

# Tech Foundry 3

Units from 5,800 sq ft to 135,000 sq ft  
New R&D/Light industrial/  
Lab/Offices

Available from March 2026

HARWELL







Moderna ITC

European Space Agency

ESA Conference Centre

Diamond Light Source Synchrotron

Oxford Nanopore Technologies

RAL Space

Rosalind Franklin Institute

ISIS Neutron and Muon Source

Satellite Applications Catapult

National Quantum Computing Centre

Quad One

Agilent

UK Health Security Agency

Quad Two

Quad Three (PC Q4 2025)

Medical Research Council

Zeus

HQ Building

Zeta

BEPO

Catalent

Helios

Co:Labs (PC Q3 2026)

**Tech Foundry 3**

Tech Foundry 1 & 2

● National Facilities and Key Stakeholders

● Existing and Future Developments



# Where the world's brightest minds cluster together

Harwell is the UK's leading science and innovation campus, and is delivering an ambitious programme of sustainable development. By 2030, we will have delivered in excess of 1.5m sq ft of cutting-edge labs, offices and advanced manufacturing spaces alongside new outstanding amenities.



700

acres in Oxfordshire, part of the world-famous Oxford-Cambridge Arc

7k

scientists, engineers and innovators forming a thriving community

60+

nationalities represented, creating a truly global location

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



Scan to watch the Harwell Campus 600 video or click [here](#)



# Tech Foundry

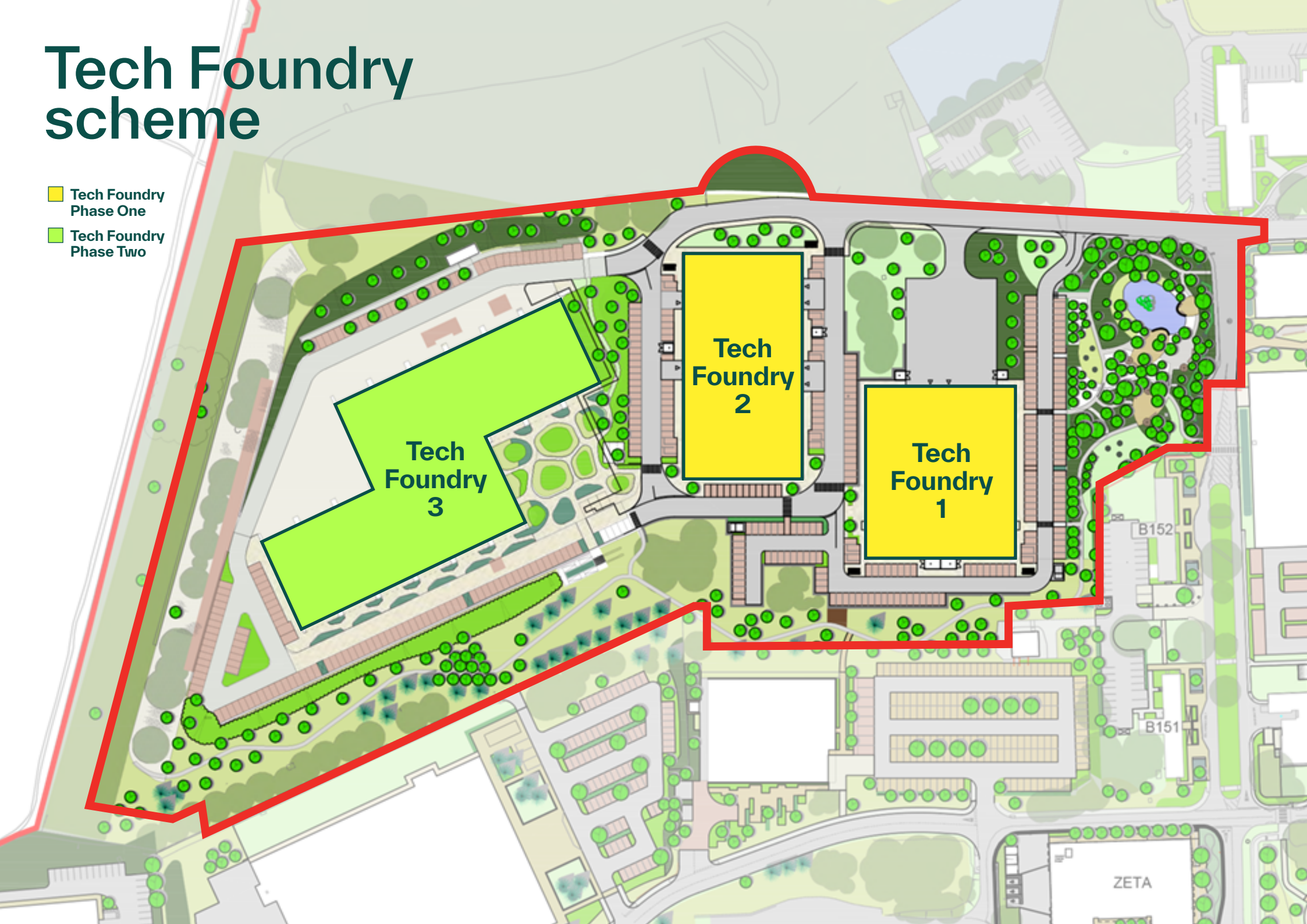
- Tech Foundry is a series of flexible, design-led, R&D/ light industrial big box accommodation with additional first floor installation to suit occupier requirements
- Located on Curie Avenue, within close proximity to a wealth of National Science Facilities
- 10m minimum clear internal height
- Level access loading doors
- Building delivered to shell
- EPC: Target A
- Phase One, Tech Foundry 1 & 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
- Phase Two, Tech Foundry Three, offers units from 5,800 sq ft to 135,000 sq ft of accommodation from March 2026





