

# Tech Edge

3,500 sq ft to 148,000 sq ft available  
New R&D/Light industrial/Lab/Offices

Available Q2 2023

PHASE ONE -  
TECH EDGE 1 & TECH EDGE 2

HARWELL



Public Health England

Medical Research Council

Rutherford Appleton Laboratory

Rosalind Franklin Institute

Satellite Applications Catapult

Catalent

Tech Edge

RAL Space

Diamond Light Source Synchrotron

Zeta

Zeus Building

Oxford Space Systems

European Space Agency

Oxford Nanopore Technologies



# 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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**6k**

scientists, engineers and innovators forming a thriving community

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**60+**

nationalities represented, creating a place truly global character

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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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# Tech Edge - Phase One



- Tech Edge is a series of flexible, design-led, R&D/light industrial big box accommodation with additional first floor installation to suit occupier requirements
- The scheme is located on Curie Avenue, and within close proximity to a wealth of National Science Facilities
- Phase One, Tech Edge 1 & Tech Edge 2, offer multi-unit buildings with unit sizes from 3,500 sq ft and total capacity of 148,000 sq ft over ground and first floors
- 10m minimum clear internal height
- Level access loading doors
- Delivery of shell from Q2 2023

# Tech Edge scheme



## Phase Two

- Floor space upto 170,000 sq ft
- Available from Q2 2024 or sooner

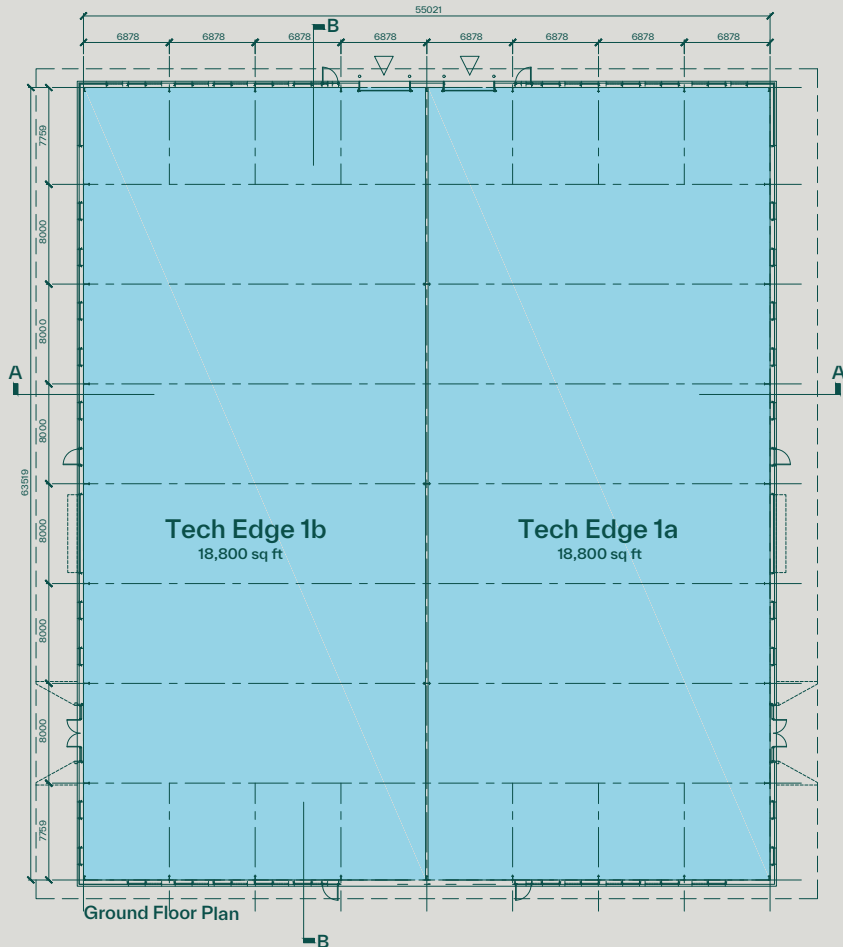
# Tech Edge 1

- Footprint measures approximately 65m long x 56m deep x 10m
- Shared 40m Service Yard
- Simple palette of zinc and timber cladding provides a sensitive backdrop to the landscaping and creates a striking appearance
- Solar shading to first floor windows and creates visual interest

## Schedule of Accommodation

(All areas are approximate gross internal)

Unit	Ground Floor Sq m	Ground Floor Sq ft	First Floor (95%) Sq m	First Floor (95%) Sq ft	TOTAL Sq m	TOTAL Sq ft
Tech Edge 1a	1,747	18,800	1,660	17,860	3,407	36,660
Tech Edge 1b	1,747	18,800	1,660	17,860	3,407	36,660



