

CULHAM CAMPUS,
OXFORDSHIRE OX14 3DB

THE HORNBILL BUILDING

IMMEDIATELY AVAILABLE

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 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 licence. The Hornbill Building has sustainability at its heart with the intention of driving lower running costs.



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)
Third	18,117
Second	18,149
First	17,559
Ground	15,695
Total	69,520

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 7,649 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



SPACES_DEIGNED AROUND YOU

The aptly-named opportunity space offers a productive space for large scale research apparatus which can be designed to suit.

FLOOR	SQ FT (GIA)
Ground	23,976
Total	23,976



12m clear
internal height



Capable of sub-division
into 2 or 3 equal units



50kN/m²
floor loading



Frost protection



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

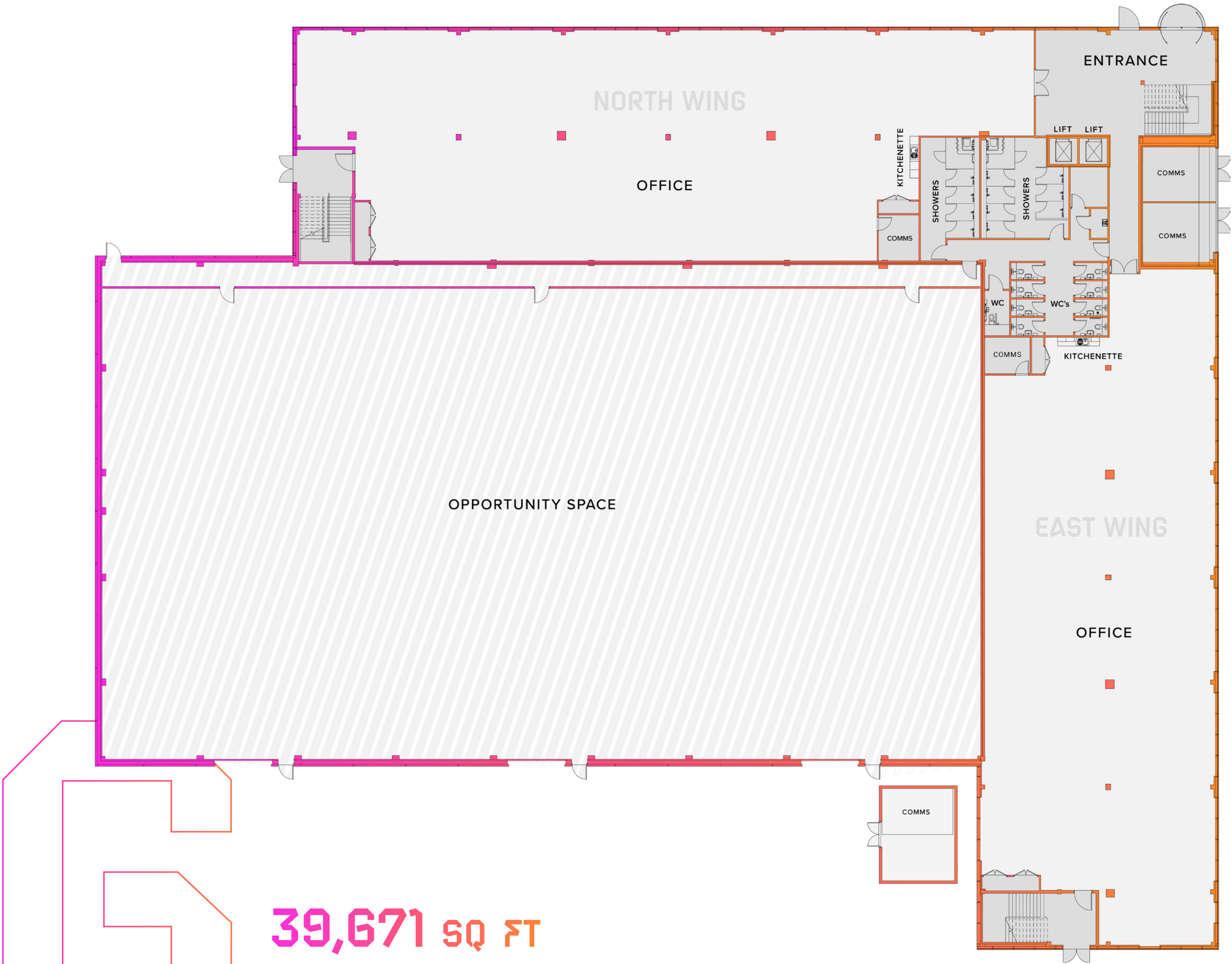
- 13 showers
- 9 WCs
- 2 passenger lifts

