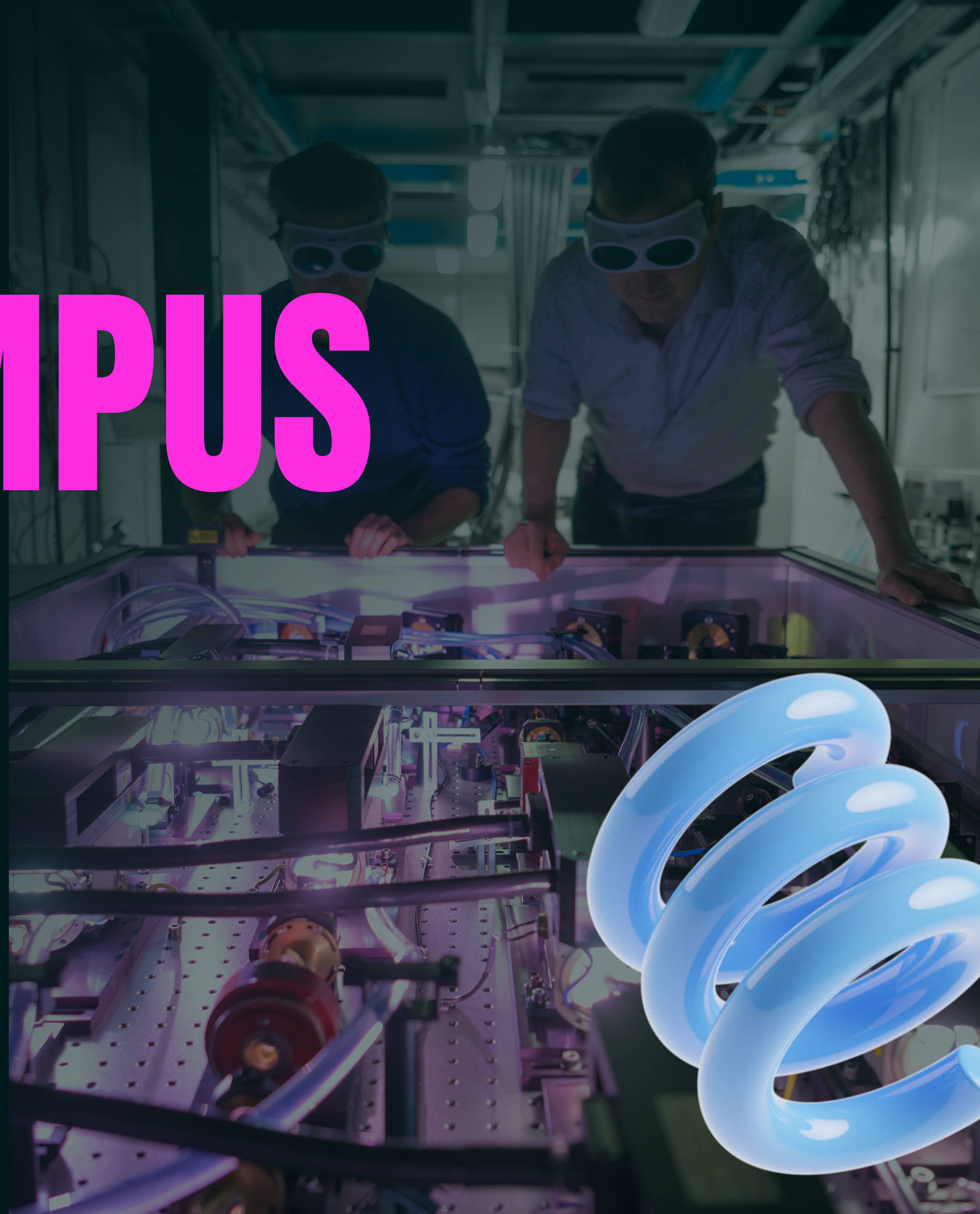


WELCOME TO CULHAM CAMPUS

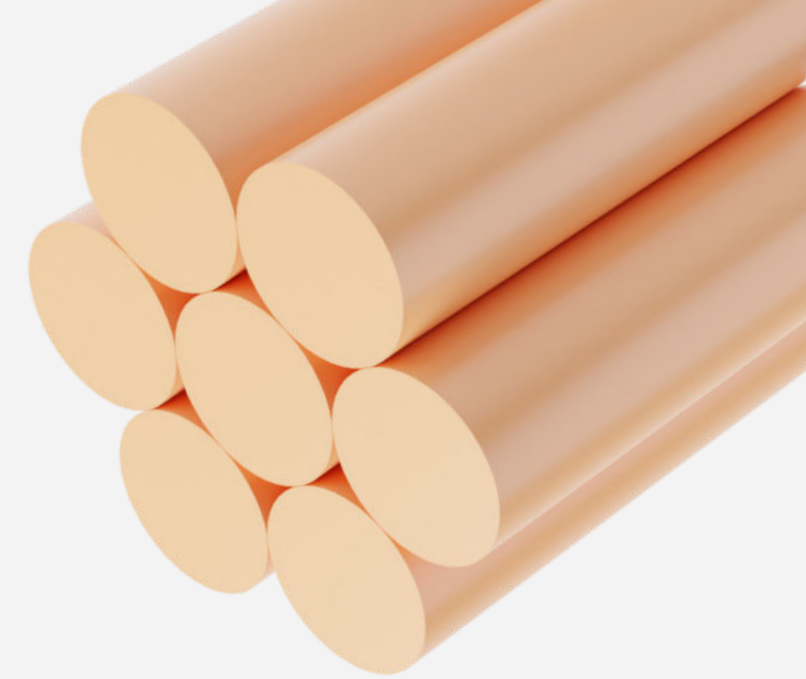
A unique leasing opportunity at the heart of
the UK's Fusion and AI innovation cluster

