

Harwell, Oxford

HARWELL BIOMANUFACTURING FACILITY

A recently completed 171,619 sq ft
biomanufacturing facility for sale or for lease



EXECUTIVE SUMMARY

A 171,619 sq ft GIA biomanufacturing site, for sale or lease, immediately available in a super prime location in the Oxford innovation ecosystem.

- 5 acre site.
- 171,619 sq ft of purpose built biomanufacturing space, originally designed for vaccine production.
- Arranged across 3 floors between ground, mezzanine and first floor including double height production space with 12m clearance.
- Partially fitted out with the benefit of a full roster of specialist equipment.
- Located on the prestigious Harwell Science and Innovation Campus in Oxford.
- Available for immediate occupation.
- Long lease of 100 years from 3 December 2020 subject to a ground rent.
- Pricing available on application.

[Click here for a virtual tour](#)







LOCATION

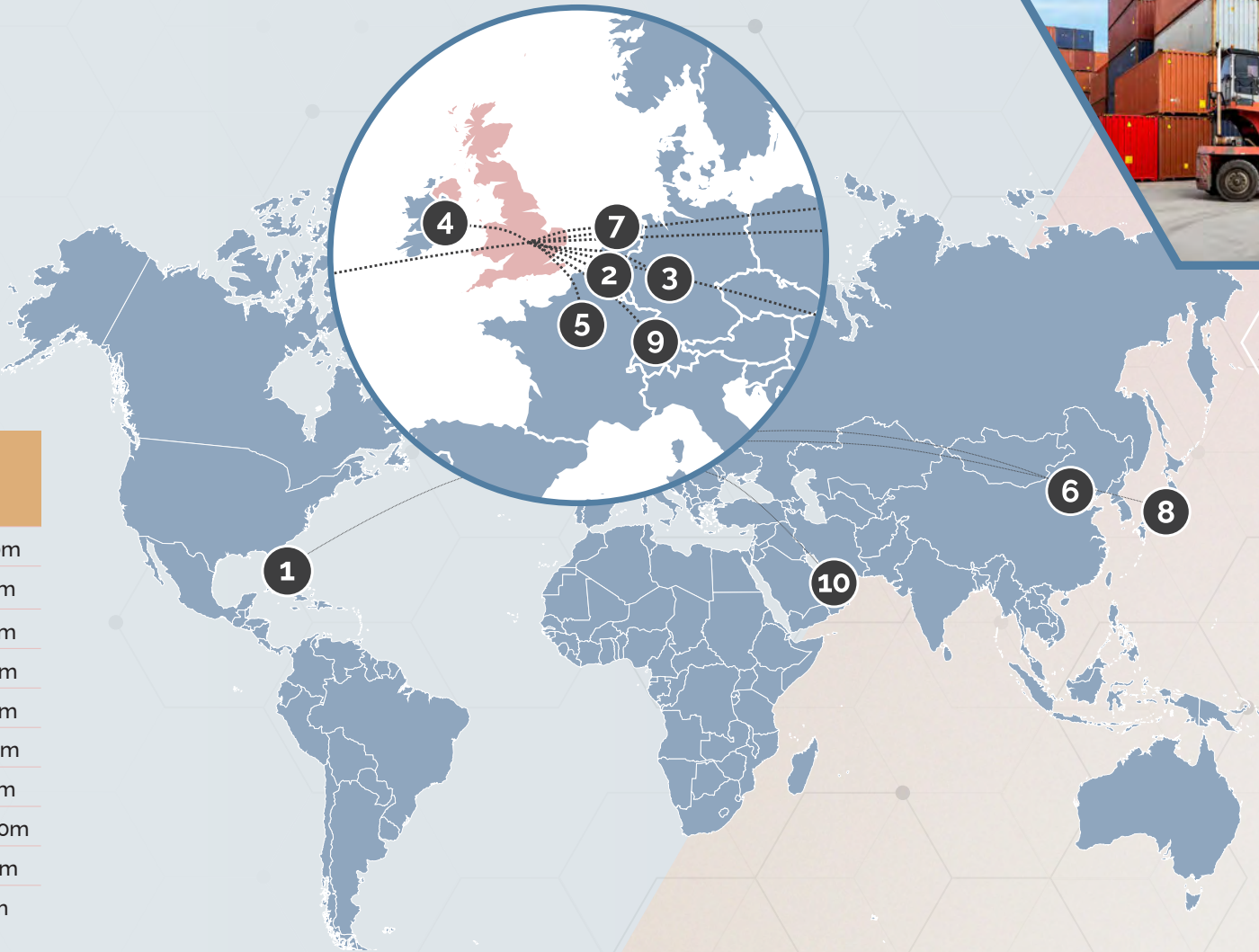
GLOBALLY CONNECTED TO KEY PHARMA FREIGHT HUBS

The asset is exceptionally well located to provide direct access to key pharma import hubs worldwide.

These include the top 10 UK pharma export destinations accounting for 76% of all UK pharma exports and £1.9bn of annual export volumes.

Heathrow Airport is the UK largest port by value and is reachable in under one hour from the site. From there, over 230 destinations across 85 countries can be accessed.

