

QUAD TWO

Harwell

Brand new Grade A Office Space
with stunning roof terrace



The next landmark building within the Quad development

50,000 sq ft with suites available from 2,000 sq ft

Available from Q4 2020



Quad Two

Quad Two will be the next landmark building to be developed within the Quad development. The building will be laid out over four floors with roof terrace on the top floor, it will be delivered to a Grade A office specification allowing for occupier's bespoke fit-out, with suites available from 2,000 sq ft. The established Quad development is made up of the striking Quad One building and the new gym & café building, it enjoys high quality public realm open space and is in a prominent location at the heart of the UK's leading science and innovation campus.

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 pop-up food stalls and attractive public spaces. This is set to be further enhanced with over 1,000 homes, available to the campus workforce at discounted rates, being delivered on campus soon.

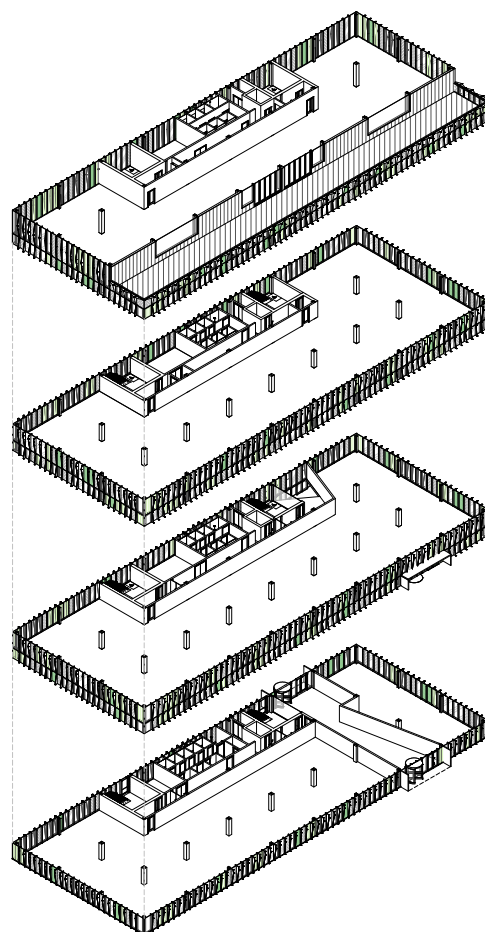
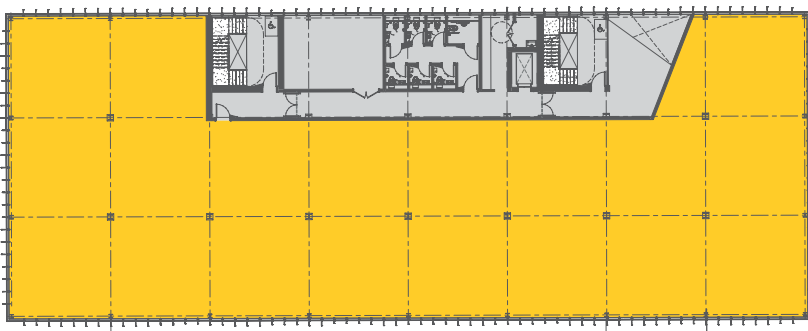
Quad Two specification:

- Raised flooring
- Suspended ceilings
- Air-conditioning
- Passenger lift
- Broadband: substantial bandwidth available on campus
- Adjacent to Artisan café and gym
- On-site car parking ratio of 1:30 sq m

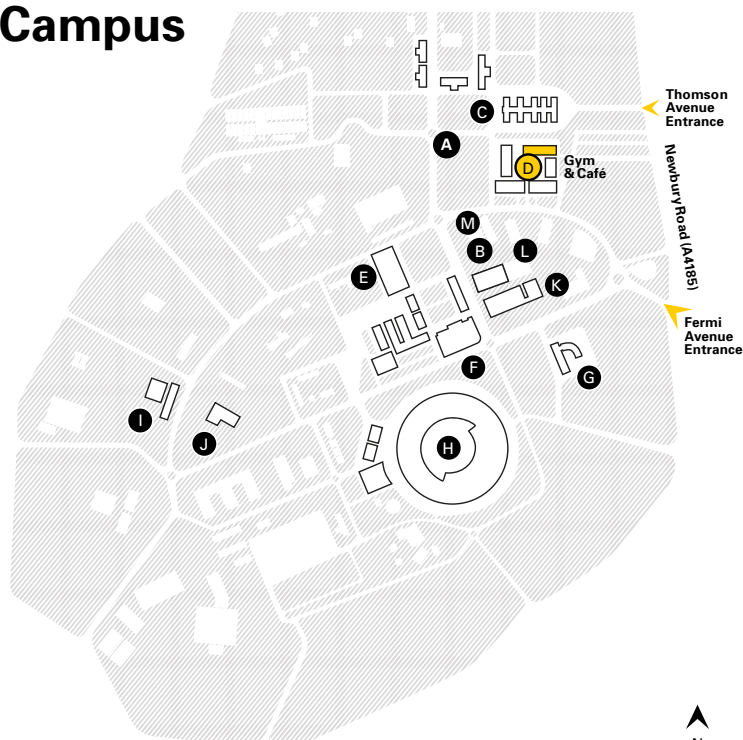
Terms

Available immediately by way of pre-lease agreement with terms to be agreed, further information available upon request. All terms are exclusive of VAT.

