

Zeta

Units from 5,862 sq ft (545 sq m) up to
a self-contained building of 38,609 sq ft
(3,314 sq m) GIA

Office/Labs and R&D uses

Available Q2 2023

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

Eighth Street

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.



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

Zeta

- Zeta is a design-led detached office and R&D building by Allies and Morrison on the Harwell Campus
- Zeta will be an important landmark building on campus, facing onto the Eighth Street roundabout in the heart of a major development area, surrounded by Catalent, the Zeus building, Quad and Tech Edge
- Zeta offers the flexibility of 3 individual units with shared entrance and amenities or as a single self-contained building
- Flexible space with minimum 8.25m clear internal height and capability to add first floors
- Zeta is being designed to Net Zero Carbon Building standards, with a focus on maximising the energy efficiency of the building fabric whilst minimising its embodied carbon
- Delivery to shell in Q2 2023



Zeta's aesthetic carefully considers its surrounding context and proximity to neighbouring buildings, taking design inspiration from its sister building Zeus.

Zeta's simple external form helps to minimize the overall massing and is sympathetic to the landscaped surroundings.

The composition of the façades reflect the hierarchy of routes and the orientation, whilst the lofty south facing gable ends delivers an impressive welcome. The placement, size and

orientation of the openings are carefully considered to ensure the space is daylight, providing views and controlling solar gain. Shading devices enabling further control whilst adding relief, shadow and interest to the façades.

The result is a building that sits harmoniously within its landscape and will contribute positively to the character of the Campus.