Top 10 UK Pharma Export Destinations		
1	United States (Miami)	9h 30m
2	Belgium (Brussels)	1h 10m
3	Germany (Frankfurt)	1h 35m
4	Ireland (Dublin)	1h 20m
5	France (Paris)	1h 20m
6	China (Beijing)	9h 55m
7	Netherlands (Amsterdam)	1h 10m
8	Japan (Tokyo)	13h 50m
9	Switzerland (Basel)	1h 40m
10	United Arab Emirates (Abu Dhabi)	7h 0m



52%
 HEATHROW
 ACCOUNTS FOR
 52% OF ALL UK
 PHARMA EXPORTS

STRATEGIC DOMESTIC CONNECTIVITY ACROSS THE UK

Harwell Science and Innovation Campus (HSIC) is located in proximity to key UK infrastructure that strategically positions the asset for biomanufacturing efficiency.

7 of the top 10 UK airports for goods freight are located within a 2h drive, Heathrow is responsible for over half of the UK's freight and is located under an hour away. Other principal motorways such as the M4, M40 and M1 all offer connectivity to the rest of the country.

Travel Times					
 Road		 Airport		 Sea Port	
M4	10m	Heathrow (1)	55m	London	2h 0m
M40	30m	East Midlands (2)	1h 40m	Southampton	1h 0m
M1	1h 0m	Stansted (3)	1h 50m	Felixstowe	3h 0m
Oxford	20m	Gatwick (4)	1h 25m	Dover	2h 30m
London	1h 20m	Birmingham (6)	1h 15m		
Birmingham	1h 30m	Luton (8)	1h 20m		
Cambridge	2h 0m	Bournemouth (9)	1h 15m		

Numbers represent rank in top UK airports for cargo tonnage.

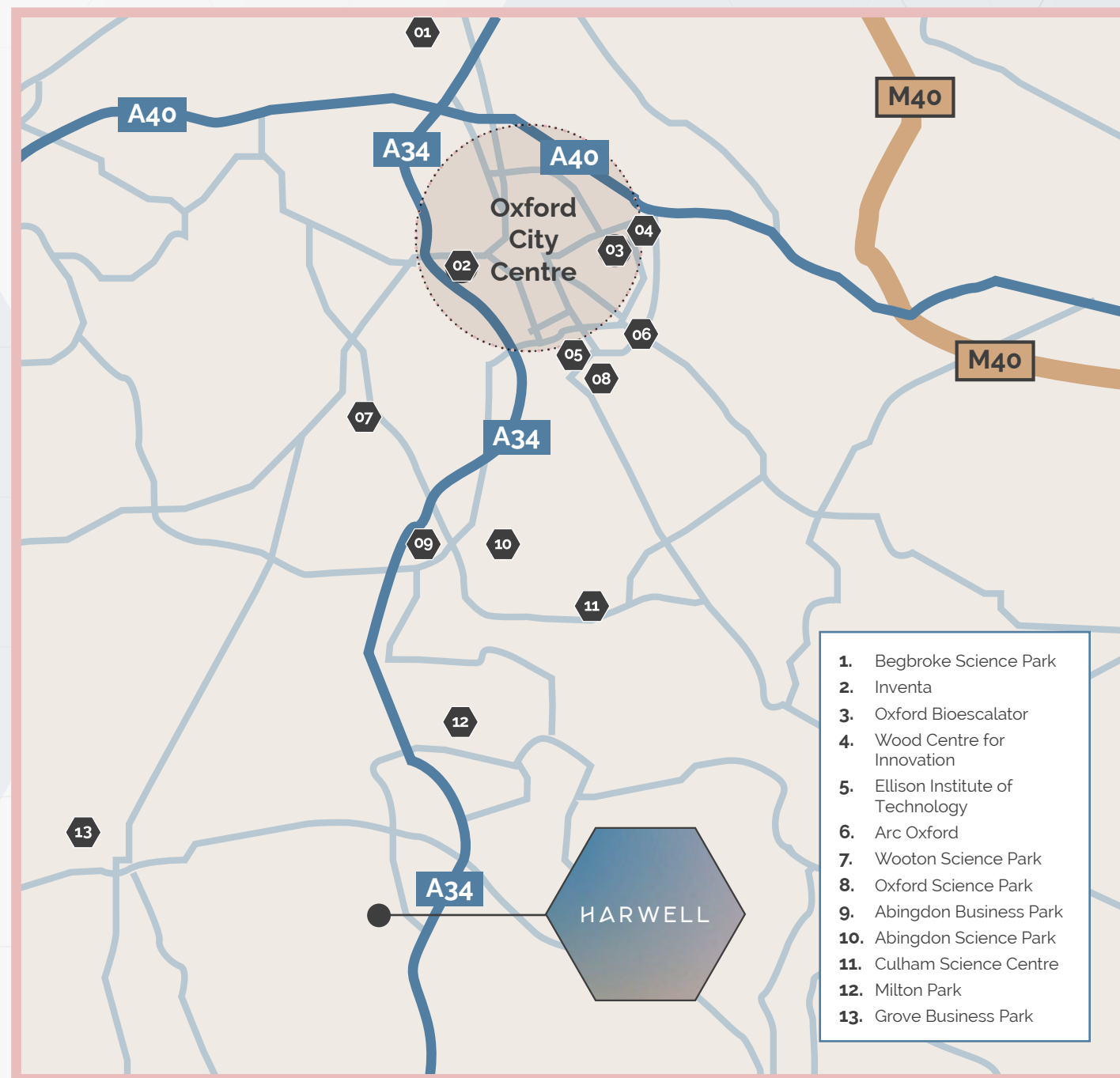


LOCALLY POSITIONED AMONG LEADING UK SCIENCE INNOVATORS

Within Oxford, HSIC is one of the key science parks across the innovation cluster. Across the wider cluster there is close to 2.8m sq ft of commercial lab space between 15 science park locations, home to over 450 Life Sciences companies.