Illustrative floor plan layout



Harwell Campus



- A Zeus
- B Zephyr Building
- C Runway Buildings
- D The Quad
- E Genesis Building
- F Space & Technology Centre
- G European Space Agency (ESA)
- H Diamond Light Source
- I Medical Research Council
- J Public Health England
- K Element Six
- L Oxford Nanopore
- M Agilent



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,

arrival of' 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, 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.

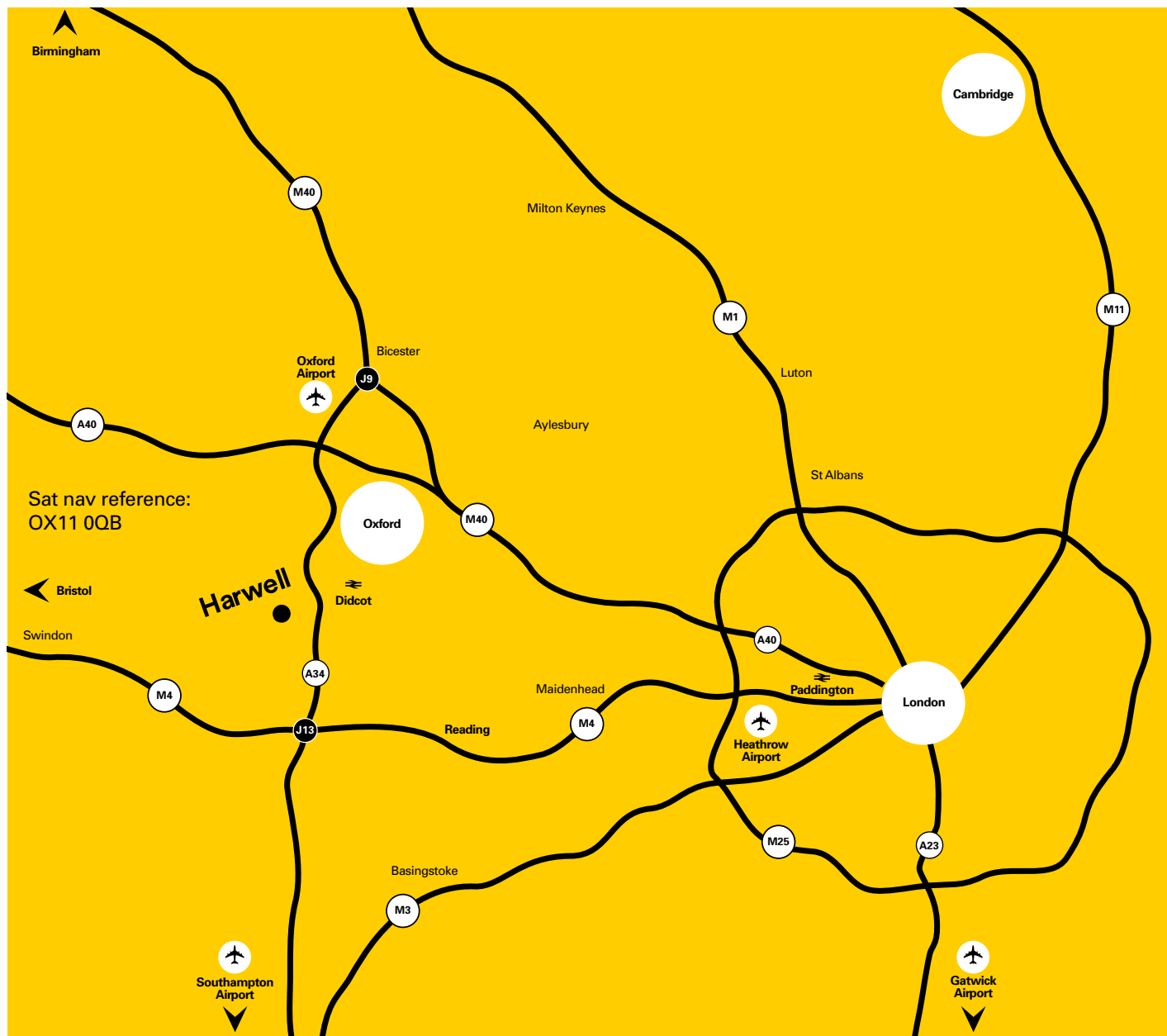
With exceptional individuals from more than 60 countries and worldleading open access facilities on one site, Harwell is a hotbed of crosssector innovation. This is a community in

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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