

# RUNWAY BUILDINGS

Harwell

Building 148 & Building 168



Building 148



Building 168

**Available immediately on short term flexible leases**

Suites from 75 sq ft suitable for a variety of uses including offices and labs



Part First Floor Building 148



Part First Floor Building 148

# Building 148

Building 148 is located on Sixth Street accessed via the Thomson Avenue entrance of the campus.

The building forms part of the Runway collection of buildings and is well located within walking distance of the gym, deli and landscaped outdoor areas of the Quad development as well as the campus sports fields.

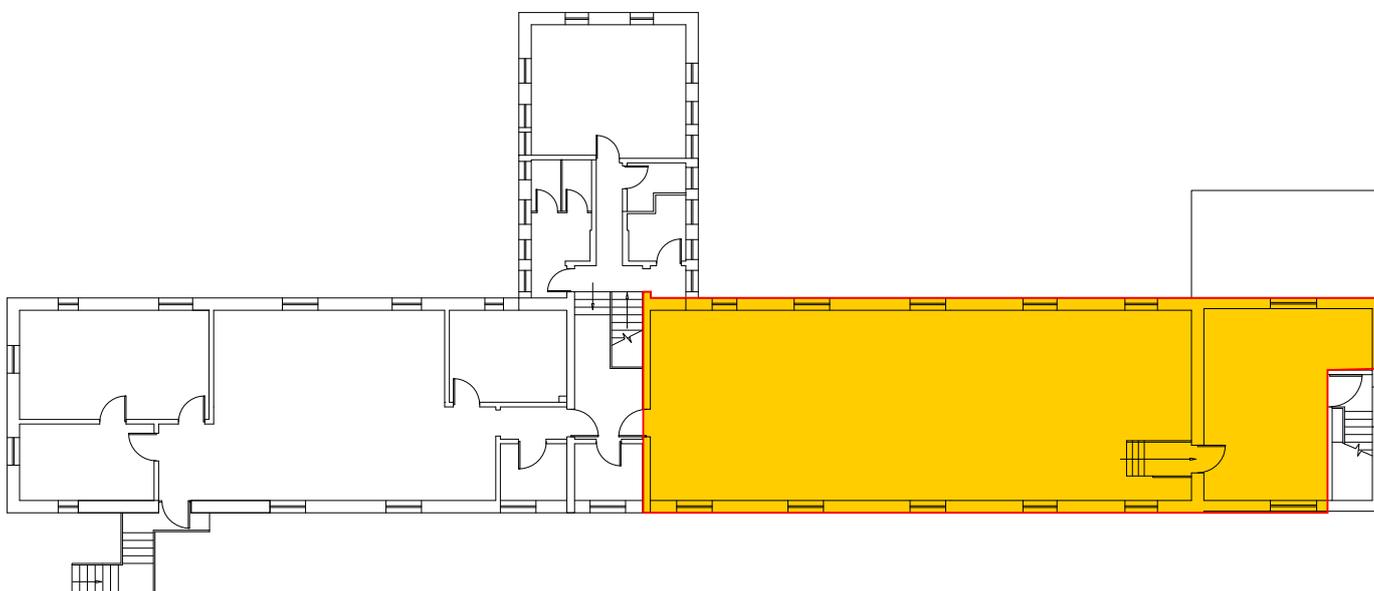
The available accommodation (outlined in red) comprises part of the first floor within Building 148, it is made up of an open plan office space with a single meeting room. The property benefits from high ceilings and good natural light.

## The specification includes:

- Suspended ceilings
- LG3/CAT II Lighting
- Shared WC's
- Shared Tea Point
- Car Parking
- Close to amenity quarter and sports facilities
- EPC rating: D93

## First floor

UNIT	SQ FT	SQ M
Part First Floor	1,417	131.64



These measurements are based on Net Internal Area in accordance with the RICS code of measuring practice, IMPS 3 floor areas available upon request



# Building 168

Building 168 is located on Curie Avenue which is accessed via one of the Campus' principal entrances.

