

AIRSPEED 2

**Stand Alone Building of c. 6,000 sq ft
undergoing comprehensive refurbishment
Available Autumn 2019**

Harwell



This high quality refurbishment will offer the rare opportunity to occupy the whole or part of a Grade A standard building.

The specification will retain and enhance the existing features of the building whilst enhancing the internal accommodation.

This property is available on a Full Repairing and Insuring lease.

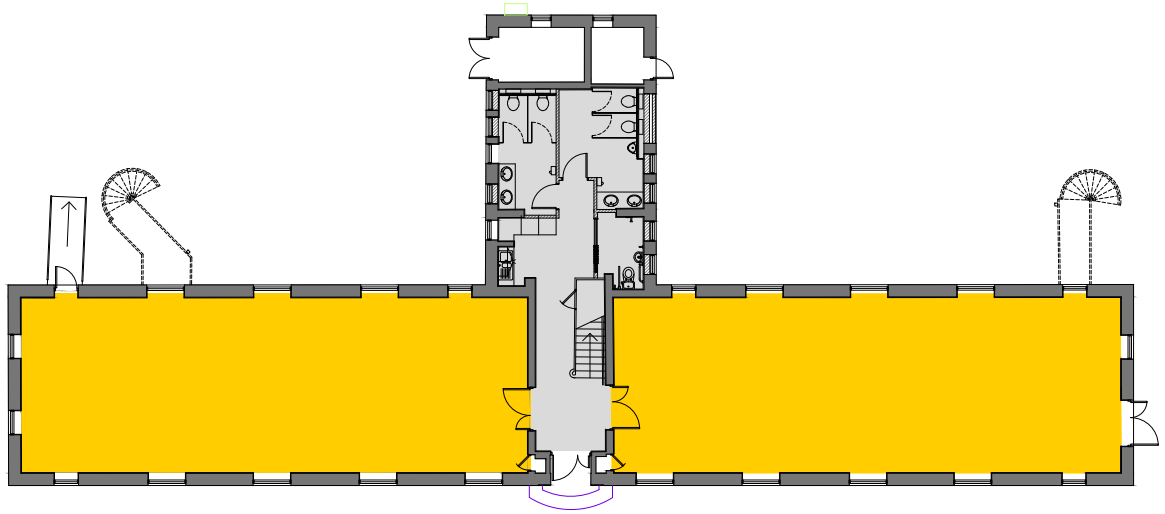


Indicative photographs of refurbished accommodation

Airspeed 2 building

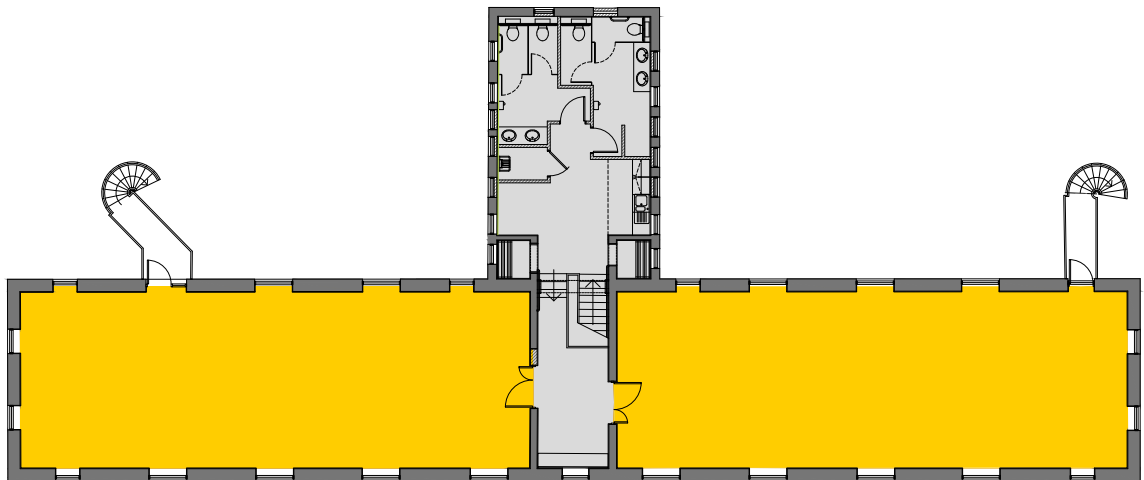
Ground floor

2,734 sq ft NIA
(254 sq m)



First floor

2,868 sq ft NIA
(266 sq m)



Airspeed 2 is prominently located on Eighth Street and forms part of the Runway collection of buildings. The buildings are perfectly located for the new gym, deli and club lounge offering as part of the Quad development and the HQ redevelopment.

The building is being comprehensively refurbished to provide Grade A accommodation suitable for office and laboratory use. The refurbishment will preserve the building's character, combining features such as high ceilings with LED lighting to offer contemporary space.

