

HELIOS HARWELL

SCIENCE & INNOVATION CAMPUS

15,027 SQ FT SECOND FLOOR TO LET WITHIN A STRIKING
OFFICE BUILDING OF EXCEPTIONAL DESIGN AND
ENVIRONMENTAL PERFORMANCE

helios-harwell.co.uk

HIGHEST QUALITY OFFICES
WITH HIGH LEVEL SECURITY

The available accommodation comprises the entire second floor of Helios, a striking, purpose-built office property arranged over ground and two upper floors, centred around a full-height atrium.



Landscaped breakout areas



Tenant fitout on ground floor



Shared reception



Tenant fitout on ground floor

DESIGNED FOR TENANT WELLBEING, CONNECTIVITY & COLLABORATION

The second floor extends to 15,027 sq ft (NIA) and benefits from a high-quality CAT A specification, providing occupiers with a blank canvas ready for fit-out with excellent natural light, attractive views and 58 car parking spaces (1 space to 259 sq ft).

Key features include:



CAT A works completed
August 2025



Fully accessible raised
floors housing the
displacement air-
conditioning



4-pipe reversible air-
source heat pump
VAV air conditioning



Trench heaters around
the perimeter zones



Excellent natural light
and campus views



WCs at either end of
the floor



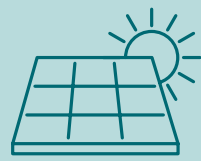
BREEAM Excellent
certified



Showers on the
ground floor



58 car parking spaces,
including EV charging
points



New PV system (a
number of 212 Solar
Watt PV panels)
installed on roof



High quality finished
and sealed concrete
ceilings with LED
lighting throughout



EPC Rating A



Tenant office fitout on first floor



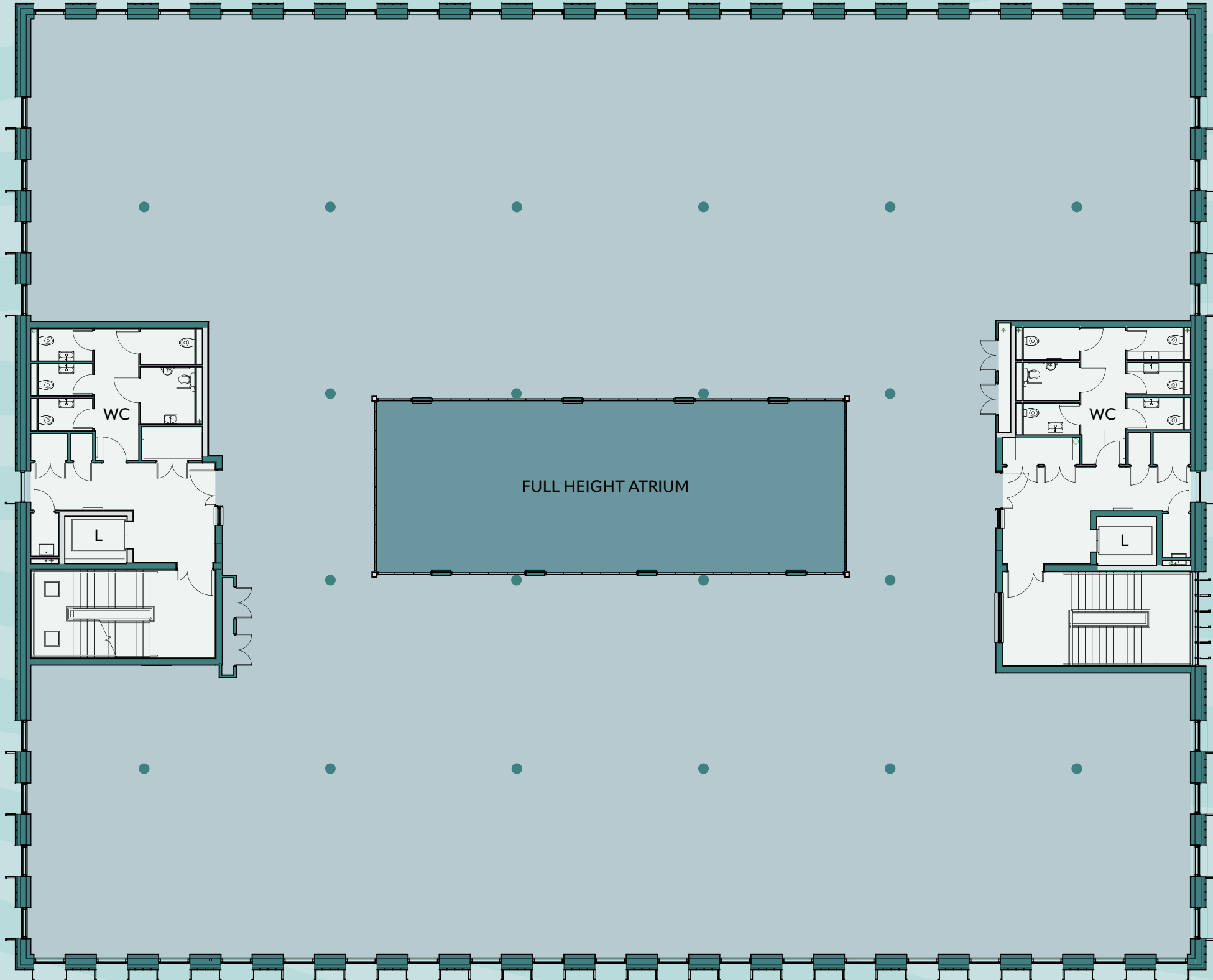
Tenant fitout on first floor



Tenant office fitout on first floor



SECOND FLOOR 15,027 SQ FT (1,396 SQ M)



A THRIVING HUB FOR SCIENCE AND INNOVATION

Helios is prominently situated within Harwell Science and Innovation Campus, one of the UK's leading centres for science, technology and innovation. Located near Didcot, Oxfordshire, the Campus is home to over 200 organisations and more than 7,500 employees working across sectors including space, AI, clean energy, and health tech.

Harwell Campus also offers a wide range of on-site amenities including shops, cafés, bar, conference facilities, gym, children's nursery and landscaped green spaces. There are year round tenant events, a variety of sports clubs and fitness classes supporting a vibrant and collaborative working environment.



