

F11

**OFFICE SPACE WITH
MEETING ROOM & KITCHEN**



WELCOME TO CULHAM CAMPUS



A thriving innovation hub and home to UKAEA, as well as the UK's leading fusion and AI cluster. The campus offers a dynamic, collaborative environment with world-class facilities and a growing community of innovators.

WHY CHOOSE CULHAM?

- Home to UKAEA's world-leading expertise and facilities
- A global hub for fusion research selected by the UK Government to host emerging AI technologies
- Dedicated collaboration hub for UKAEA spin-out and partner businesses, fostering close innovation and knowledge exchange
- High-power electrical grid connection supporting advanced research and technology
- Thriving innovation and science community in Oxfordshire
- Flexible office, lab and workshop spaces for all business sizes
- Good connectivity - walking distance to Culham railway station and convenient road links to Abingdon and Oxford
- On-site café, nursery, restaurants, gym and conference facilities
- Sustainable campus with EV chargers, solar panels and landscaped green spaces
- Secure site with 24-hour security and free parking
- Collaborative environment connecting industry, academia and investors

CAMPUS FACILITIES



Ofsted-rated "Outstanding" Nursery & preschool



Deli



On-site gyms



Shower facilities



24-hour security



On-site print shop



Campus hire bikes



Café



Multiple eateries



Sports facilities



EV charging



Landscaped environment



Post room



Conferencing & meeting spaces

F11 GROUND FLOOR OPPORTUNITY



UNIT F11 - KEY FEATURES

- 2,973 sq ft (276 sq m) - Net Internal Area
- Modular ground-floor office accommodation
- Flexible layout with comfort cooling and LED lighting
- Dedicated kitchen and welfare area
- Dedicated meeting room
- On-site parking



RENT

£70,000 PA

SERVICE CHARGE

£9,916 PA

(excluding utilities)

ESTIMATED

BUSINESS RATES

£20,000 PA

BE PART OF THE UK'S LEADING FUSION AND AI CLUSTER

Join a thriving ecosystem of innovators and world-class scientists.
F11 offers a turnkey office solution in the heart of Culham Campus.

Get in touch today to secure your space.

**Culham Campus,
Abingdon,
Oxfordshire,
OX14 3DB**



Easy access to A415 → A34 → M40



Heathrow ~ Approximately 60 minutes by car to Heathrow



10-minute walk to Culham Station – direct to Oxford,
Didcot Parkway, London Paddington



Located near the historic market town of Abingdon, offering
supermarkets, shops and hotel accommodation.

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w: www.culham.org.uk

**CULHAM
CAMPUS**

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