Airspeed 2 specification

- LED lighting
- New ceiling system
- New flooring
- New WCs
- Kitchenette and tea point
- Easy access to all new on-site amenities
- Newly created, dedicated car parking
- At the heart of the Campus

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



710 ACRES
5,500 PEOPLE
200+
ORGANISATIONS
TALENT FROM OVER
60 COUNTRIES

Harwell Campus 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 scientists, engineers and innovators, collaborating on many of the world's most advanced technologies, and delivering breakthroughs that will transform lives worldwide.

Today home to national and international institutions including The Science and Technology Facilities Council, The European Space Agency, The Medical Research Council 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

arrival of the Diamond light Source synchrotron in 2007.

The campus is a place where professionals from around the world choose to come and work, with its amenities including nurseries, sports facilities, cafés, post office, mini supermarket, weekly food stalls and attractive public spaces. Within the Quad development nearby, there is a café operated by Pierreponts (4.5 tripadvisor rated) and gym. The mature landscaping is to be enhanced by open access pavilions designed for contemplative individual or group working.

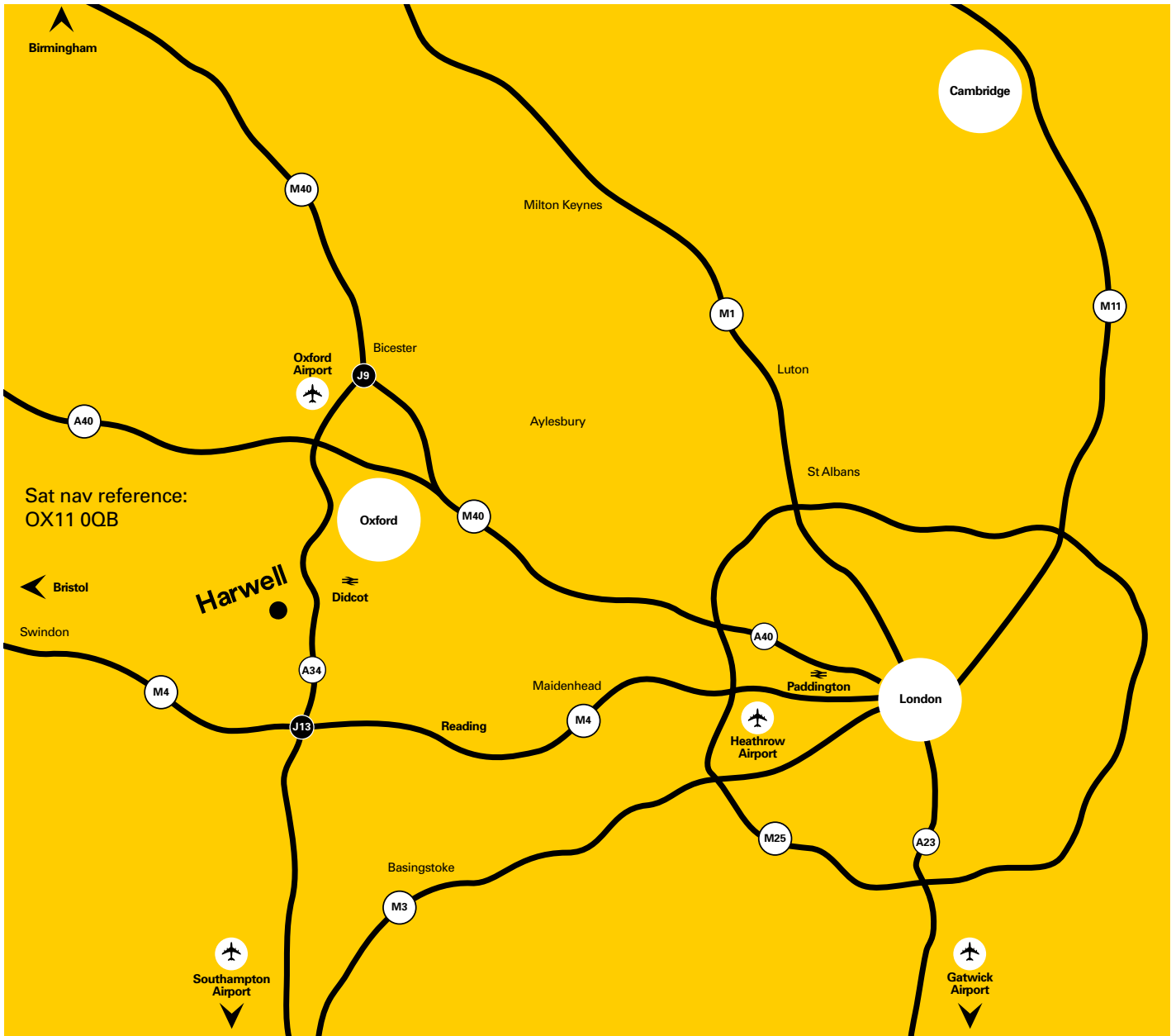
With exceptional individuals from more than 60 countries and worldleading open access facilities on one site, Harwell is a hotbed of cross sector innovation. This is a community in

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 tens of 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 easy reach of Oxford, London and Cambridge.



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