

CULHAM CAMPUS,
OXFORDSHIRE OX14 3DB

THE HORNBILL BUILDING

COMPLETION Q3 2024

Premium Grade A office space with dedicated
research and development opportunity space.





A PLACE OF INNOVATION

The Hornbill Building is part of an exciting campus which is leading the way in the Fusion Technology Cluster for the UK.

Being part of Culham Campus means being part of a hub dedicated to innovation, scientific passion and collaboration, a place where researchers, scientists and entrepreneurs come together – all with a shared vision of supporting fusion energy and advanced technology & engineering companies.

Oxfordshire is fronting the UK's ambitions to take fusion from experiment to practical power source. Culham Campus is the National Fusion Laboratory, where the UK Atomic Energy Authority (UKAEA) are pushing the boundaries of fusion technology.

80%

Today, 80% of the world's energy comes from fossil fuels.

0%

Supporting the Government's targets for net zero by 2050.

x10M

Fusion aims to release 10 million times more energy per kilogram than fossil fuels.



A PIONEERING DEVELOPMENT

Culham Campus offers occupiers a home within a pioneering development, clean energy environment, and emerging scientific cluster of fusion and advanced technology and engineering organisations.

This is centred around the research excellence of the UK Atomic Energy Authority, including STEP, the Materials Research Facility, RACE, and H3AT, who are focussed on delivering the UK as a leader in sustainable fusion energy.

UKAEA is evolving Culham Campus from a renowned international centre for fusion research and development into a major commercial campus over the next 30 years.

This will support a globally significant fusion and technology cluster comprising organisations and facilities focussed on realising fusion energy to help address the world's energy challenge.

The Hornbill Building has immediate proximity to the new UKAEA & STEP Headquarters building, and therefore holds a strategic position on the campus.

THE HORNBILL BUILDING

THE BUILDING

90,000+ SQ FT





BE PART OF SOMETHING

VISIONARY

KEY BUILDING _FEATURES

This new Grade A office space is split across four floors and is focused on providing the best research and development space with a premium office space provided at a Cat A+ fit out specification.

The building is fully electric, targeting a BREEAM 'Excellent' rating, has an EPC A and a PV enabled roof. Sustainability is key to the ethos at Culham Campus.

Outside offers a new shared 262 space multi-storey car park, extending the free parking offering to all campus occupiers via a roaming license. The Hornbill Building has sustainability at its heart with the intention of driving lower running costs.

Practical completion is projected for the end of June 2024.



New Cat A+ offices and opportunity space



Flexible open-plan office floorplates



PV-enabled roof



New shared 262 bay multi storey car park



3 EV chargers




70 bicycle racks



Targeting BREEAM 'Excellent'



Targeting EPC rating A



GRADE A
OFFICE_SPACE



SCHEDULE OF AREAS

FLOOR	SQ FT (NIA)
Ground	15,625
First	17,526
Second	18,009
Third	18,032
Total	69,192

The offices are arranged in wings around a central core, providing W/C and amenities. The opportunity space is connected to the rear and can be accessed from the ground floor core.

Offices occupancy options:

- Entirety
- Floor-by-floor
- Wing-by-wing: 8 maximum (from 7,622 sq ft)



Cat A+ fit-out



Double height glazed reception atrium



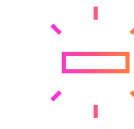
Kitchenette on each wing



Flexible floorplates



Air conditioning (VRV System)



LED lighting (PIR)



Fully accessible 160mm raised access floors



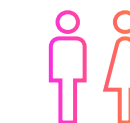
Density of 1:7 sq m on the Ground Floor and 1:11 sq m on First – Third Floors



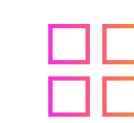
Two passenger lifts



13 shower rooms on ground floor



Unisex and disabled W/C facilities on each floor



600 x 600 ceiling grid system



OPPORTUNITY SPACE

EXAMPLE OF
OPPORTUNITY SPACE



FLEXIBILITY

AT HEART

SPACES _DESIGNED AROUND YOU

The aptly-named opportunity space offers a productive space for large scale research apparatus which can be designed to suit and also has the flexibility of sub-division, with private corridor access for each occupier.