AREAS	SQ FT	SQ M
North Wing	8,046	747.46
East Wing	7,649	710.64
Total	15,695	1,458.11

OPPORTUNITY SPACE

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

UNIT	SQ FT	SQ M
Ground Floor	23,976	2,227.43
Total	23,976	2,227.43



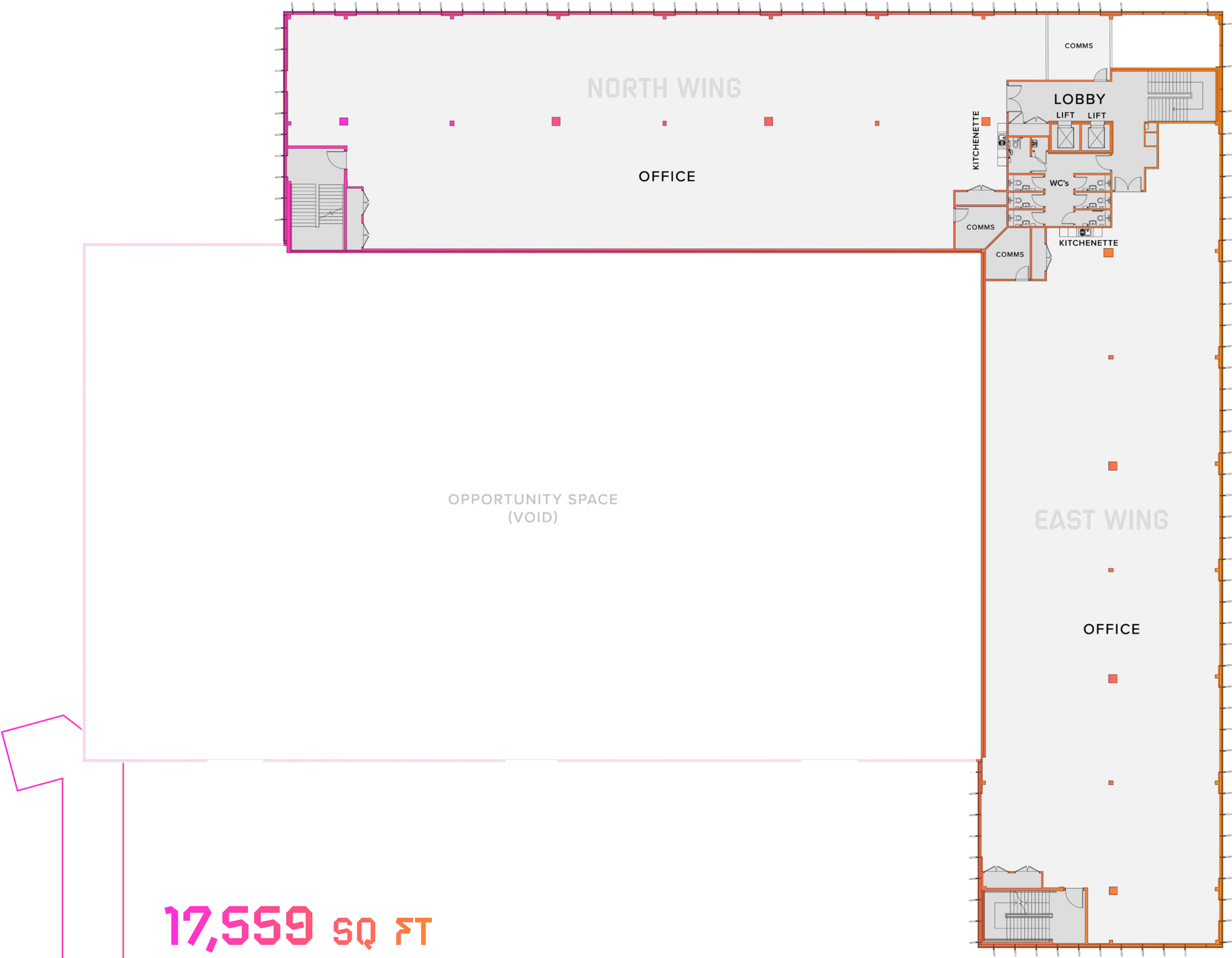
39,671 SQ FT

FIRST FLOOR

OFFICES

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

AREAS	SQ FT	SQ M
North Wing	8,621	800.87
East Wing	8,938	830.33
Total	17,559	1,631.20