The combination of these innovation parks curates an unparalleled ecosystem of knowledge intensive companies that are able to thrive off the deep local talent pool and access to private investment. This ecosystem would provide a strong customer base for any CDO/CDMO locating at HSIC.

HSIC's location at the southern end of the cluster provides a considered balance between local ecosystem connectivity and global transport accessibility.



OXFORD OVERVIEW

Oxford boasts a unique mixture of deep-rooted history and world-class innovation, which has been a core feature of the area for centuries. The University of Oxford has a world-class reputation in generating some of the world's top minds from Schrödinger to Einstein or Hodgkin. Today, the University is ranked the no.1 University in the world (THE 2025), offering an unrivalled talent pool and accompanying research activity.



22% of the population are students, the highest in the UK



Ranked 1st
In UK university's production of spinouts



Employment rate of **80.8%**

The city has also been awarded one of the UK's 'best places to live' (Sunday Times) owing to its renowned museums, excellent theatres and ravishing urban landscape. This amenity rich offer plays a key role in retaining the abundant and diverse talent pool in Oxford.

Oxford is a true community anchored around culture, history, amenity and academia. This is why a population of only 165,000 has resulted in over 3,000 knowledge intensive businesses all benefitting from the research excellence from the University and the quality of life that the city offers.

Locating in Oxford enables the participation in this community, future proofing business activities and offering a true competitive advantage.



3,000
knowledge
intensive
businesses



No.1 university
in the World
(THE 2025)



Student
population
of 36,000



Over 70% of
jobs are in
knowledge
intensive
industries



More than
60% of the
population are
highly educated,
compared to
the England
average of 36%



225 spin outs
from the
University of
Oxford since
2011, more
than any other
UK university

HARWELL SCIENCE & INNOVATION CAMPUS

Harwell Science and Innovation Campus is one of the UK's premier science and innovation parks with a rich history of research and development activities.

The campus was originally home to Europe's first nuclear reactors which quickly helped pioneer the production of radioisotopes used in cancer diagnosis and therapies. Today, mission critical UK infrastructure such as the Diamond Light Source play a pivotal role in mapping the structure of viruses, including SARS-CoV-2, paving the way for new vaccines and treatments.

The campus has defined 4 key innovation clusters across the campus, Health Tech, Energy Tech, Space Tech and Quantum. Each cluster provides unique benefits to connectivity on Harwell through cross collaboration across each discipline. For example, Adaptix, a company that produces 3D medical X-ray machines developed its product on the same technology used in astronomy research at the European Space Agency, both Adaptix and ESA are located on Harwell.

These opportunities to collaborate at the doorstep of your facility are extremely rare, Harwell prides itself on its ecosystem and the 200+ organisations have created an unparalleled scientific community.



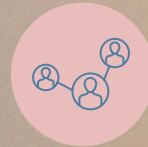
WHY HARWELL?



Unparalleled ecosystem with a deep talent pool



Access to mission critical UK scientific infrastructure



Bi-monthly events offering networking opportunities across the park



Forefront of regulatory affairs alongside the UKHSA



Collaborate across scientific disciplines



Best in class amenity offer with on site gyms, sports facilities and F&B provisions

HARWELL KEY ANCHOR SPOTLIGHTS

Diamond Light Source Synchrotron

The UK's national synchrotron, accelerating electrons to give off light 10 billion times brighter than the sun. The site facilitates research for over 14,000 academics.



Moderna Innovation & Technology Centre

Opened in September 2025, this 145,000 sq ft facility can produce up to 100m doses of mRNA vaccine per year as well as completing clinical trials analysis.



European Space Agency

The European Space Agency houses its satellite and space telecommunications centre on Harwell. The facility's responsibilities range from enabling 5G connectivity to applying space data to climate solutions on Earth.

Rosalind Franklin Institute

A critical piece of UK science infrastructure located at the heart of Harwell. The institute is designed to tackle key challenges in health and life science.

UK Health Security Agency

A government run hub focused on tackling health security threats to the UK, protecting the country against future generations of infectious diseases.

The National Quantum Computing Centre

The UK's national lab for quantum computing. The ambition of the facility is to harness the power of quantum computing to solve the problems facing society today.