**CULHAM
CAMPUS**



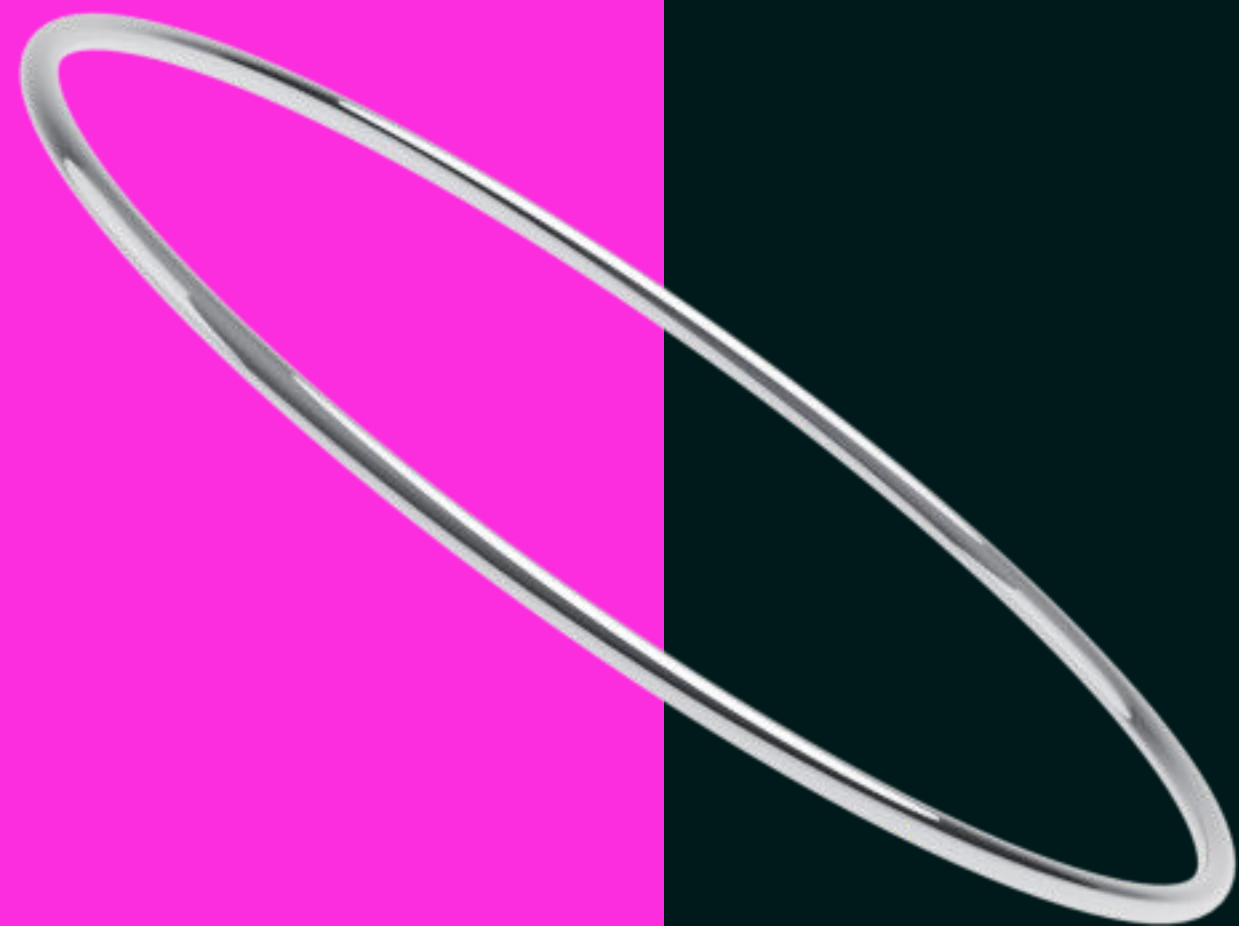
WHY CULHAM CAMPUS

- Fusion is coming. AI is here. Culham is where it happens
- Flexible office and lab lease space with UK's highest science park power capacity
- Collaborate with UKAEA and a growing innovation cluster
- Room for growth, sustainable buildings, vibrant community for fusion and AI innovators
- First AI Growth Zone in the UK
- Established fusion cluster



HOW CAN CULHAM HELP YOUR BUSINESS?

- A dynamic science and innovation campus
- Ideal for companies in fusion, AI and technology
- Access to UKAEA expertise and collaborative ecosystem
- Purpose-built spaces with direct grid power connection