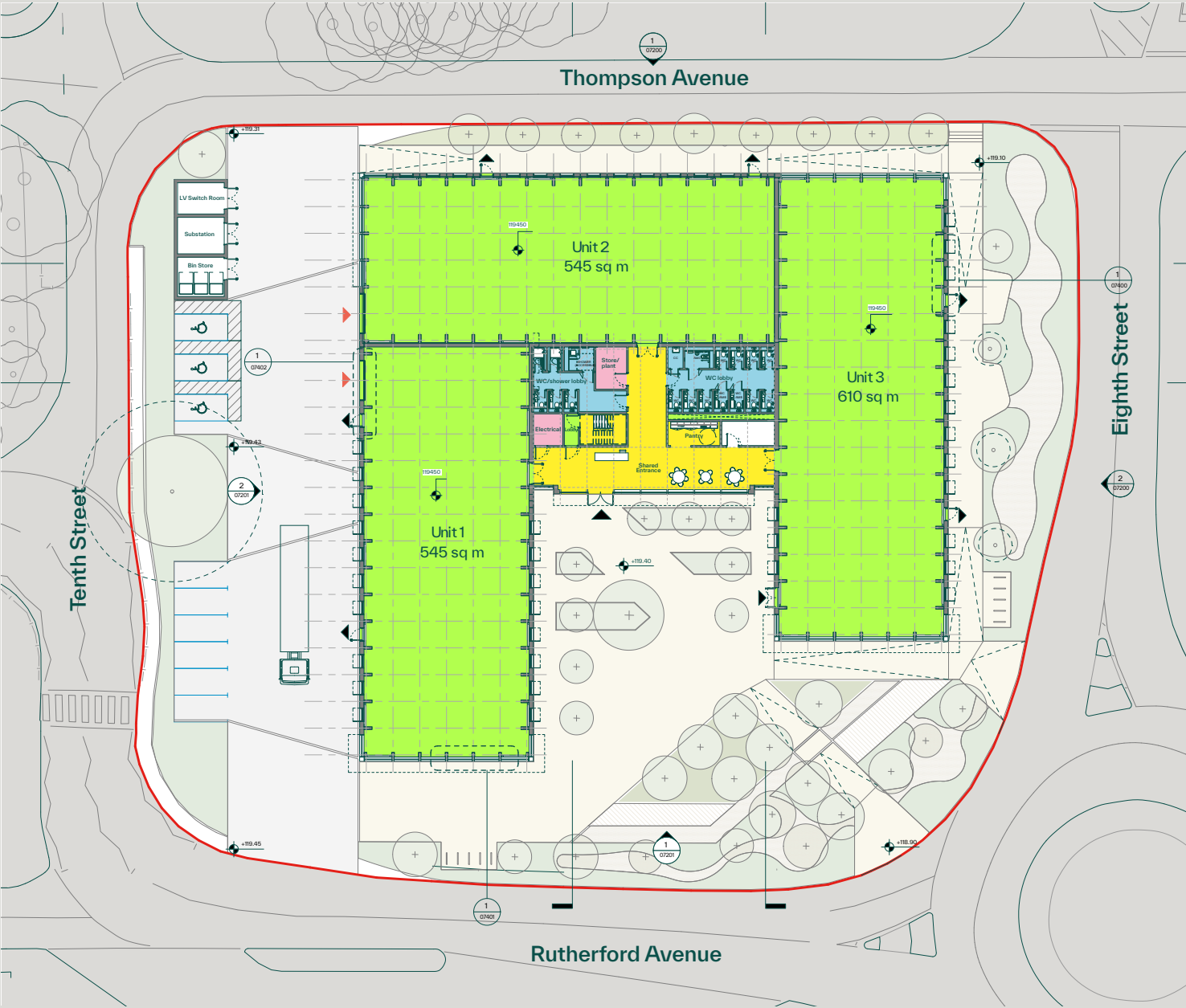
Layout

Unit	Ground Floor Sq m	Ground Floor Sq ft	First Floor (95%) Sq m	First Floor (95%) Sq ft
Unit 1	545	5,862	517	5,569
Unit 2	545	5,862	517	5,569
Unit 3	610	6,563	579	6,235
Amenity block	273	2,949		
Whole Building	1,973	21,236	1,614	17,373

Gross Internal Floor Areas
The above units could be combined to provide a larger unit or let to single tenant for all three of the units.