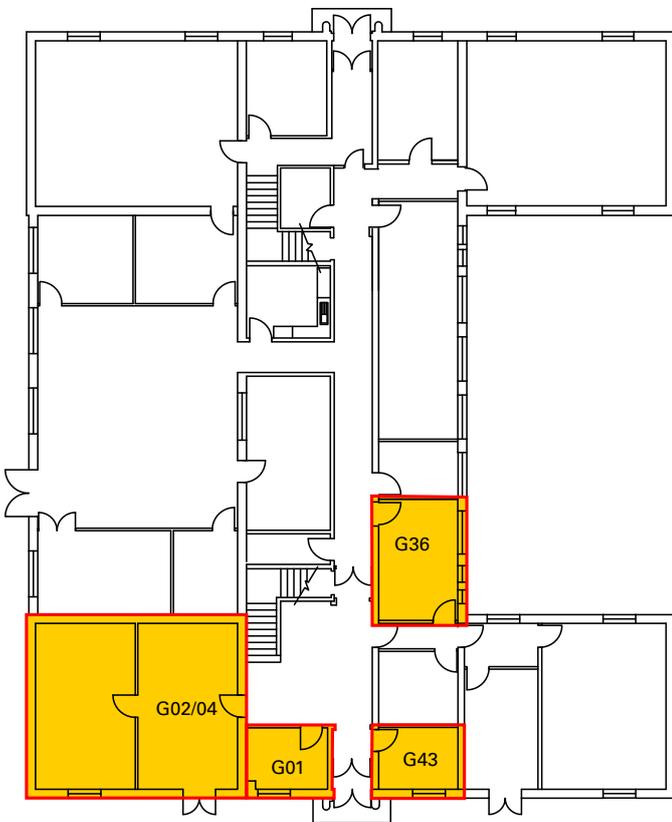
It forms part of the Runway collection of buildings and is well located within walking distance of the gym, deli and landscaped outdoor areas of the Quad development as well as the campus sports fields.

The available accommodation comprises a mix of smaller open plan office suites at Ground floor level and a larger suite at First floor divided into open plan office space and cellular meeting rooms. The property benefits from high ceilings and good natural light. The available facilities include shared kitchen, shared WC/shower and car parking to the front and the side of the property.

## The specification includes:

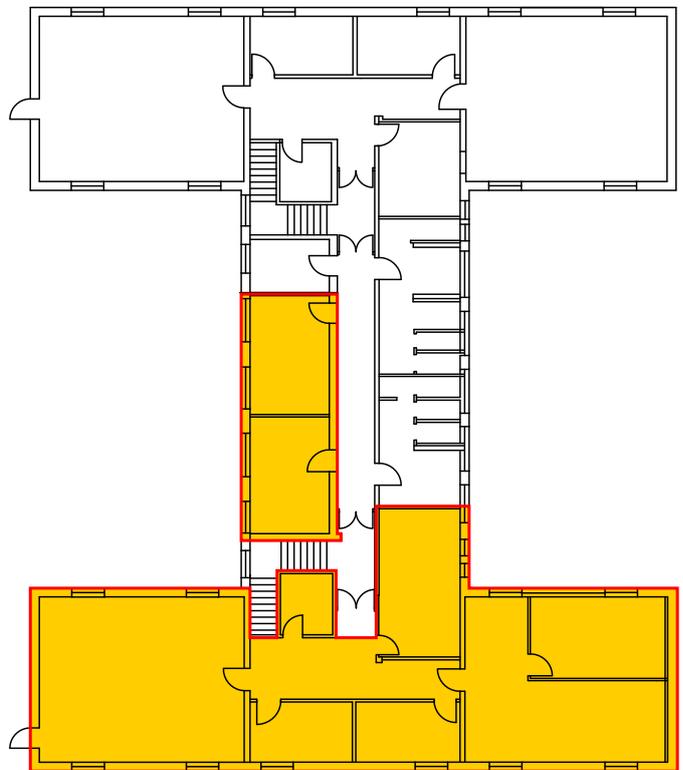
- Suspended ceilings
- LG3/CAT II Lighting
- Shared WC's
- Shared Tea Point
- Car Parking
- Close to amenity quarter and sports facilities
- EPC rating: D81

## Ground floor



UNIT	SQ FT	SQ M
G01	74	6.87
G02/04	532	49.42
G36	159	14.77
G43	73	6.78

## First floor



UNIT	SQ FT	SQ M
Part First Floor	2,023	187.94

Available from March 2021

These measurements are based on Net Internal Area in accordance with the RICS code of measuring practice, IMPS 3 floor areas available upon request