THE HARWELL ECOSYSTEM

NATIONAL PUBLIC FACILITIES

01. Diamond Light Source Synchrotron
02. European Space Agency
03. ESA Conference Centre
04. RAL Space
05. Rosalind Franklin Institute
06. ISIS Neutron and Muon Source
07. Satellite Application Catapult
08. National Quantum Computing Centre
09. UK Health Security Agency
10. Mary Lyon Centre
11. Nuclear Decommissioning Authority
12. Electron Biology Imaging Centre

KEY CORPORATE LOCATIONS

01. Moderna
02. Oxford Nanopore Technologies
03. Faraday Institution / ResMed UK
04. Vaccitech / Astroscale
05. MDA Space and Robotics
06. Magdrive
07. Agilent Technologies
08. Atlas NeoVac / BiotaLife Healthcare
09. Karus Therapeutics
10. Oxford Space Systems

AMENITIES

- | | |
|--------------|----------------|
| E-Cycle Hire | Sport Facility |
| EV Charging | Nursery |
| F&B | Parking |
| Gym | |

ASSET OVERVIEW

ASSET OVERVIEW

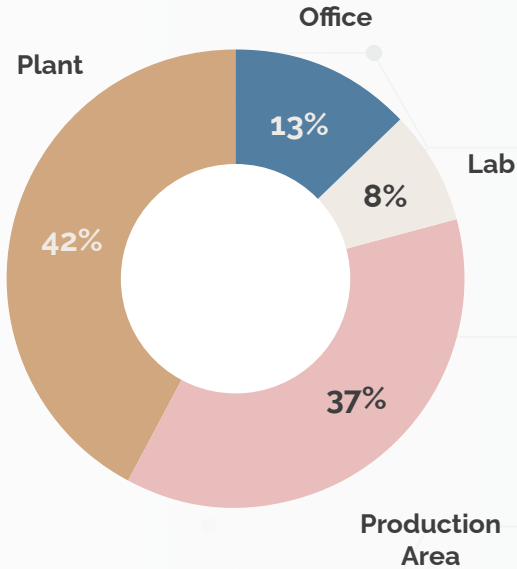
Originally developed as the Vaccine Manufacturing Innovation Centre (VMIC) reportedly costing £205m to deliver, this 171,619 sq ft GIA facility has since been repurposed by the current owner while retaining its original design to mass produce vaccine treatments.

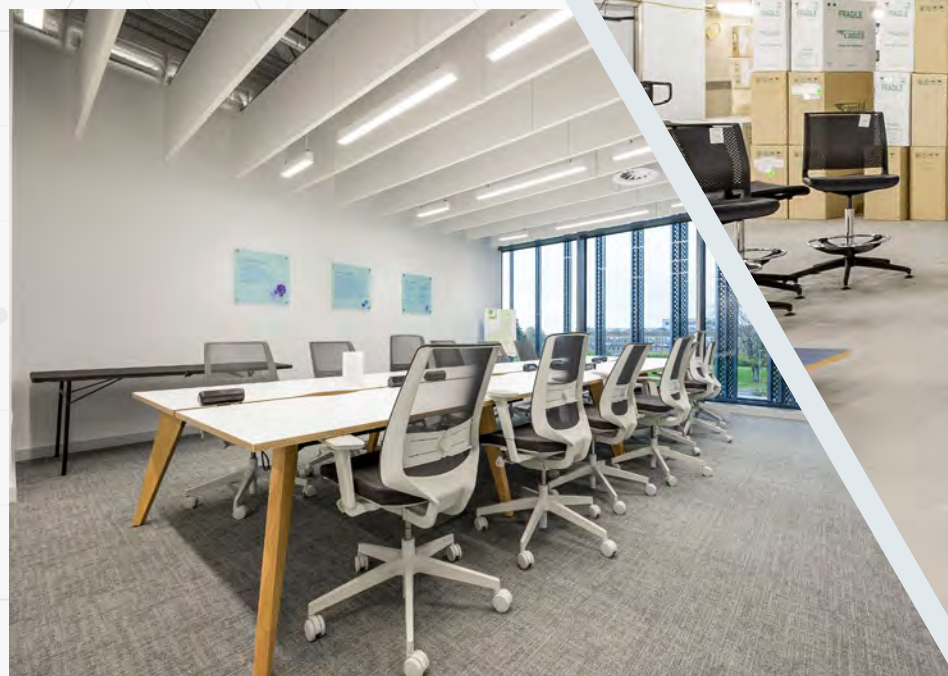
Today, the opportunity to acquire this asset presents a unique opportunity to own or lease a purpose built biomanufacturing facility on one of the most knowledge intensive clusters on the planet.

The building is of steel frame construction with a part glazed and clad façade. Internally, the space has been partially fitted out with a double height entrance office space and cafeteria on the ground floor, fitted small lab suites and office space on the mezzanine and first floor levels. The core of the building is made up of a large production space with access from both the front of the building as well as the rear into the service yard.