FLOOR	SQ FT (GIA)
Ground	22,812
Total	22,812

Opportunity space occupancy options:

- Entirety
- Flexibility of sub-division



12m clear
internal height



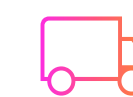
Capable of sub-division
into 2 or 3 equal units



50kN/m²
floor loading



3 level access
loading doors



21.76m service yard depth
supported by 65m access road



1.25mVA power
(expandable to 2.75mVA)

GROUND FLOOR

OFFICES

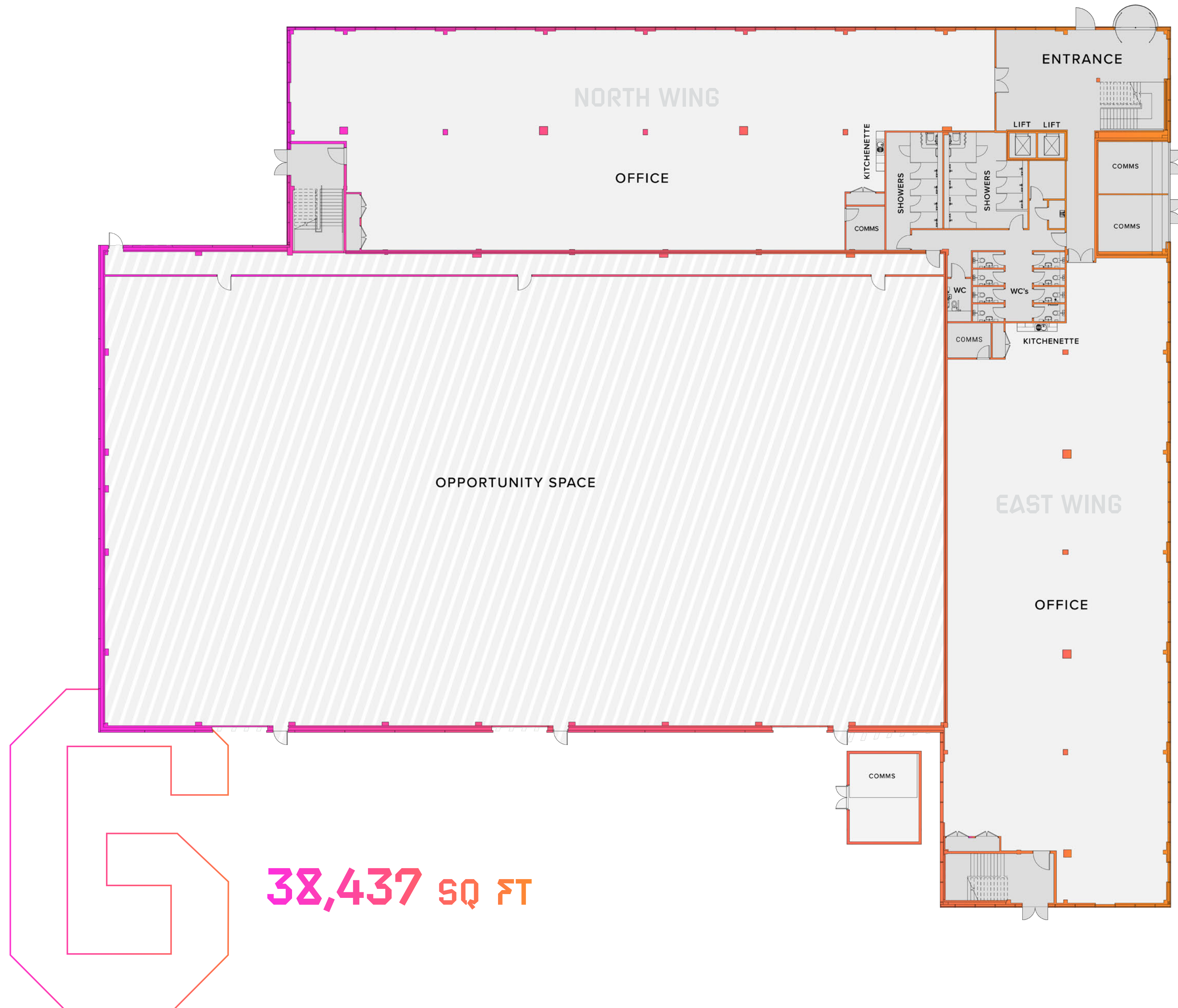
- 13 showers
- 9 WCs
- 2 passenger lifts