# Tech Foundry scheme

- Tech Foundry Phase One
- Tech Foundry Phase Two





# Tech Foundry 3

Located at the heart of the new Harwell Campus innovation cluster, Tech Foundry 3 presents a premier opportunity to establish a cutting-edge, single or multi-occupier facility tailored for forward-thinking organisations.

Positioned in a prime location on Curie Avenue—adjacent to Tech Foundry 1 & 2—this development is designed to meet the evolving demands of high-tech innovators, offering unparalleled flexibility, sustainability, and strategic positioning.

**Flexibility:** The shell design ensure adaptability, allowing organisations to customise the space according to specific operational needs. The scheme caters to organisations with varying spatial and functional requirements, from CL2 laboratories to full height clean rooms, ensuring a seamless transition into this dynamic innovation ecosystem.

**Sustainability & Net-Zero Ambition:** A strong commitment to environmental stewardship, incorporating green corridors, biodiverse roofing, and innovative energy solutions, including PV-ready roofs and EV charging infrastructure.

Tech Foundry 3 is engineered to support the highest levels of operational efficiency.

**High-Specification Unit Design:** Individual, self-contained units featuring dedicated entrances, roller doors, incoming services, and plant spaces. Opportunity to join the units for a single occupation.

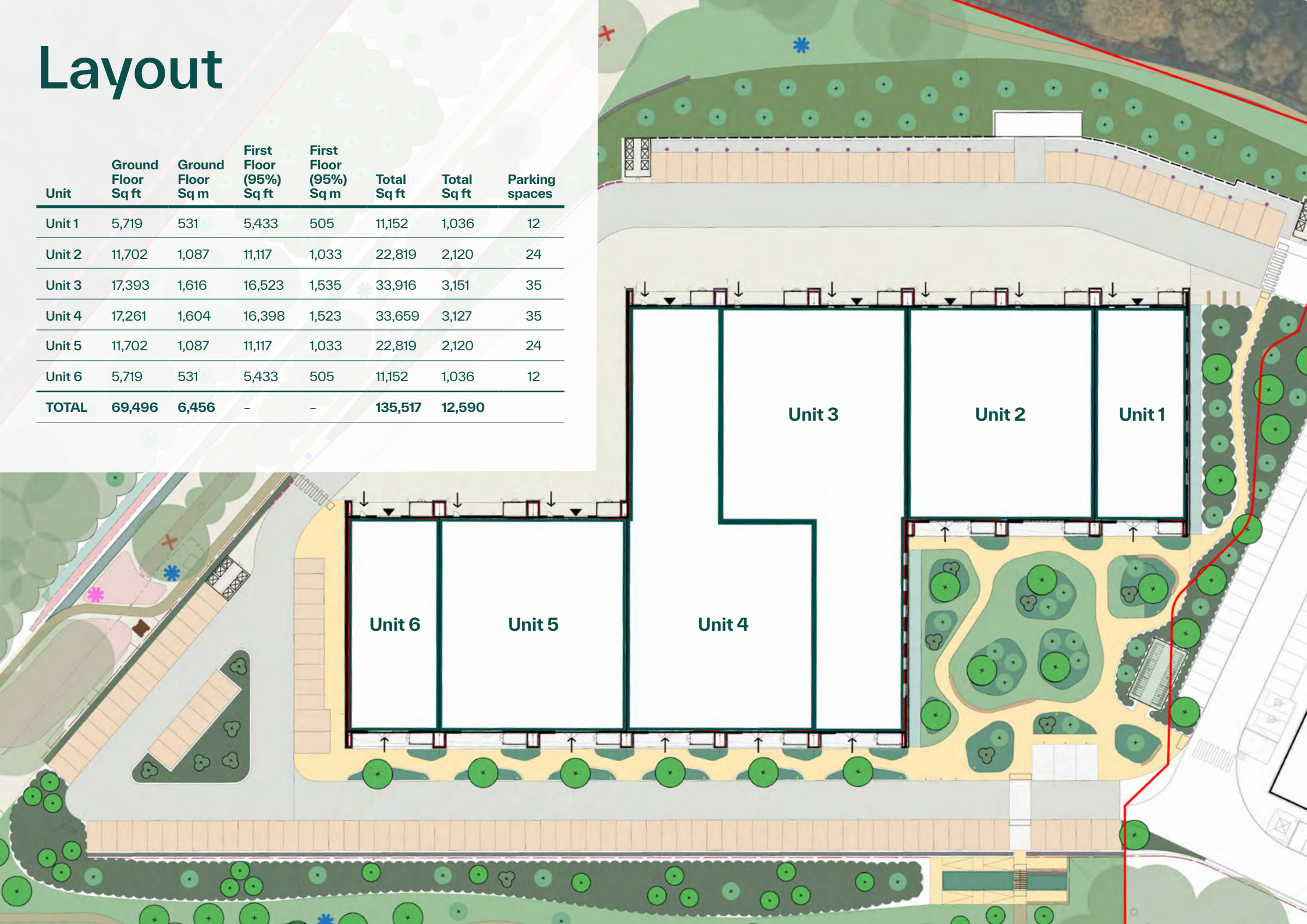
**Structural Resilience & Adaptability:** Load-bearing slabs designed for clean rooms, cranes, or two-tier mezzanine offices, ensuring long-term versatility.