Floor	GIA sq ft
Ground	74,235
Mezzanine	25,884
First Floor	71,500
Total	171,619

Use	GIA sq ft
Office	22,575
Lab	13,626
Production Area	62,840
Plant	72,578
Total	171,619





ASSET SPECIFICATION



171,619 sq ft
GIA total area



Steel frame
construction



1x 5m wide
loading bay door
and **1x 3m wide**
loading bay door



3.15 mVA
power
capacity



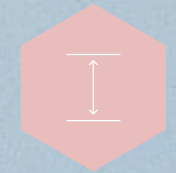
88 car
parking
spaces



5 acre site



Two storeys with a
mezzanine floor



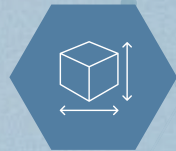
12m internal eave
height to the
production area



1x Goods lift and
1x passenger lift



Security
access fencing
perimeter



40m yard
depth



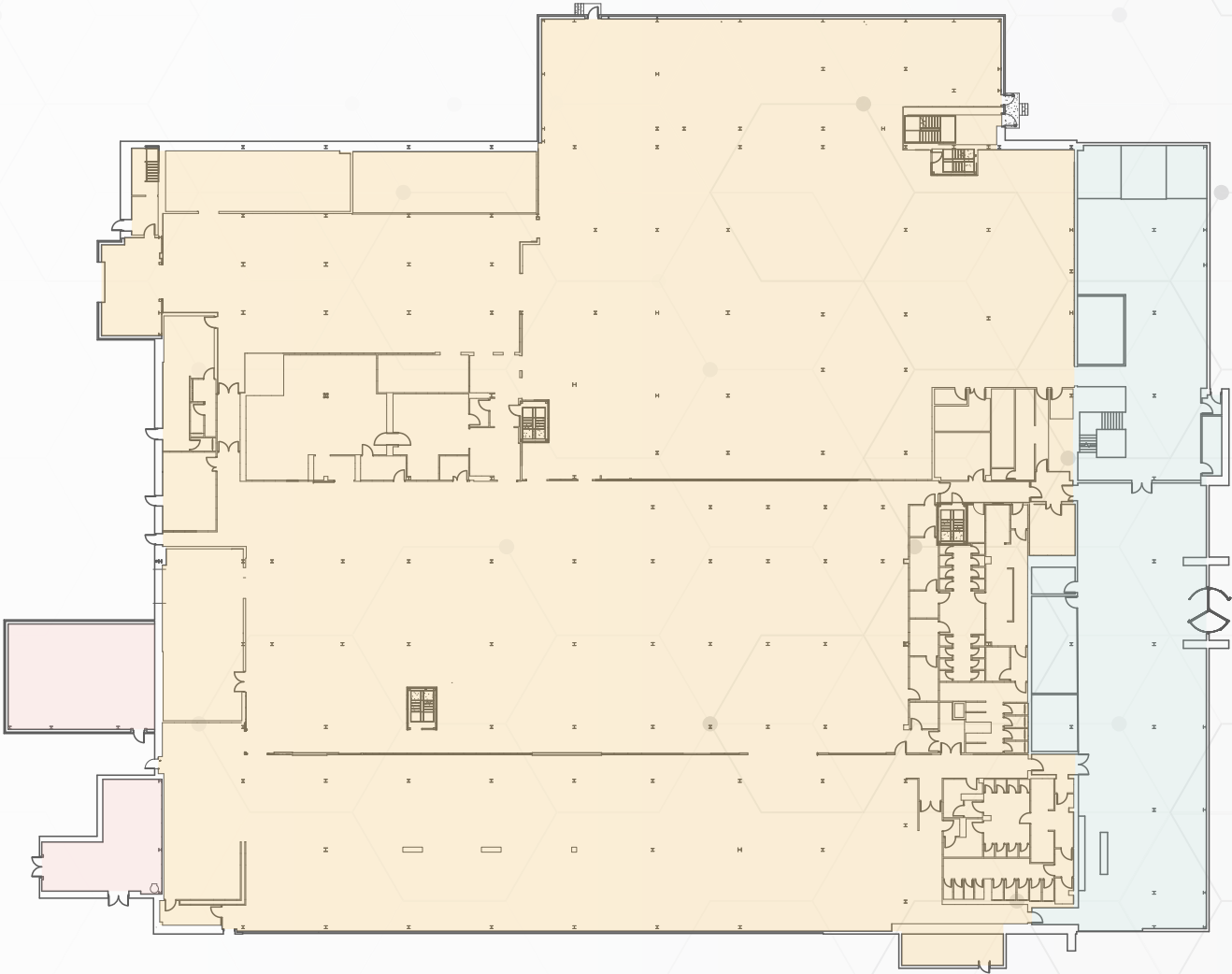
Landscaped
gardens



GROUND FLOOR

KEY:

- OFFICE
- LAB
- PLANT



74,235 SQ FT GIA

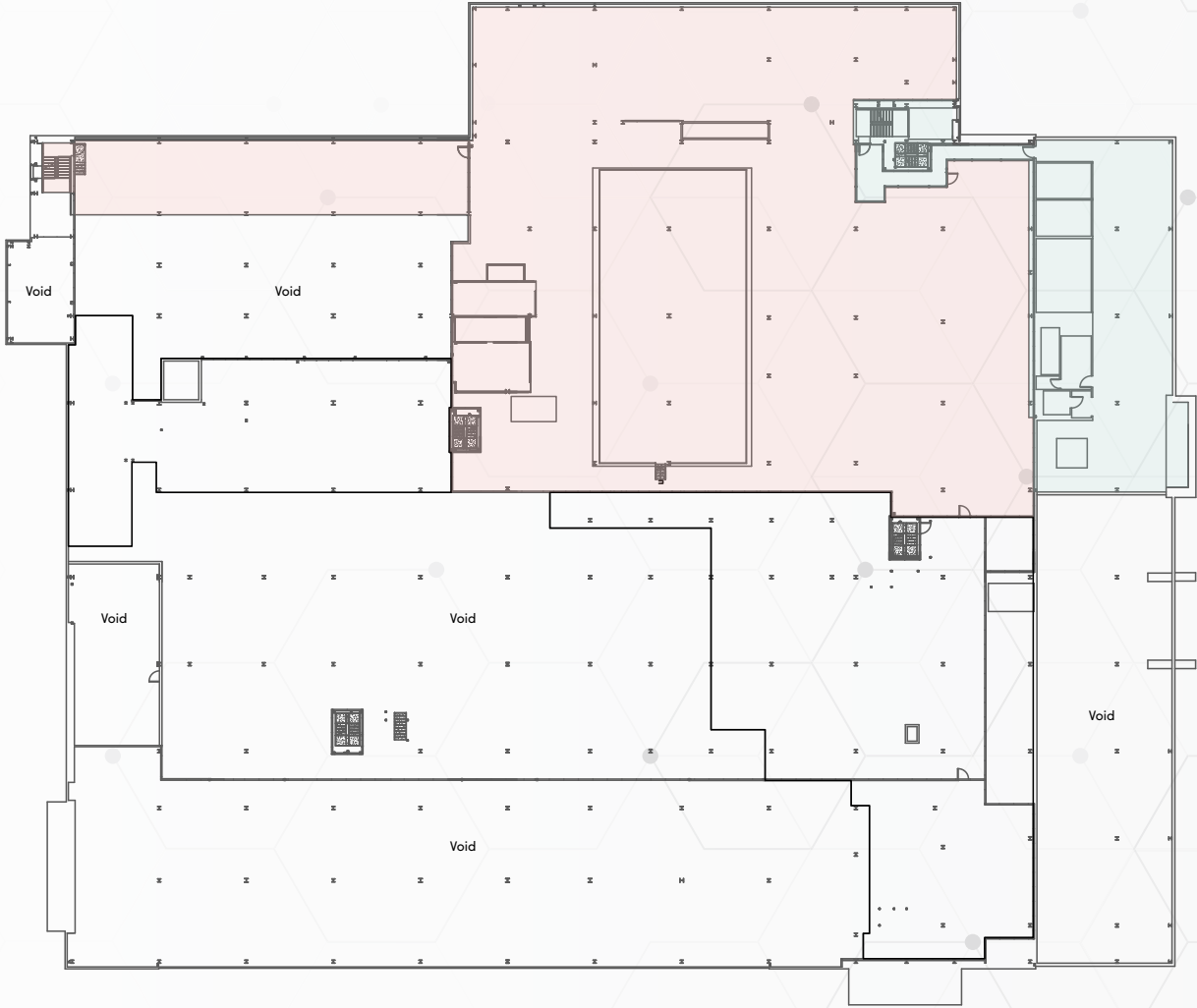


Click here for a virtual tour

MEZZANINE

KEY:

- PLANT
- OFFICE



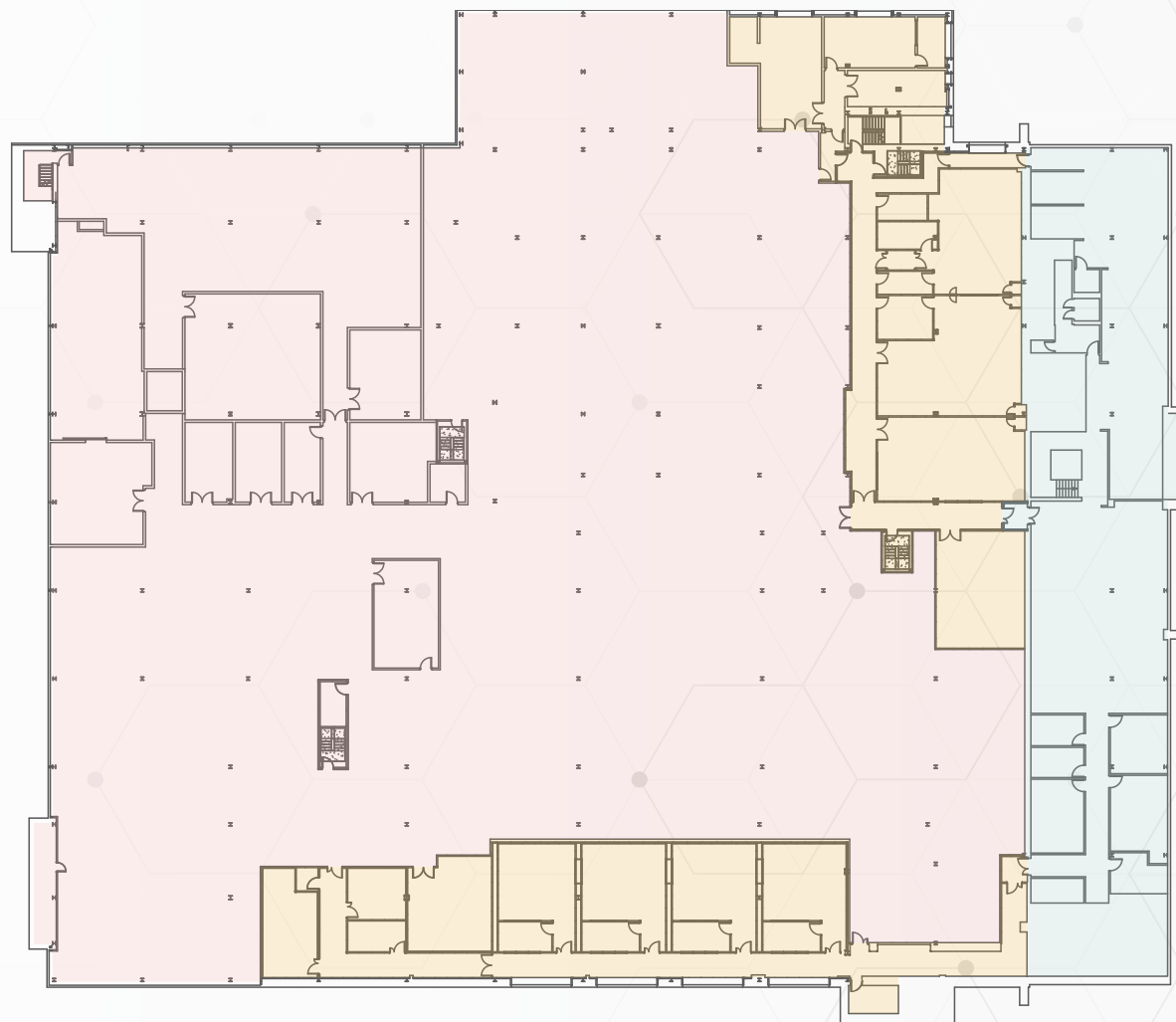
25,884 SQ FT GIA



Click here for a virtual tour

FIRST FLOOR

KEY:
● OFFICE
● LAB
● PLANT



71,500 SQ FT GIA



Click
here for
a virtual
tour

EQUIPMENT

The facility has been partially fitted with the below list of equipment; the vendor has identified which assets may be available as part of the sale and the assets that are available by separate negotiation. A full equipment list is available on the data room, the below list is not comprehensive.

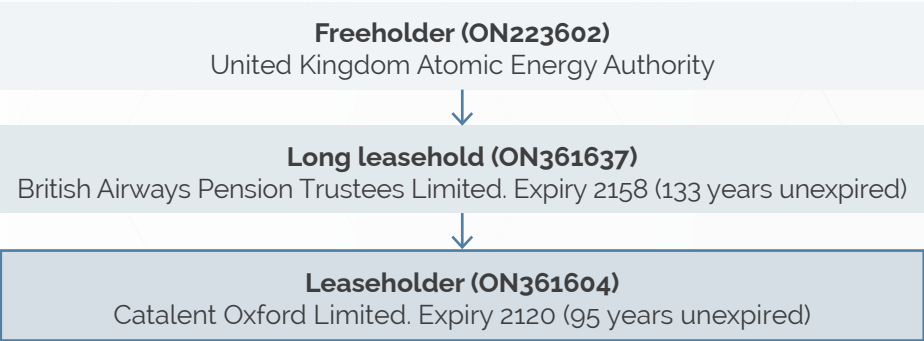
Item	Brand	Capacity
Potential for inclusion in sale		
AHUs	BES	24 units
Water Chillers	Daikin	5x 587kW
-5-0°C Glycol Chilled Water	ICS	2x 110kW
Heating Steam	Cochran	2x 3000kg/hr
Liquid Waste Treatment	Suncombe	2x 20m³ tanks
Hot Liquid Waste	Suncombe	1x 5m³ tank
Pure Steam Generation	Veolia	1x 220kg/hr and 1x 515kg/hr
CIP System	Suncombe	1x 1.5m³ tank
Compressed air	Wearside Pneumatics	2x 206L/s
Solution Preparation	Suncombe	2x 8m³ tanks
X2801 Autoclave	Steelco	2 units
Available by separate negotiation		
Purified Water (I) Generation	Veolia	2x 2m³/hr
Purified Water (I) Storage & Distribution	Veolia	1x 2m³
WFI (I) Generation	Veolia	1x 250L/hr and 1x 500L/hr
WFI (I) Storage & Distribution	DQD	10m³