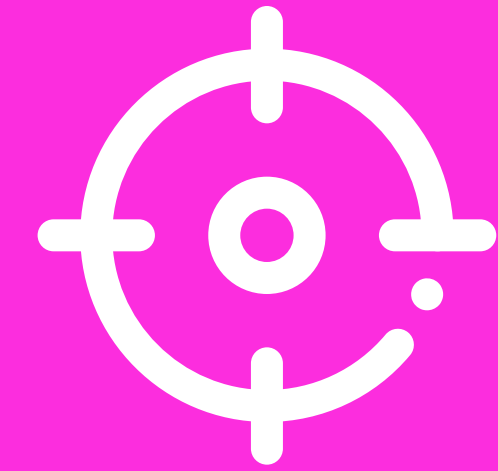
PRIME LOCATION



Situated in Oxfordshire
– a global science
hotspot



Excellent road, rail, and
international airport
links

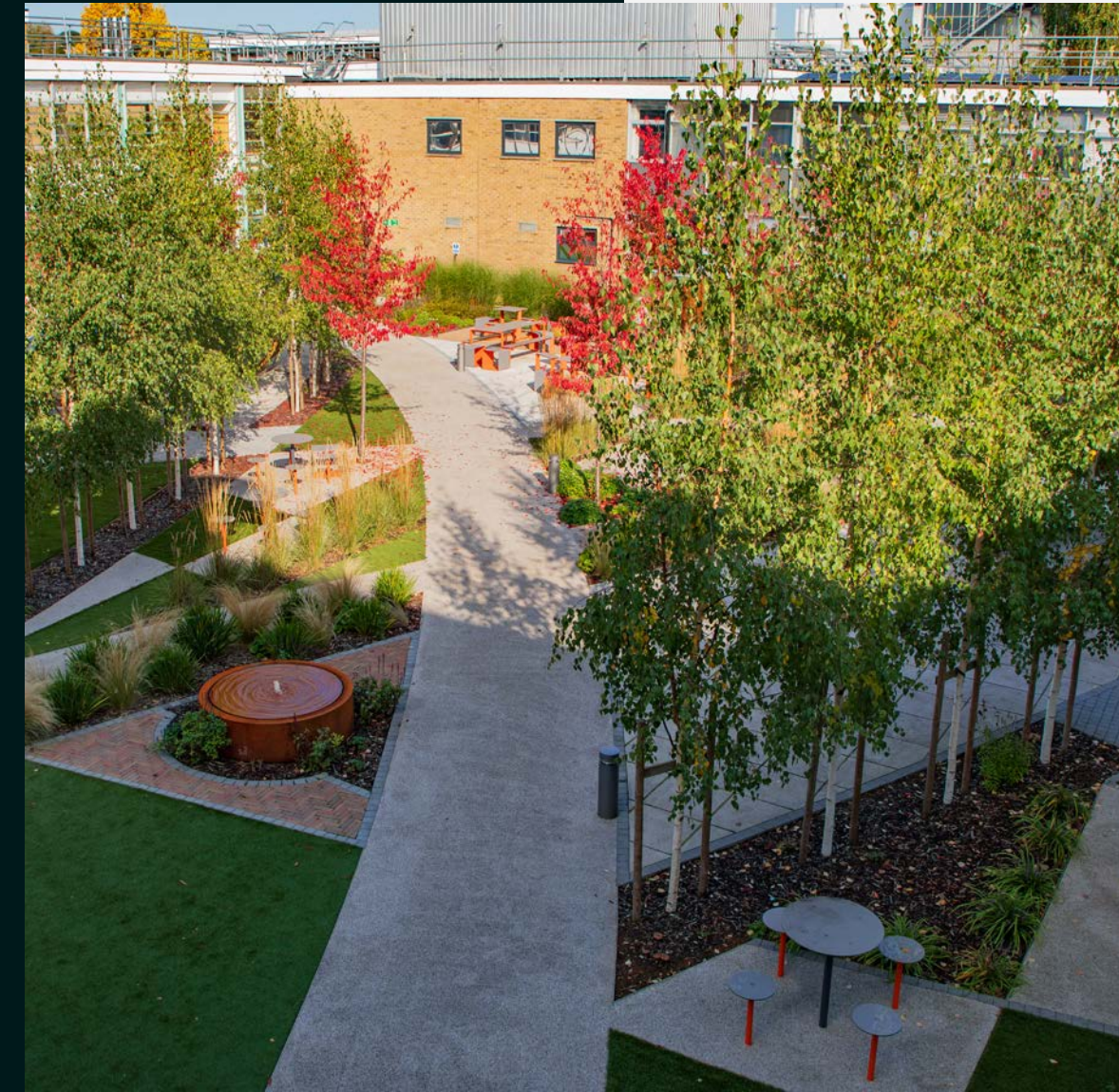


60 minutes from
London and easy
access to major
transport routes

HARWELL

Close proximity to
Oxford and Harwell
Science and Innovation
Campus

EXCEPTIONAL FACILITIES