AREAS	SQ FT	SQ M
North Wing	8,003	744
East Wing	7,622	708
Total	15,625	1,452

OPPORTUNITY SPACE

- 3 level access loading doors
- 12m clear internal height

UNIT	SQ FT	SQ M
Unit 1	7,604	706
Unit 2	7,604	706
Unit 3	7,604	706
<i>or</i>		
Unit 1	11,406	1,060
Unit 2	11,406	1,060
Total	22,812	2,120



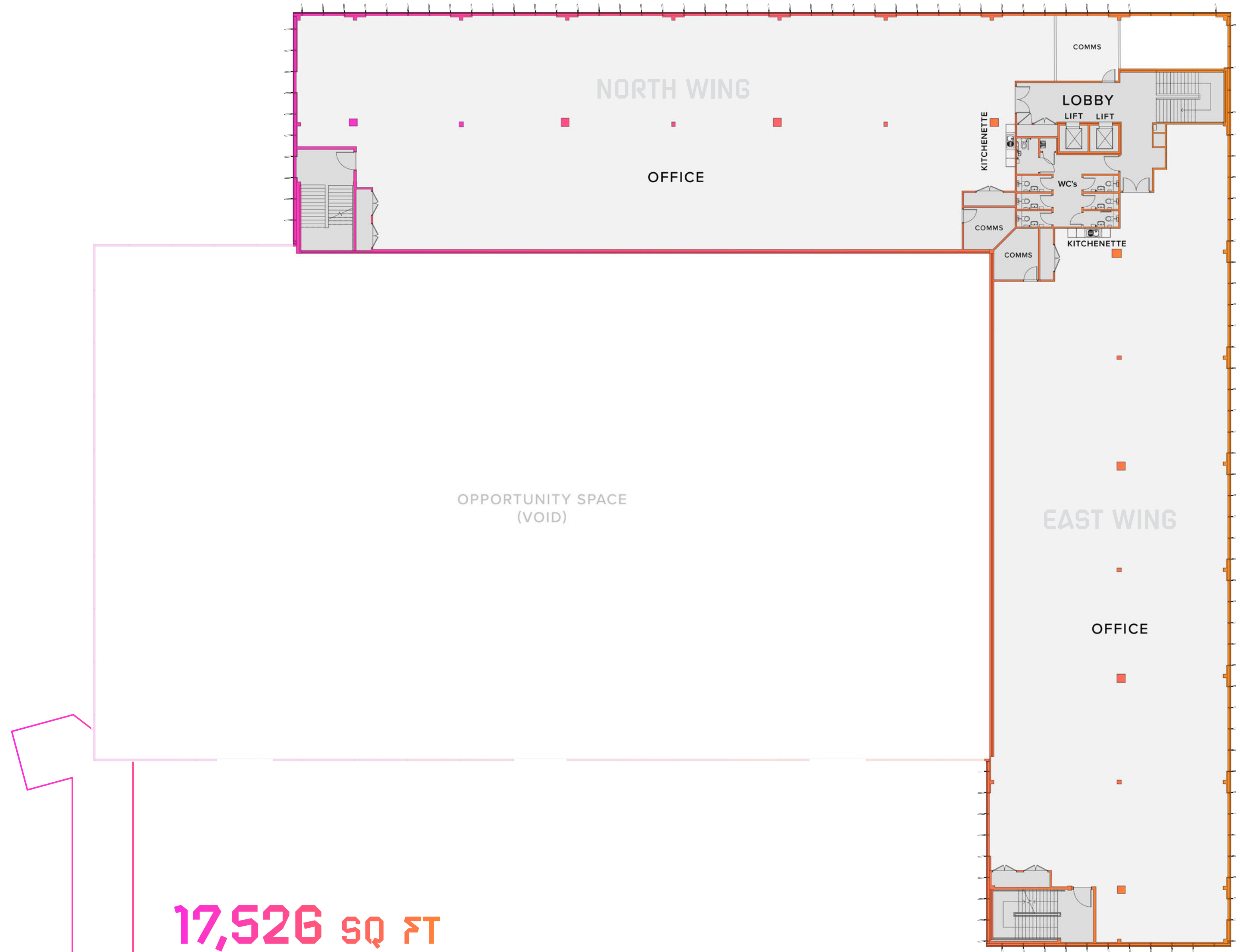
38,437 SQ FT

FIRST FLOOR

OFFICES

- 7 WCs
- 2 passenger lifts
- Kitchenette to each wing

AREAS	SQ FT	SQ M
North Wing	8,578	797
East Wing	8,948	831
Total	17,526	1,628



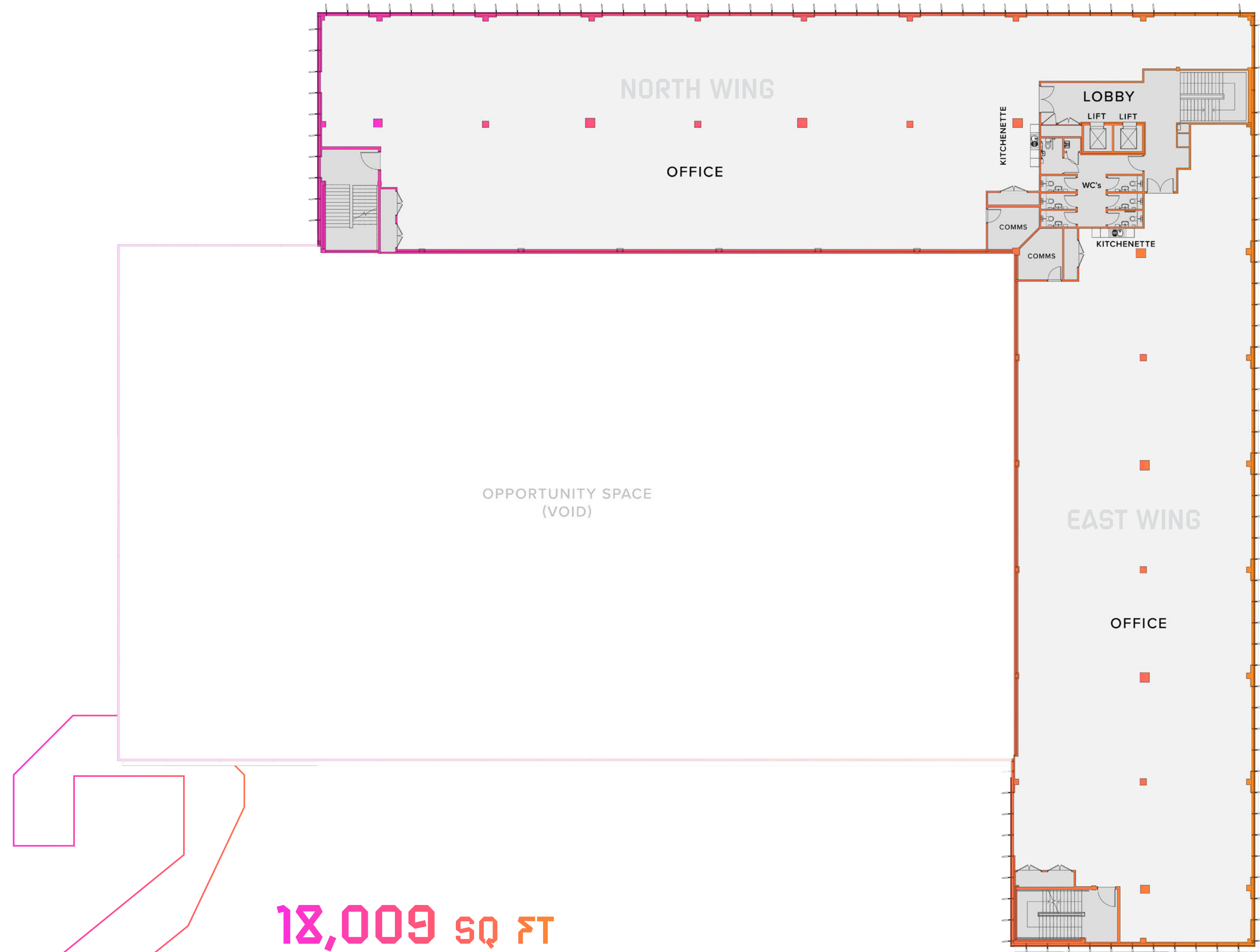
17,526 SQ FT

SECOND FLOOR

OFFICES

- 7 WCs
- 2 passenger lifts
- Kitchenette to each wing