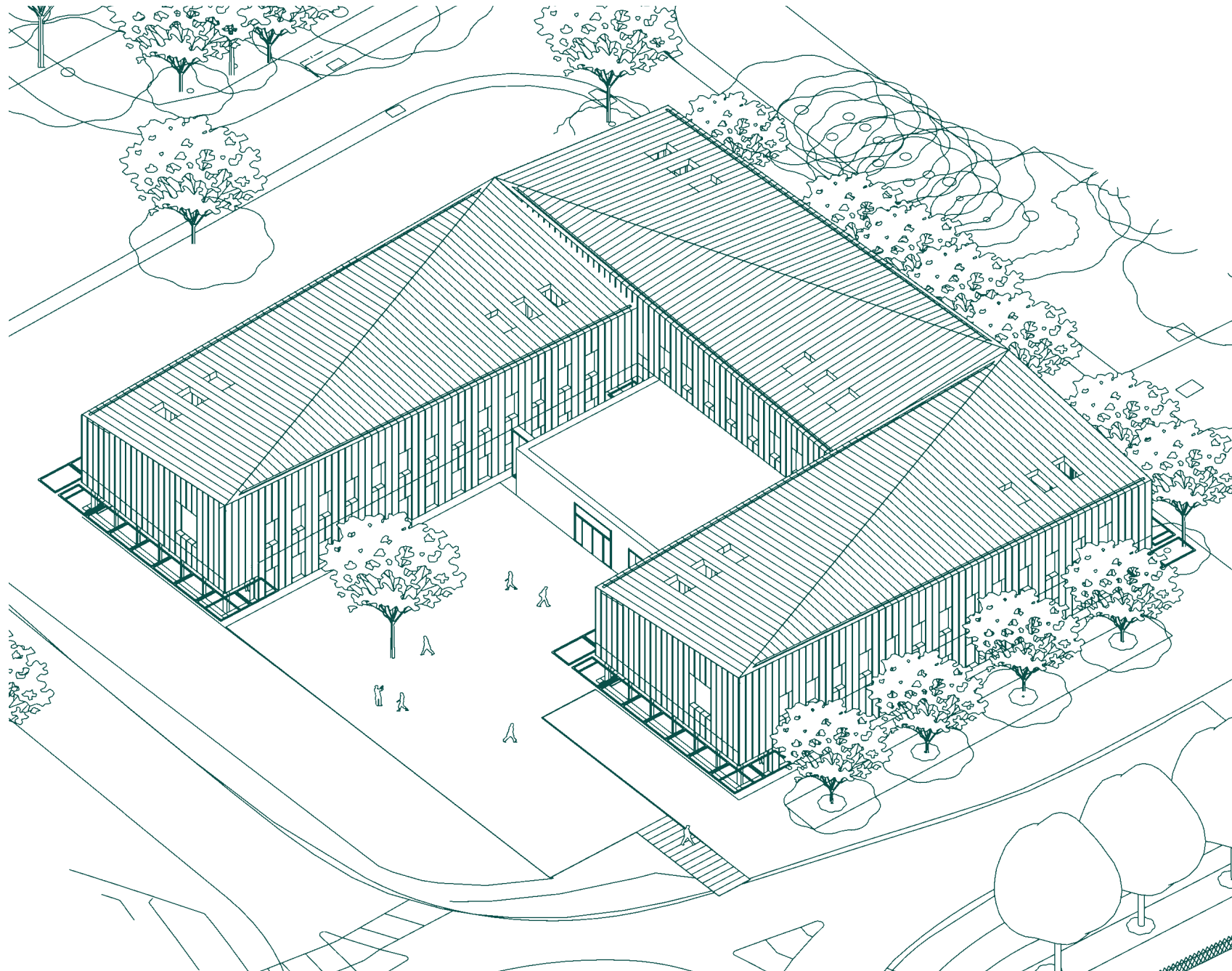
Key

- Office/Lab/R&D
- Entrance
- Shower/Changing/WC
- Plant



Specification

- Proposed Timber Frame Building – first on Campus
- Biodiverse Green Roof
- Solar Shading and brise soleil
- Full height service doors – 5m high x 4m wide
- Reinforced concrete slab – minimum 48kN/m² loading
- Minimum clear height 8.25m
- Central entrance and amenity block with toilets, showers, kitchenette and plant rooms
- Kitchenette
- Roof lights (min double glazed)
- Parking – 55 spaces
- Cycle parking – 20 spaces
- Accessible parking – 3 spaces



Appearance

- The distinctive cladding consists of unique Zinc interlocking panels
- Different profiled metal sheets form a continuous wrap around the building which is punctuated by regularly spaced windows at ground and first floors
- Additional rooflights bring light to any potential future mezzanine at first floor
- A brise soleil provides solar shading to the southern gable ends
- Solar shading around the windows on west and east elevations



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:

- Daylighting –maximised design of the windows and roof lights to increase daylighting available in an effort to reduce reliance on artificial lighting as much as possible
- Solar shading and glare control strategy – reducing the need for internal cooling whilst meeting the daylighting targets
- No reliance on fossil fuel on this site
- Building can entirely rely on Heat Pump Technology for Heating and Cooling in the occupied spaces
- Extensively reviewing the embodied energy in the design and construction - looking at well performing structural and cladding materials, such as timber frames
- Provision of both on-site and off-site car parking, with the off-site proposal in the future Deck Car park enabling the potential for a greater landscape character on the Zeta site along with instigating a healthy Campus culture where people do not park immediately outside their building, but instead engage as pedestrians with their neighbours and their surroundings
- Biodiversity and water management throughout the building lifecycle



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

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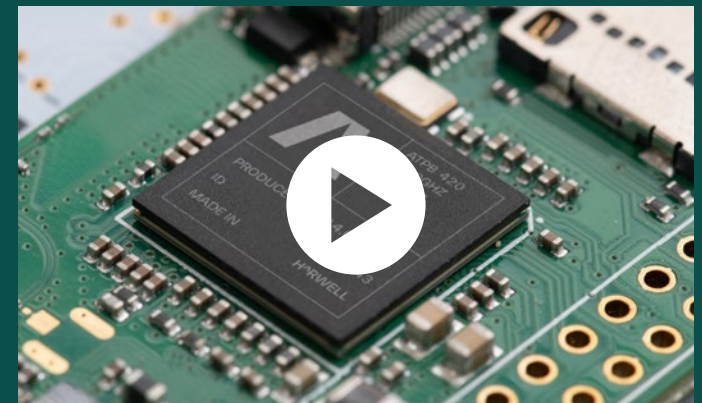
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