

K1

LABORATORY AND OFFICE SPACE TO LET



High quality refurbished laboratory and office accommodation within a world leading fusion, engineering and AI campus

K1 at Culham Campus offers high quality laboratory and office accommodation within one of the UK's most significant science and innovation environments. The building provides well designed, flexible space suited to organisations operating at the forefront of fusion energy, advanced engineering, robotics and AI driven research.

Located at the heart of Culham Campus, K1 offers occupiers a professional working environment alongside access to worldclass research expertise, modern campus facilities and a highly collaborative innovation ecosystem.

WELCOME TO CULHAM CAMPUS



WHY CHOOSE CULHAM CAMPUS?

Culham Campus is a nationally and internationally recognised centre for science, research and innovation, bringing together industry, academia and government backed programmes.

- Home to UKAEA's world leading fusion expertise and facilities
- A global hub for fusion technology, selected by the UK Government to host emerging AI technologies
- Designated the UK's first government named AI Growth Zone
- Dedicated collaboration environment for UKAEA spinouts, partner businesses and innovators
- Strong links to AI, robotics, data science and advanced engineering
- Research partnerships including collaboration with the University of Cambridge
- High power electrical grid connection, supporting advanced research and technology uses
- Thriving science and innovation community within Oxfordshire

Occupiers at K1 benefit from being embedded within a highly connected research ecosystem, supporting collaboration, knowledge exchange and long-term growth.

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

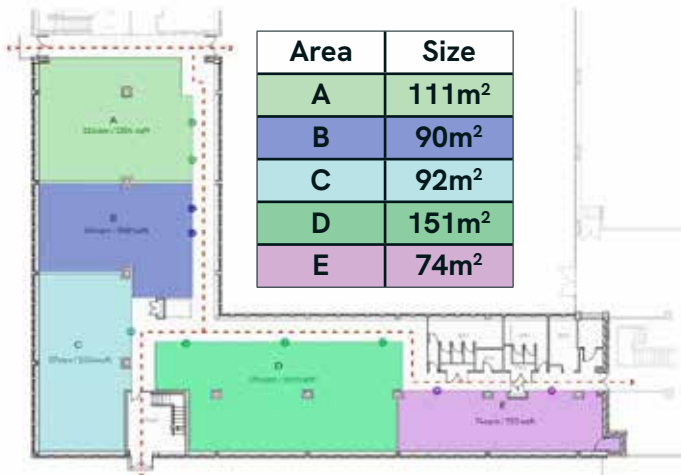


Conferencing & meeting spaces

K1 - LABORATORY & OFFICE ACCOMMODATION

K1 provides a suite of high quality laboratory and office spaces designed to support research, development and collaborative working.

The accommodation offers flexibility for a range of operational and technical requirements within a professional, campus based environment.



Indicative floor plans are available and demonstrate the configuration and relationship of the accommodation.

ACCOMMODATION OVERVIEW

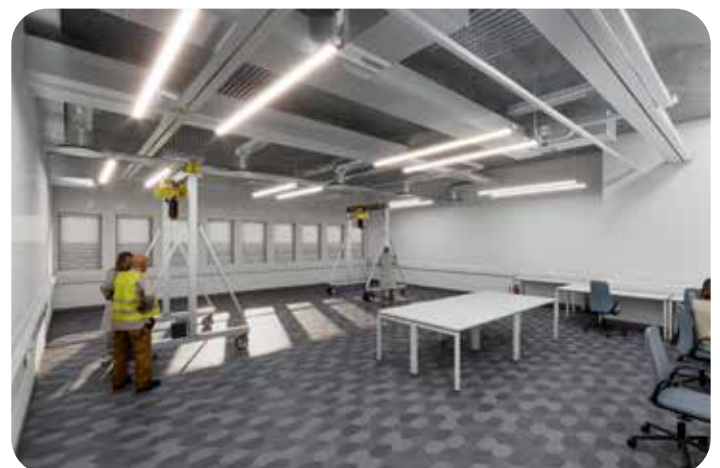
- Three ground floor refurbished laboratories, suitable for research, development and technical use
- Ground floor refurbished office accommodation, suitable for technical, administrative or hybrid teams
- Integrated potential for office, collaboration and support space
- Units available individually or in combination, subject to occupier requirements
- Flexible layouts capable of adaptation to a range of uses

DESIGNED FOR COLLABORATION

K1 sits within a campus environment designed to encourage interaction, connection and informal collaboration.

- **K1 East Quad**, providing a vibrant outdoor social and meeting space
- **K1 West Quad**, offering a quieter landscaped setting for informal working
- **Roof terrace** overlooking the East Quad, suitable for informal meetings and social use

These shared external spaces enhance the occupier experience and support a strong campus community.



AVAILABILITY & LEASING

- Refurbished laboratory and office space
- Contracted out leases offered
- A range of lease lengths and configurations may be considered
- Space available as individual units or in combination, subject to requirements

Further commercial details, including rental levels and leasing terms, are available upon enquiry.

Business rates are payable by occupiers directly to the local authority.

SPECIFICATION

K1 is newly refurbished providing best in class accommodation designed to support a range of technical and office based operations. The upgraded space combines efficiency and flexibility in mind offering a contemporary adaptable environment.

- Newly designed collaboration and break out spaces
- Carpet & vinyl floor coverings, plastered painted walls and suspended or exposed ceilings
- New M&E to include cooling and enhanced air changes
- Energy efficient lighting throughout

Whilst every care has been taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. All measurements are approximate and for illustrative purposes only. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of the information provided.

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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**CULHAM
CAMPUS**