AREAS	SQ FT	SQ M
North Wing	9,114	847
East Wing	8,895	826
Total	18,009	1,673



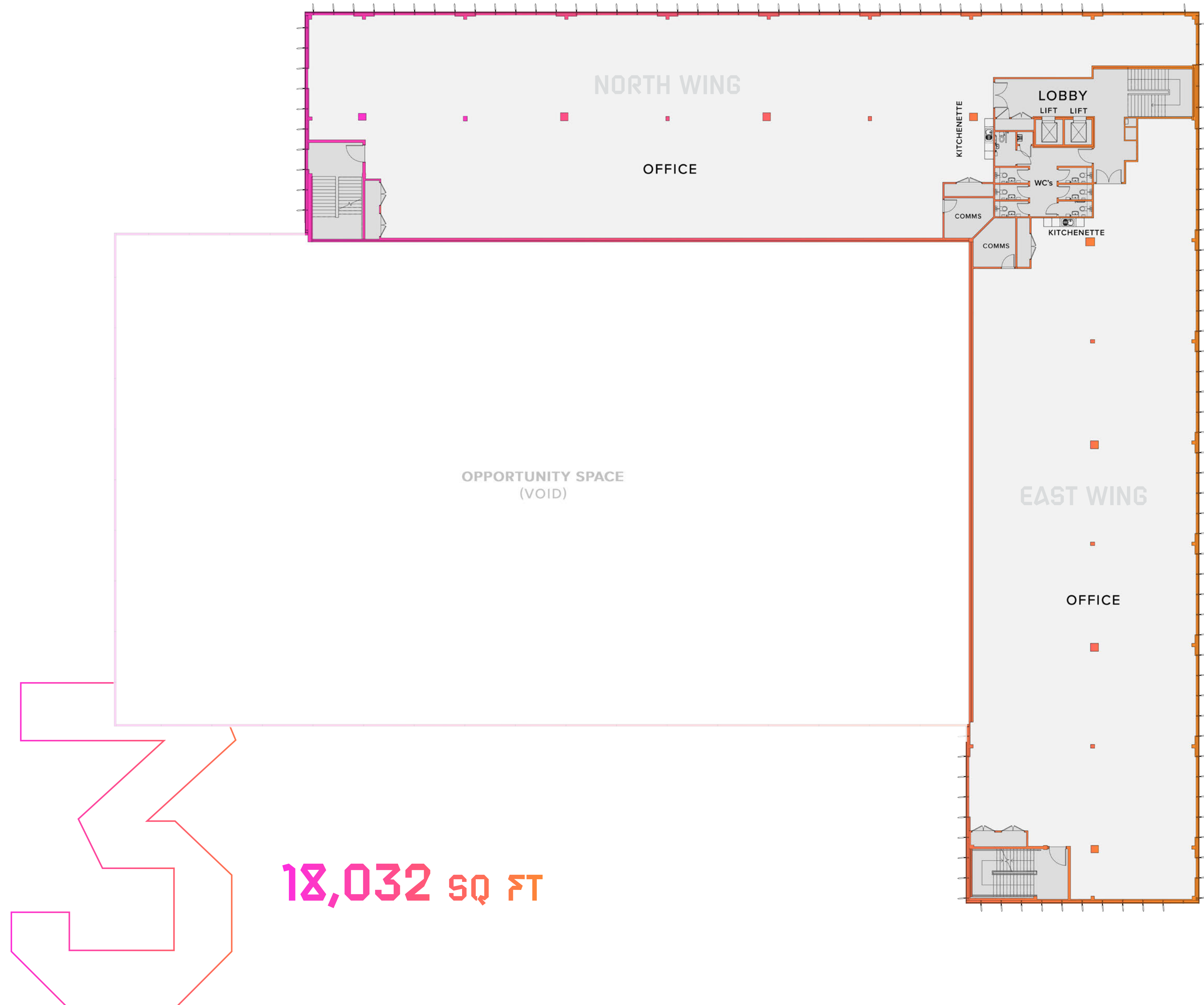
18,009 SQ FT

THIRD FLOOR

OFFICES

- 7 WCs
- 2 passenger lifts
- Kitchenette to each wing

AREAS	SQ FT	SQ M
North Wing	9,128	848
East Wing	8,904	827
Total	18,032	1,675



18,032 SQ FT

CULHAM _CAMPUS

The new building is located at the entrance to Culham Campus providing excellent access to the core campus activity and amenity spaces.

The campus also provides a range of other facilities including a 234-seating conference centre with open foyer and boardroom meeting space. For security there is a 24-hour on-site personnel team, and all buildings are accessed via electronic access control including a secure gate reception.

The on-site restaurant offers catering for large parties and weekly menus, and for any coffee requirements you'll find a Costa Coffee within a newly refurbished central lounge and amenity space.

Helping employees find the right work life balance is key for today's occupier, which is why the outstanding awarded OFSTED Culham Nursery & Preschool is a great addition to life on campus. Catering for youngsters from 3 months to 5 years old it's designed as a new build with large garden space and lots of toys.