# 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.

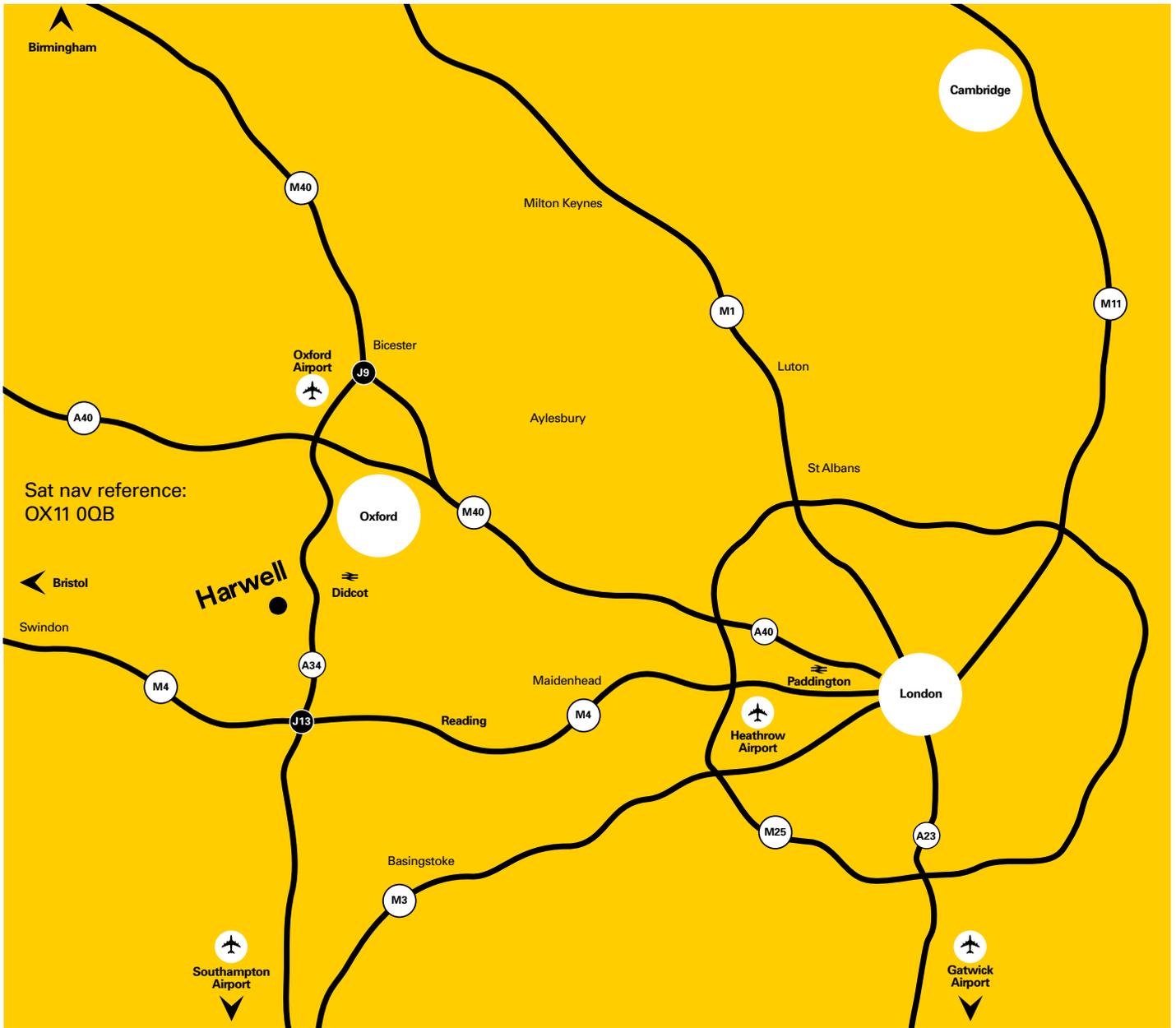
With exceptional individuals from more than 60 countries and worldleading open access facilities on one site, Harwell is a hotbed of cross-sector innovation. This is a community in every sense of the word, designed for living as well as working, with an international outlook and a uniquely collaborative 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.

**700 ACRES**  
**6,000 PEOPLE**  
**200+**  
**ORGANISATIONS**  
**TALENT FROM OVER**  
**60 COUNTRIES**



**Bidwells**

**David Williams**

david.williams@bidwells.co.uk  
 +44 (0) 1865 592632  
 +44 (0) 7768 985949

**Robert Beatson**

robert.beatson@bidwells.co.uk  
 +44 (0) 1865 592627  
 +44 (0) 7976 590996

**Lambert Smith Hampton**

**Kevin Wood**

kwood@lsh.co.uk  
 +44 (0) 1865 200244  
 +44 (0) 7900 584150

**Charlotte Reaney**

creaney@lsh.co.uk  
 +44 (0) 1865 200244  
 +44 (0) 7841 684842



harwellcampus.com

 HarwellCampus

**Lambert  
 Smith  
 Hampton**

**01865 200 244**

 **BIDWELLS**

**01865 790 116**

bidwells.co.uk