

B22

WORKSHOP WITH OFFICE ABOVE



B22 at Culham Campus offers modern self contained workshops measuring 1466 sq ft/136 sq m with offices above measuring 1474 sq ft /137 sq m 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 northern side of Culham Campus, B22 offers occupiers a professional working environment alongside access to world class research expertise, modern campus facilities and a highly collaborative innovation ecosystem.

WELCOME TO CULHAM CAMPUS



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

WHY CHOOSE CULHAM?

- 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
- Strong links to AI, robotics, data science and advanced engineering
- Thriving science and innovation community within Oxfordshire
- Dedicated collaboration environment for UKAEA spin outs, partner businesses and innovators
- Research partnerships including collaboration with the University of Cambridge
- High power electrical grid connection, supporting advanced research and technology uses

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

B22 WORKSHOP WITH OFFICE ABOVE



ACCOMMODATION OVERVIEW

- Ground floor workshop 1466 sq ft. Access via two roller shutter doors, floor to ceiling height of 4.3m. Solid concrete floor. Perimeter trunking and LED lighting to metal ceiling.
- Self contained accommodation with own front door, WCs, with stairs and lift to:
- First floor office accommodation 1474 sq ft.
- Carpeted suspended floor with floor boxes, plastered painted walls with additional trunking, suspended ceiling with recessed lighting, comfort cooling and kitchenette.
- Units available individually or in combination, subject to occupier requirements. Indicative floor plans are available and demonstrate the configuration and relationship of the accommodation.



Occupiers at B22 benefit from being embedded within a highly connected research ecosystem, supporting collaboration, knowledge exchange and long term growth.

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

Join a thriving ecosystem of innovators and world-class scientists.
B22 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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**CULHAM
CAMPUS**

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