AMENITIES

- 1

Lightbox Café & Bar
- 2

DiSH street food market
- 3

Gym
- 4

Sports pitch
- 5

Tennis courts
- 6

Cricket pitch
- 7

Croquet
- 8

Outdoor gym
- 9

Newsagents/ Post Office
- 10

Sandwich shop
- 11

Travel Hub
- 12

Hair salon
- 13

Dentist
- 14

Chiropractor
- 15

Hearing Centre
- 16


Lecture Theatre
- 17


Meeting Pod x5
- 18


Visitor Centre
- 19

Ridgeway House Hotel
- 20

Nursery x2

- 

Bus stop
- 

Campus loan bike
- 

Campus loan E-bike



TRAVEL

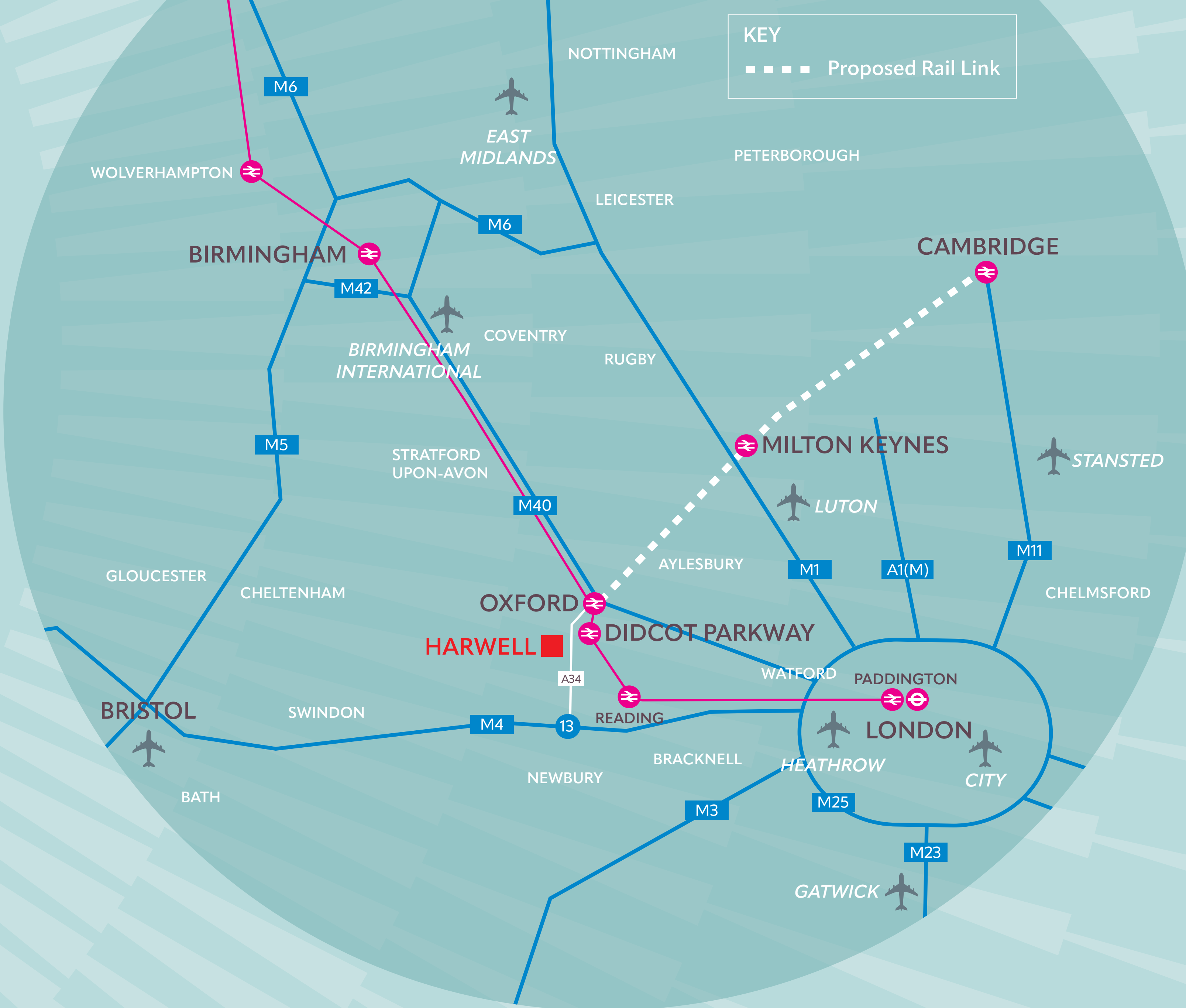
The property lies approximately 16 miles south of Oxford city centre, 4 miles from Didcot Parkway railway station, and 9.5 miles from Junction 13 of the M4, providing excellent connectivity across the Thames Valley and into London. Didcot Parkway offers regular direct rail services to London Paddington (42 minutes) and Reading (12 minutes), with a fast shuttle bus service operating to Didcot Parkway (20 minutes) and Oxford.



By Rail (from Didcot Parkway)	Mins
Reading	12
Oxford	13
London Paddington	42
Bristol Temple Meads	57
Birmingham	1hr 44



By Road	Miles
Didcot Parkway Station	6.2
M4 (Junction 13)	9.5
Oxford	16
Reading	25.5
Heathrow Airport	45.8
Luton Airport	68
Bristol	71
Birmingham	92



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SCIENCE & INNOVATION CAMPUS

TERMS

Flexible lease terms on application.

VIEWING

Strictly by appointment through the sole letting agents.

helios-harwell.co.uk



**AVISON
YOUNG**

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