# Layout

Unit	Ground Floor Sq ft	Ground Floor Sq m	First Floor (95%) Sq ft	First Floor (95%) Sq m	Total Sq ft	Total Sq m	Parking spaces
Unit 1	5,719	531	5,433	505	11,152	1,036	12
Unit 2	11,702	1,087	11,117	1,033	22,819	2,120	24
Unit 3	17,393	1,616	16,523	1,535	33,916	3,151	35
Unit 4	17,261	1,604	16,398	1,523	33,659	3,127	35
Unit 5	11,702	1,087	11,117	1,033	22,819	2,120	24
Unit 6	5,719	531	5,433	505	11,152	1,036	12
TOTAL	69,496	6,456	-	-	135,517	12,590	





# Specification

- Minimum 10m internal clear height
- Roller shutter doors - 5m x 4m
- Timber cladding
- Timber dedicated service louvres
- Timber brise
- Roof lights
- Discreet timber clad plant enclosures
- Dedicated pedestrian access
- Scheme surrounded by nature trail
- Woodland courtyard, with bespoke seating areas
- Shared service yard
- Dedicated cycle spaces
- Target BREAAAM “very good” (to shell)
- Car parking ratio: 1:45 sq m based on the ground floor area
- 36 EV charging points included in the car parking allocation
- Target EPC A