AMENITIES



Breakfast & deli bar



Shop



Costa Coffee lounge



Sports & social events



Nursery & preschool



Hospitality delivery service



Conference centre



EV charging benefits

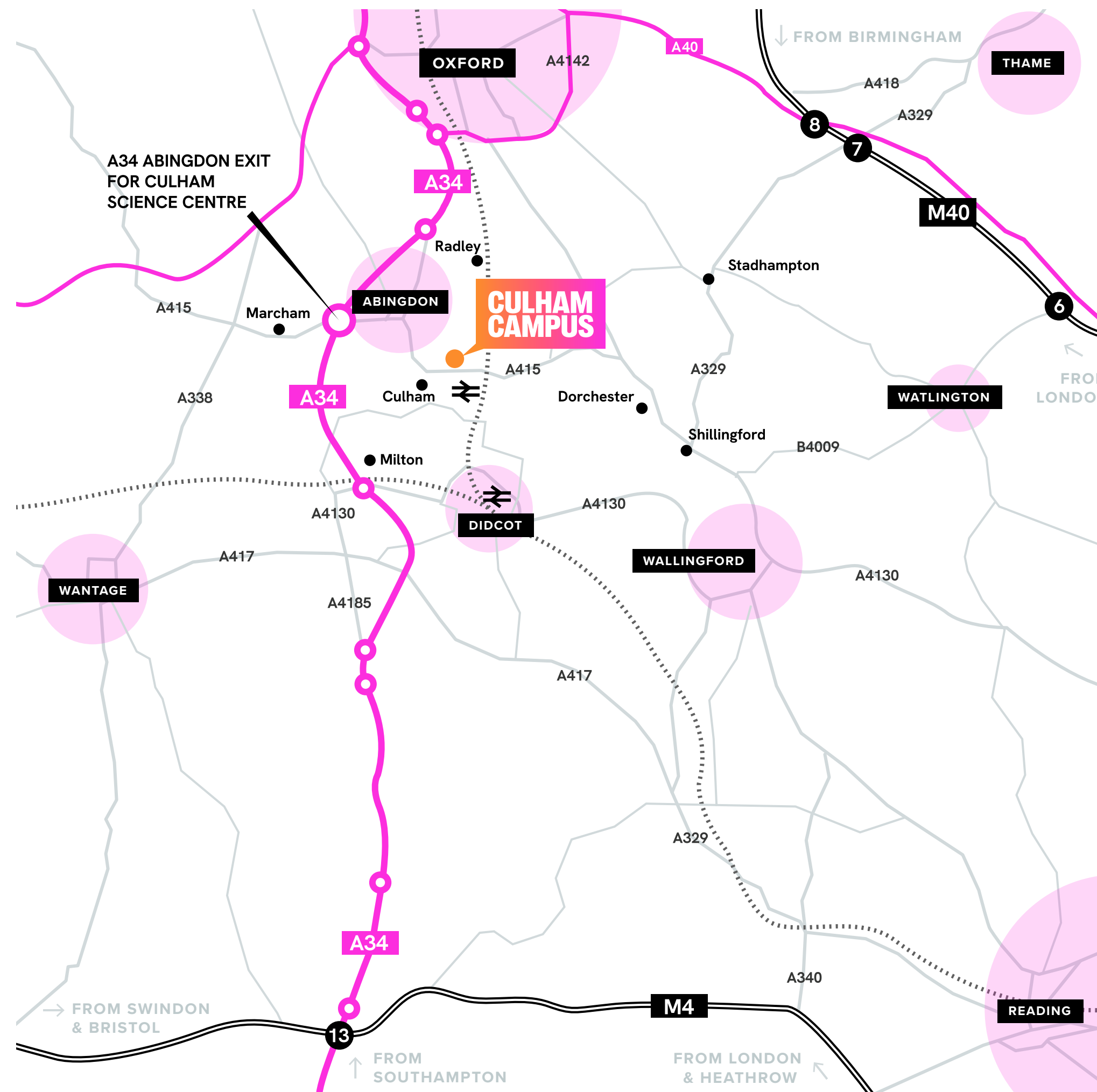


24hr on-site security

A PRIME LOCATION

Culham Campus is within Science Vale UK and the Oxfordshire Knowledge Spine comprising Oxford, Abingdon and Didcot. The Campus is owned and managed by UKAEA, established by the UK Government for researching and developing fusion energy.

Getting to Culham Campus is easy. The local train station (Culham Railway Station) is a 10-minute walk with direct access into Oxford. Oxford City Centre is a 15-20 minute drive away and the campus is accessible from the A415, Abingdon Road, which links to the A34.



Train times from Culham Station

Culham Campus is a 10 minute walk from Culham Station, which is served by Great Western Railways trains with links to London and beyond.

- Didcot** — 8 mins
- Oxford** — 11 mins
- Reading** — 25 mins
- Banbury** — 41 mins
- London Paddington** — 50 mins

Well-served by road links

Culham Campus, OX14 3DB, is located off the A415 east of Abingdon and within easy access to A34 and M40.

- A4074** — 1.7 miles
- A34** — 3.6 miles
- Oxford City Centre** — 6 miles
- M40** — 10 miles
- A420** — 10 miles

Drive times to UK airports

Only 40 minutes from the M25, Culham Campus can easily be reached from London airports.

- Heathrow** — 47 mins
- Luton** — 1hr 9 mins
- Bristol** — 1hr 40 mins



EPC

Target EPC A. Full EPC certification will be made available upon practical completion.

Parking

Parking will be available as part of a roaming licence granted via a right within the lease, at nil cost to the occupier. A shared 262-bay multi-storey car park is being delivered adjacent (south) of the subject. Whilst this is not dedicated to the building, it will provide a free parking function to the campus based on current arrangements.

Business Rates

Any incoming tenant(s) will be responsible for the payment of non-domestic business rates. An assessment for business rates will be undertaken upon practical completion. Information to be provided on application.

Service Charge

Incoming tenants will be responsible for the payment of a Building and Estate service charge. Information to be provided on application.

Terms & Tenure

Full terms to be agreed. Building available on a sub-lease from UKAEA. Occupation of whole to be on FRI Terms. Occupation of part on Effective FRI Terms. All leases will form a sub-lease under the headlease and will be made outside of the provisions provided by Part II of the Landlord and Tenant Act 1954.

Legal Costs

Each party is liable for their own legal costs for the transaction.

CONTACT

For all viewings and further information, please contact Avison Young:

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**CULHAM
CAMPUS**



UK Atomic
Energy
Authority