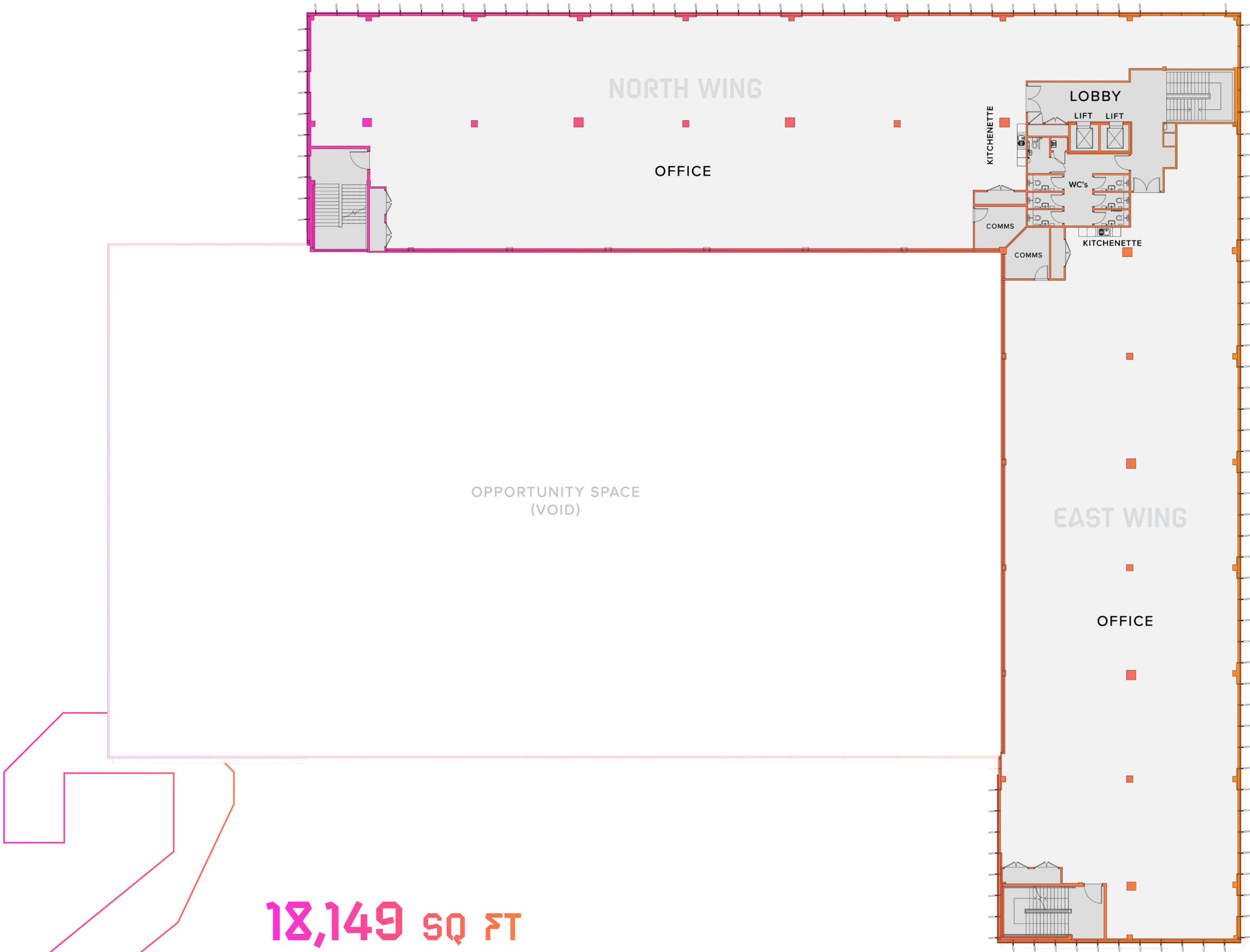
17,559 SQ FT

SECOND FLOOR

OFFICES

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

AREAS	SQ FT	SQ M
North Wing	9,195	854.26
East Wing	8,954	831.84
Total	18,149	1,686.10