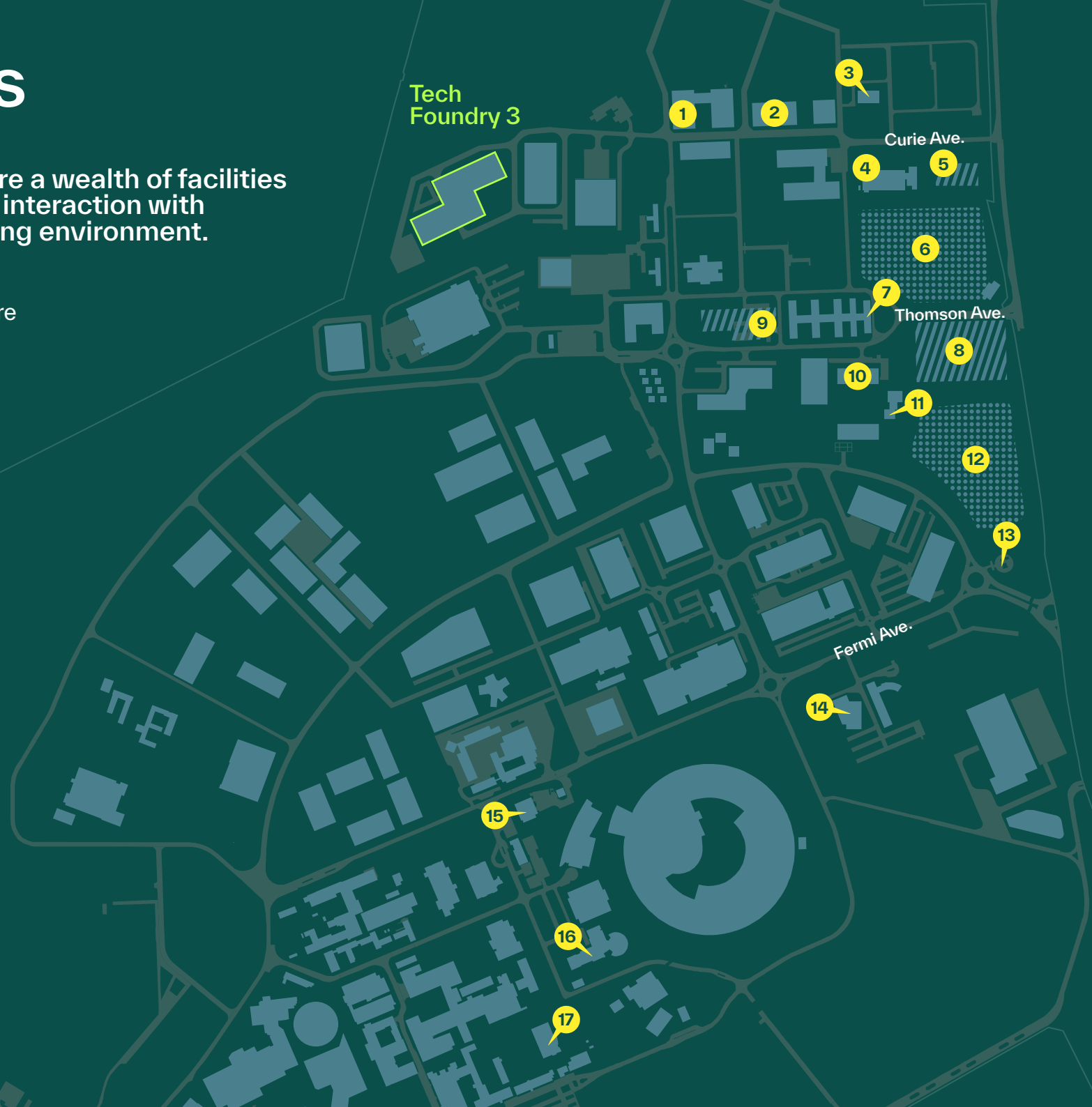




# Amenities

Step onto campus, where a wealth of facilities and social areas inspire interaction with peers and the surrounding environment.

- 1 Harwell Innovation Centre
- 2 Shops
- 3 Nursery
- 4 DiSH
- 5 Ridgeway car park
- 6 Sports pitch
- 7 HQ Building
- 8 Thomson car park
- 9 Travel hub
- 10 Quad Two
- 11 Lightbox
- 12 Middle field
- 13 Satellite dish
- 14 ESA conference centre
- 15 RAL reception
- 16 Canteen
- 17 Visitor centre





# Harwell Sustainability

Our vision to create a sustainable Campus for top-tier science and innovation, serving as a catalyst for sustainable growth



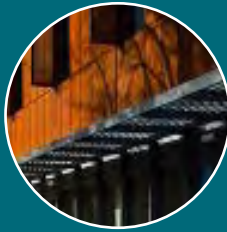
## Carbon & GHG Emissions

Transition our built environment portfolio towards Net Zero Carbon, halving emissions in our control by 2030.



## Materials & Supply Chain

Shift the development & operation of our portfolio towards a Circular Economy through Sustainable Procurement & Responsible Sourcing.



## Climate Resilience & Adaptation

Make our buildings & infrastructure resilient to the predicted changes in the climate.



## Nature & Environment

Protect the local environment and manage our estate sustainably, enhancing its ecological diversity whilst creating a network of nature corridors.



## Health & Wellbeing

Provide an environment that safeguards and enhances the safety, health & wellbeing of staff and visitors.



## Connectivity & Transport

Encourage active travel choices and provide low emission transport options to commuters.



## Community & Local Economy

Make a lasting positive contribution to the community & local economy by delivering environmental, economic, and social value.



## Sustainability Targets

Targets: BREEAM Excellent and EPC A



Scan for further details or click [here](#)

## Our impact in numbers



**11,400 sq m**  
BREEAM certified

**22,750 sq m**  
BREEAM registered

**3x**  
Tripling our BREEAM certified floor space by 2025



**30,500 sq m**  
rated EPC 'B' or better



**100%**  
Electricity backed by Renewable Energy Guarantees of Origin (REGOs) to power our managed buildings



**Zero**  
Waste sent to landfill from our managed buildings



**25%**  
Discount on buses to/from Harwell Campus





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

Fast shuttlebus service through the day to Didcot Parkway (20 mins) and Oxford available now.

Satnav reference: OX11 0GD

what3words:  
///records.chariots.worlds



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# HARWELL

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