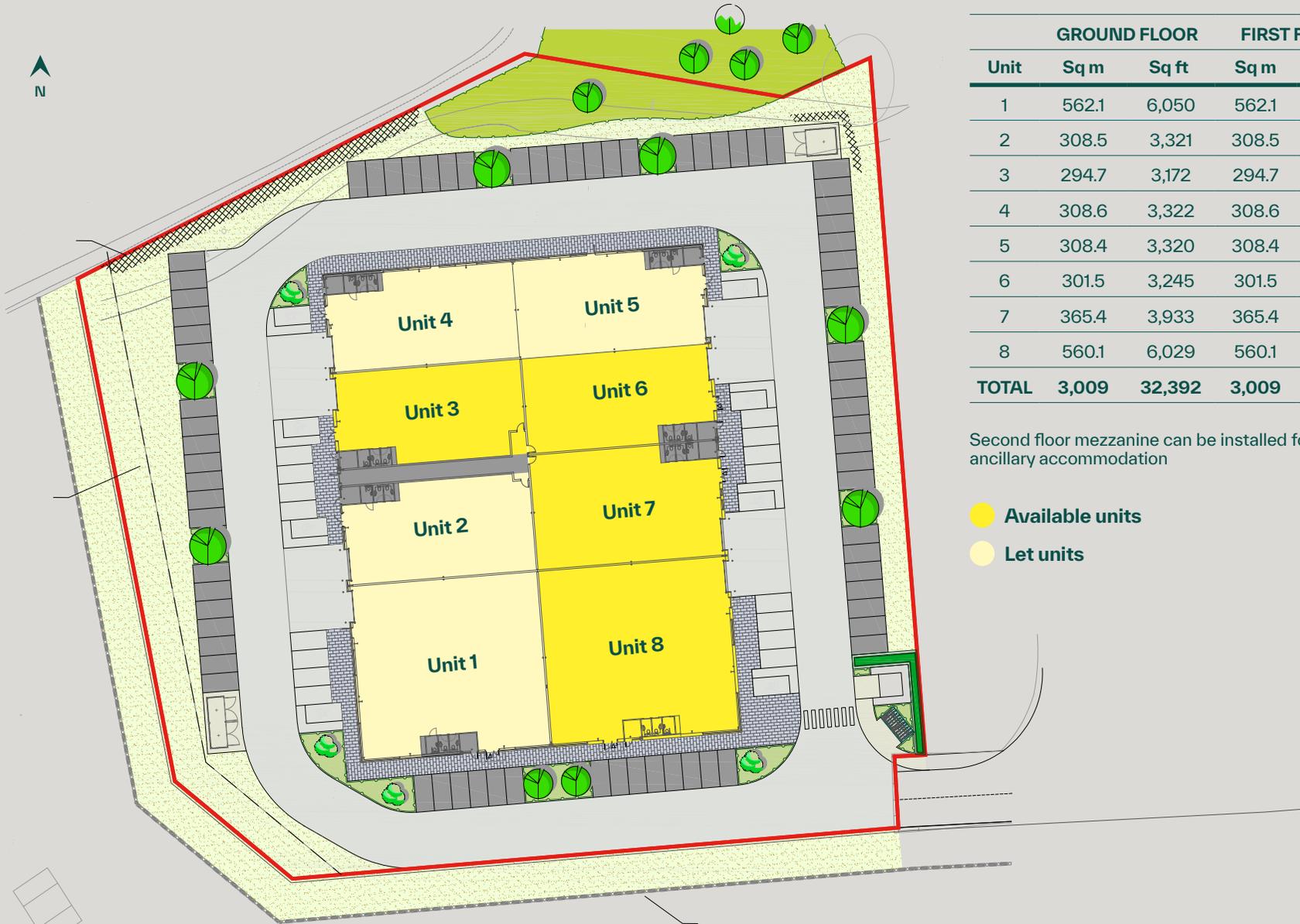
- Suitable for R&D, offices, laboratory, clean room, light engineering and production
- Flexible unit sizes from 294 sq m (3,172 sq ft) to 3,043 sq m (32,759 sq ft)
- 3 phase electricity
- Service doors; 4m wide by 5m high
- Allocated car parking
- Options for two & three storey accommodation as well as full clear height
- Available as shell ready for tenant fit out
- Full clear internal height of 10 metres
- Broadband: substantial bandwidth available on campus
- EPC A (Shell)







# BEPO



Unit	GROUND FLOOR		FIRST FLOOR		TOTAL		EPC Rating (shell)
	Sq m	Sq ft	Sq m	Sq ft	Sq m	Sq ft	
1	562.1	6,050	562.1	6,050	1,124.2	12,101	A20
2	308.5	3,321	308.5	3,321	617.0	6,641	A19
3	294.7	3,172	294.7	3,172	589.4	6,344	A20
4	308.6	3,322	308.6	3,322	617.2	6,643	A23
5	308.4	3,320	308.4	3,320	616.8	6,639	A23
6	301.5	3,245	301.5	3,245	603.0	6,491	A23
7	365.4	3,933	365.4	3,933	730.8	7,866	A22
8	560.1	6,029	560.1	6,029	1,120.2	12,058	A22
<b>TOTAL</b>	<b>3,009</b>	<b>32,392</b>	<b>3,009</b>	<b>32,392</b>	<b>6,019</b>	<b>64,784</b>	-

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

● Available units

● Let units



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

<b>Didcot Parkway</b>	<b>London</b>
5m/15mins	60m/1hr 26mins
<b>Oxford</b>	<b>Bristol</b>
15m/23 mins	70m/1hr 13mins
<b>Heathrow</b>	<b>Birmingham</b>
50m/55mins	90m/1hr 31mins

#### Train distances *via Didcot*

<b>Reading</b>	<b>Bristol</b>
13mins	1hr 2mins
<b>London Paddington</b>	<b>Birmingham</b>
42mins	1hr 29mins

Shuttlebus service through the day to Didcot Parkway and Oxford

Satnav reference: OX11 0GD  
Source: RAC, National Rail Enquiries

# For further information contact

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# HARWELL

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