

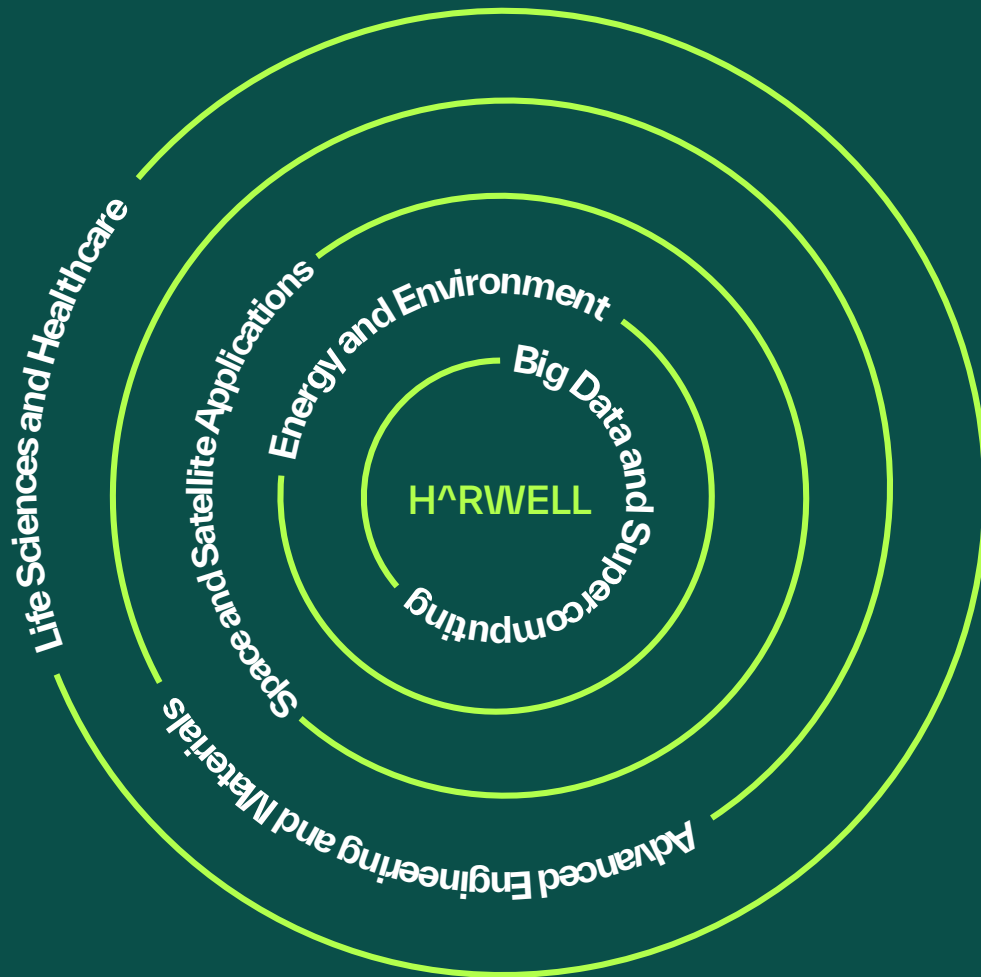
Airspeed 1

**FULLY REFURBISHED
OFFICES TO LET**

1,115 sq ft to 2,233 sq ft available

HARWELL





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

2,233 sq ft of fully refurbished office suites are available to let within the Airspeed 1 Building

Making tomorrow brighter than today

The UK's home of innovation

“It’s often the intersection, the collision of different people with different takes on problems, which creates wholly new ways of looking at things and solving problems.”

Professor Andrew Harrison CEO,
Diamond Light Source



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, including 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. Ambitious plans for future growth include millions more square feet of commercial and technical space, accommodating thousands of the world's brightest and most dedicated

scientists and engineers. A wealth of global scientific and engineering talent is readily accessible on-site, and in nearby Oxford, London and Cambridge, the UK's golden triangle. Business and professional development is a priority here, with an active approach to nurturing collaboration through open days, forums and networking events.