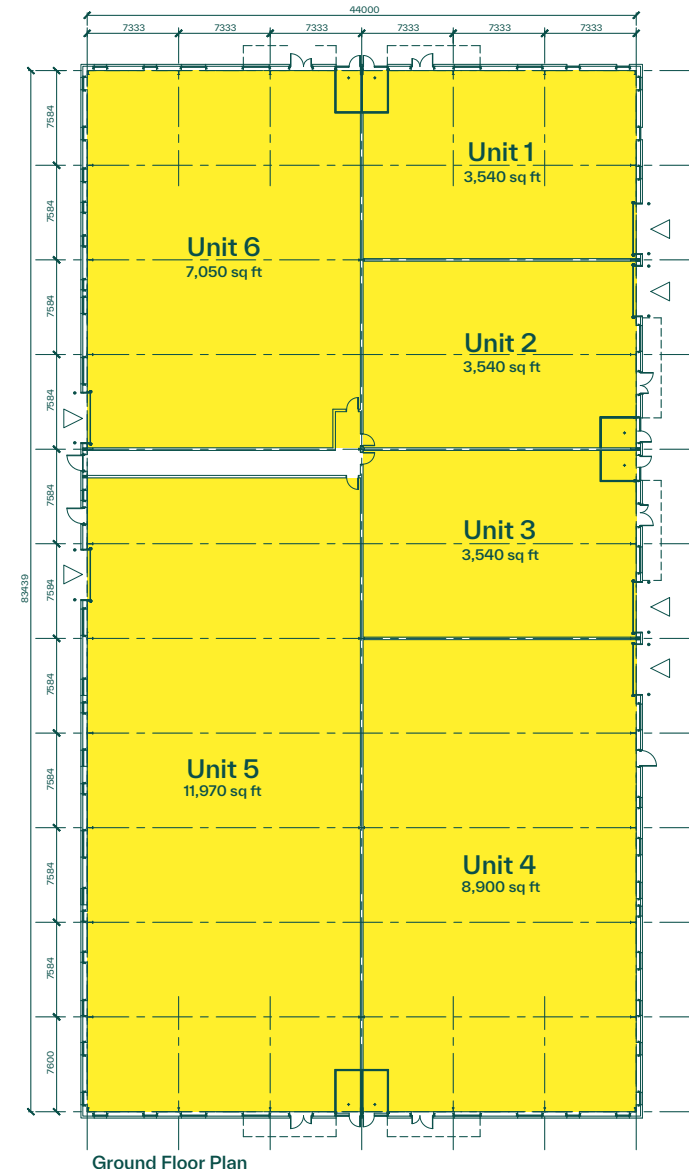
# Tech Edge 2

- Single or multiple occupancy
- Footprint measures approximately 85m long x 45m deep x 10m
- The external wall treatment consists of, a smooth and textured finish, with contrasting natural timber cladding at high level
- Projecting entrance canopy with a green roof

## Schedule of Accommodation

(All areas are approximate gross internal)

Unit	Ground Floor Sq m	Ground Floor Sq ft	First Floor (95%) Sq m	First Floor (95%) Sq ft	TOTAL Sq m	TOTAL Sq ft
Unit 1	329	3,540	313	3,363	642	6,903
Unit 2	329	3,540	313	3,363	642	6,903
Unit 3	329	3,540	313	3,363	642	6,903
Unit 4	827	8,900	786	8,455	1,613	17,355
Unit 5	1,112	11,970	1,056	11,372	2,168	23,342
Unit 6	655	7,050	622	6,698	1,277	13,748



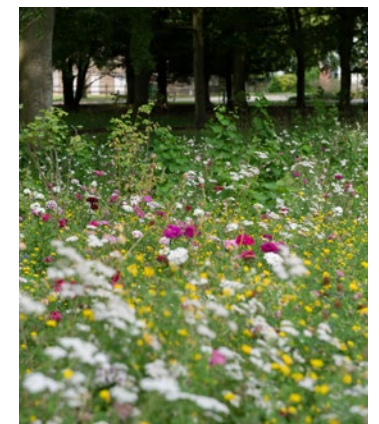
# Sustainability & Biodiversity

At Harwell Campus, we have a vision to develop sustainable research & innovation facilities and to be a catalyst for sustainable growth. In line with this ambition, we employ the latest technology and innovation in building design which is core to the campus Sustainability Charter.

The Sustainability Charter crystallises the concept of providing world class facilities whilst responding to the pressing challenges of climate change.

All detailed construction is guided by this framework and the core examples of implementation are demonstrated below:

- Glazing to the unit to increase natural daylighting
- Use of solar shading device, limiting A/C requirements
- The use of 12% rooflights to increase the natural daylighting to the internal parts of the building
- The provision of covered cycle parking to promote an alternative means of transport
- The provision of Sufficient EV car parking bays adequately considers air quality
- Provision within the roof structure for future PV panels on the roof to generate electricity
- Provision of ducts within the car park for future electric car charging points
- Drainage of surface water via soakaway







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 0GD  
Source: RAC, National Rail Enquiries

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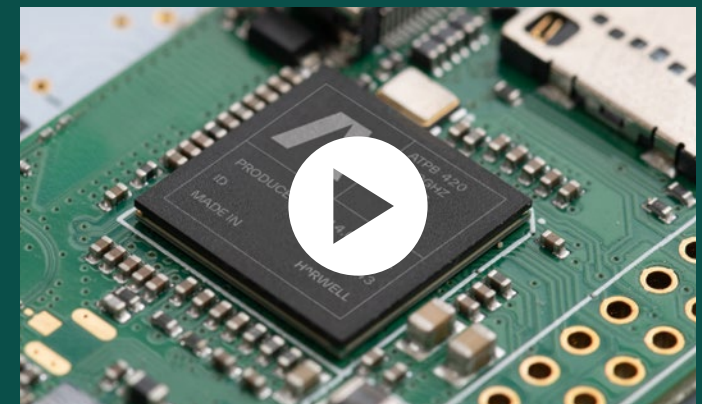
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