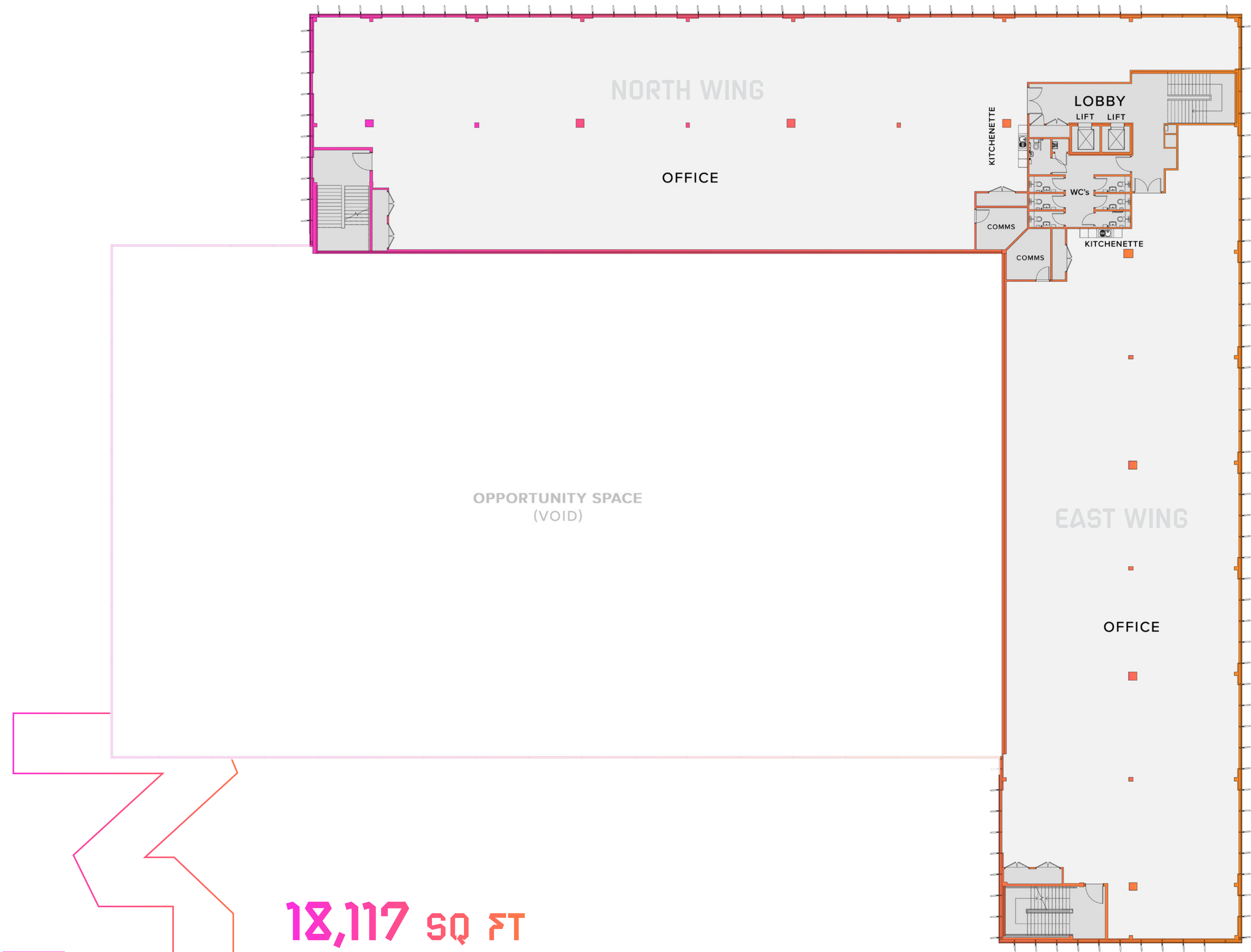


THIRD _FLOOR

OFFICES

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

AREAS	SQ FT	SQ M
North Wing	9,179	852.75
East Wing	8,938	830.35
Total	18,117	1,683.10



