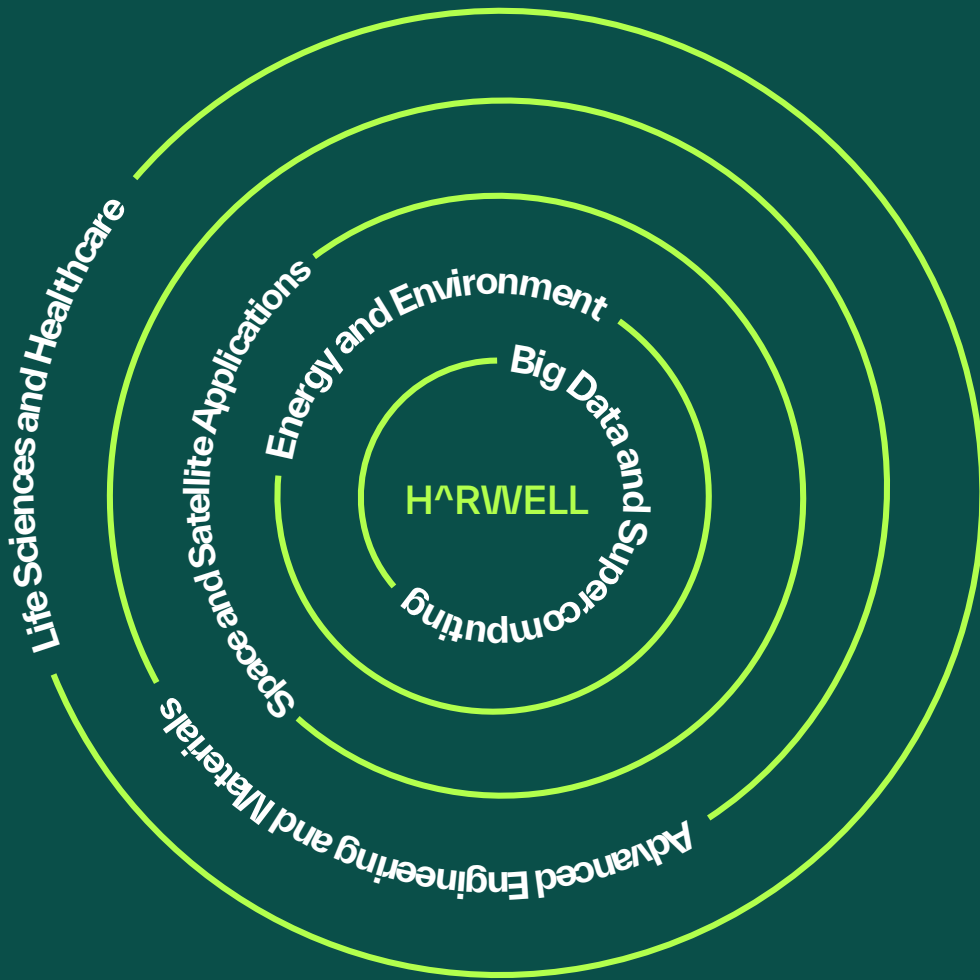


# BEPO

3,172 sq ft - 12,516 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

Public Health England

Medical Research Council

Rosalind Franklin Institute

Rutherford Appleton Laboratory

Satellite Applications Catapult

BEPO

Catalent

RAL Space

Diamond Light Source Synchrotron

Oxford Space Systems

European Space Agency

Oxford Nanopore Technologies



# 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**

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**6,000 PEOPLE**

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**200+ ORGANISATIONS**

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**TALENT FROM OVER 60 COUNTRIES**

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**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