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700 ACRES

6,000 PEOPLE

200+ ORGANISATIONS

TALENT FROM OVER 60 COUNTRIES

Airspeed 1

Airspeed 1 is prominently located on Eighth Street and forms part of the Heritage collection of buildings. The buildings are perfectly located for the new gym, deli and DiSH offering as part of the increasing Campus amenity offering.

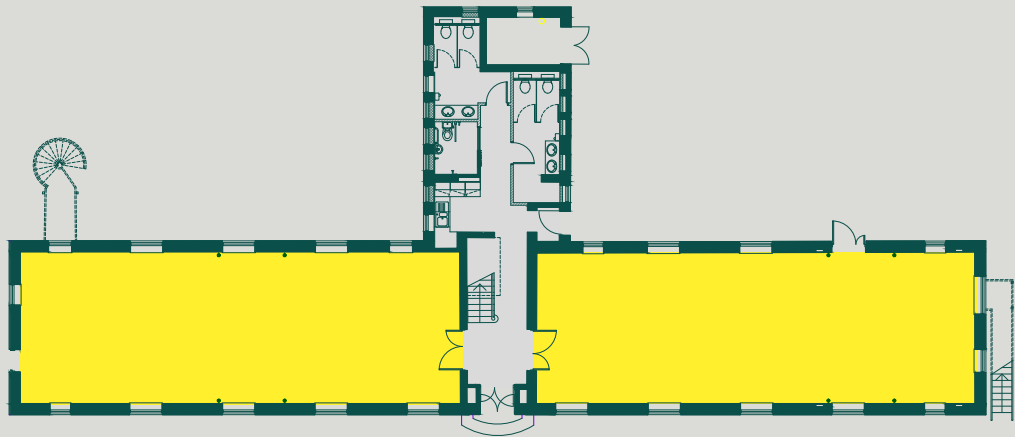
The building is comprehensively refurbished to provide Grade A standard, suitable for office and laboratory use. The refurbishment preserves the building's character, combining features such as high ceilings, LED lighting and access controls.

Specifications

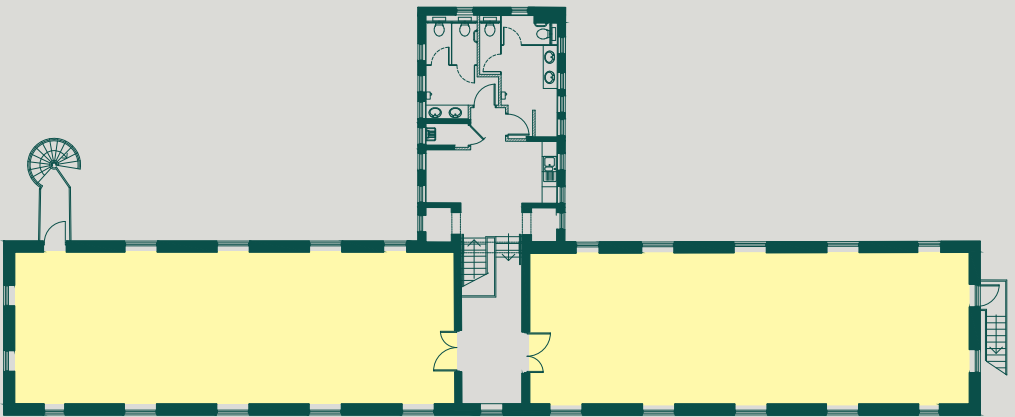
- LED lighting
- New ceiling system
- New flooring
- New WCs
- Kitchenette and tea point
- Easy access to all new on-site amenities
- Dedicated car parking



Ground floor



First floor



- Available units
- Let units

	Sq ft	Sq m
Ground floor	2,233	207
First floor	2,235	208
TOTAL	4,468	415



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

Shuttlebus service through the day to Didcot Parkway and Oxford

Satnav reference: OX11 OGD
Source: RAC, National Rail Enquiries

For further information contact

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