OWNERSHIP & LEASEHOLD STRUCTURE

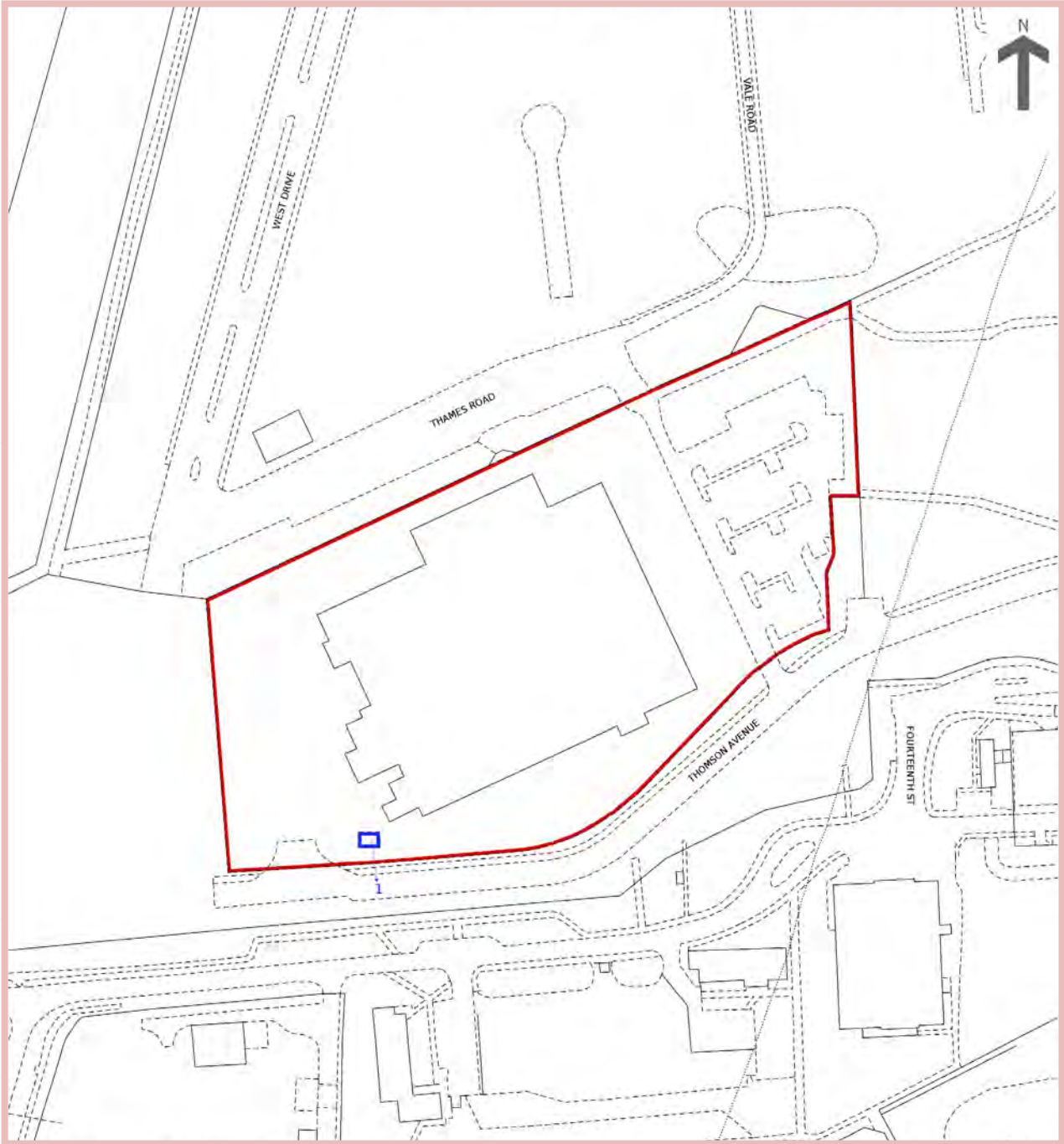
The interest available for sale or sub-lease is leasehold title ON361604.

A summary of the ownership structure is as follows:



ON361604 Lease Overview

- Term:** 100 years from 3 December 2020
- Ground Rent:** Currently at **£478,653** per annum.
- Rent Review:** Annually indexed to RPI (Retail Price Index), upward-only
- Use:** Scientific and technological purposes (excluding call centres or general industrial manufacturing except for biopharma)
- Alienation:** Assignment of whole only with landlord's consent (not unreasonably withheld); subletting of whole or part permitted
- Service Charge on estate:** Payable by tenant. £80,000
- Insurance, Repairs, and Rates:** Full responsibility of tenant





MARKET

A UNIQUE OPPORTUNITY TO CAPTURE VALUE

The opportunity to acquire or lease this asset presents an extremely advantageous value proposition.

The time required to develop new biomanufacturing facilities can take up to 5 years¹ with the GMP approvals process time in addition to this. This coupled with the world class location among leading institutions across an array of scientific fields, offers a truly rare opportunity with flexibility and speed to market for a future owner/occupier.

Other occupiers have been attracted to Harwell for similar reasons, and the below comparable evidence highlights their commitments to the location as well as the rental tone seen across the park.

Property	Size (sq ft)	Date	Lease Length	Tenant	Space Type	Condition
Tech Foundary	3,528	21/01/2025	10 Years	Quera Computing UK LTD	MidTech	Shell & Core
Tech Foundary	10,356	31/10/2024	10 Years	Amber Therapeutics	MidTech	Shell & Core
BEPO	6,344	01/03/2024	8.25 Years	Magdrive Limited	MidTech	Shell & Core
Genesis	4,887	22/03/2024	8.25 Years	Oxford Nanopore Technologies	MidTech	Cat A
Quad Two	12,000	01/12/2023	10 Years	Confidential	Office	Cat A
HQ Building	4,399	01/10/2023	7 Years	MDA Space and Robotics	Office	Cat A
HQ Building	2,248	01/10/2023	5 Years	Knowledge Transfer Network	Office	Cat A

¹ GT Frank (2018)



FURTHER INFORMATION

DATA ROOM

Access to the data room can be provided through the sole agents.

VIEWINGS

Viewing are available by appointment through the sole agents.

PROPOSAL

Offers are invited on an unconditional basis for purchase or for lease.
Pricing is available on application.

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