18,117 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

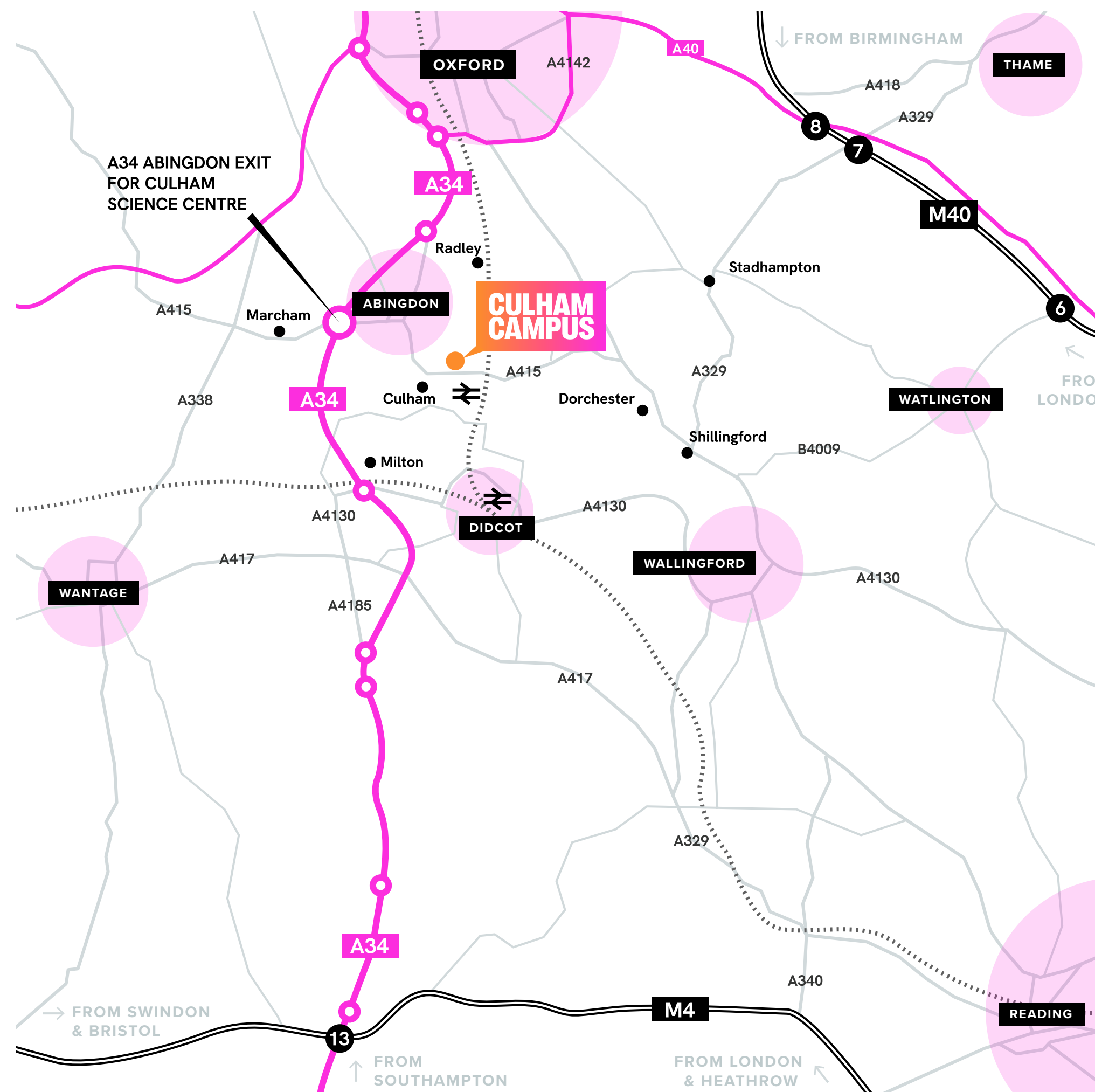


24hr on-site
security

10/10/2016

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.

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

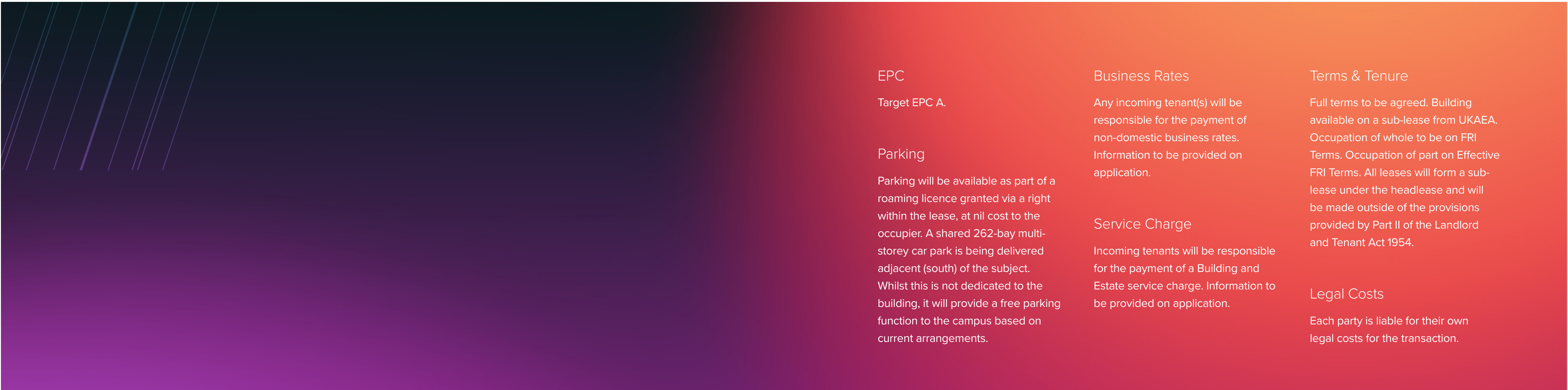
London Paddington — 50 mins

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

A420 — 10 miles

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

Bristol — 1hr 40 mins



CONTACT

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EPC

Target EPC A.

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. 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.