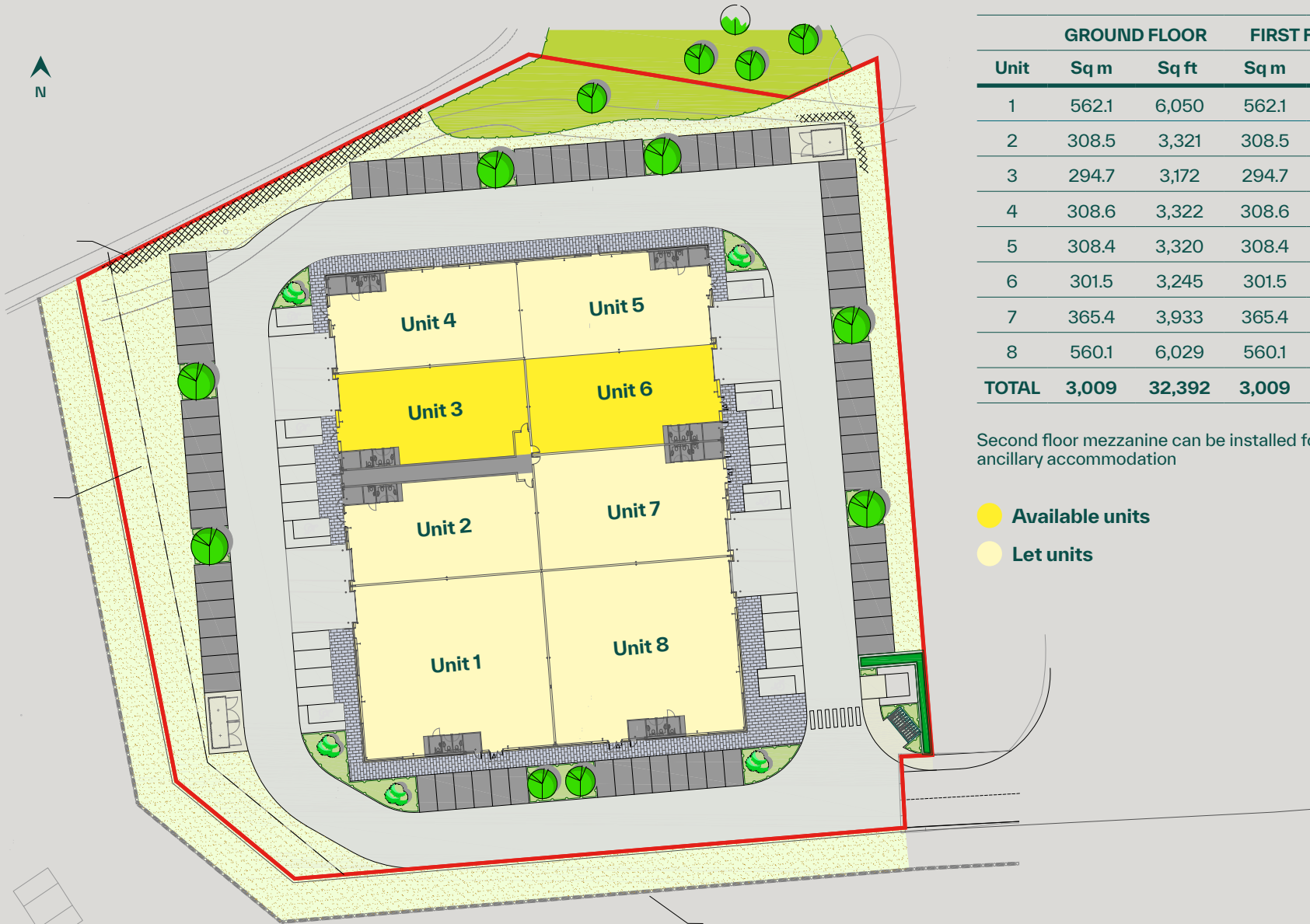
- Suitable for R&D, offices, laboratory, clean room, light engineering and production
- Flexible unit sizes from 294 sq m (3,172 sq ft) to 1,162 sq m (12,516 sq ft)
- 3 phase electricity
- Service doors; 4m wide by 5m high
- Allocated car parking
- Options for two & three storey accommodation as well 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
- EPCs to be made available upon completion







# 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

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

# Contact us

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**“Harwell Campus is an established and important hub for the very best of European space and science technology. The European Space Agency’s decision to base itself there underlines the quality of the facility and shows the high regard that the industry has for Harwell. I’m delighted to see it first hand and be part of its success. It’s always exciting to visit Harwell Campus, I can’t wait to be back.”**

**Major Tim Peake**  
Astronaut



# HARWELL

[harwellcampus.com](https://www.harwellcampus.com)

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