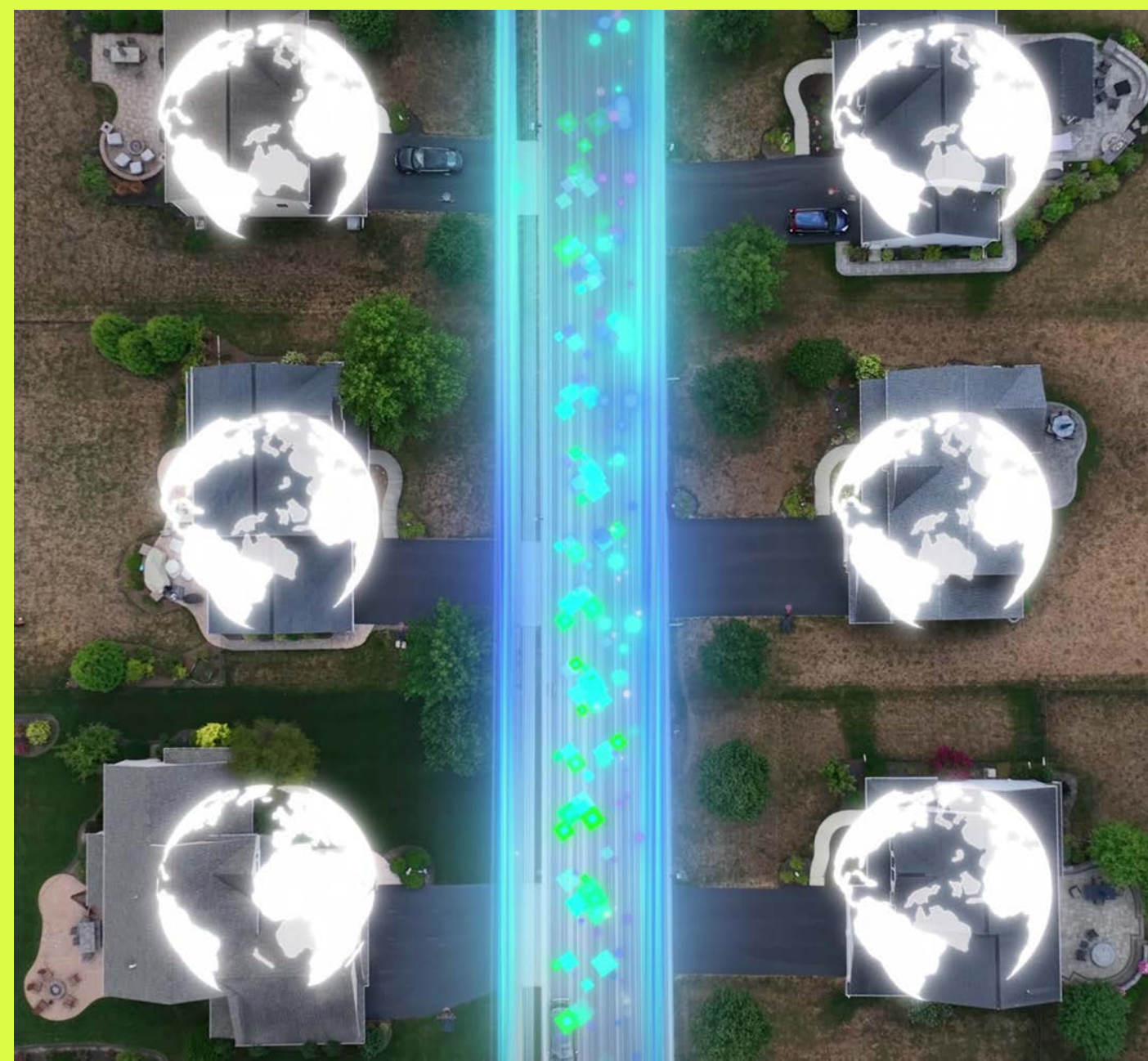


- Flexible office, lab, and workshop spaces
- 24/7 secure access
- Onsite catering, meeting rooms, onsite nursery and conference facilities
- Ample parking and green open space





Robust and scalable power supply connected to the national grid



High-speed digital infrastructure



Ideal for energy-intensive operations supporting AI and high-performance research

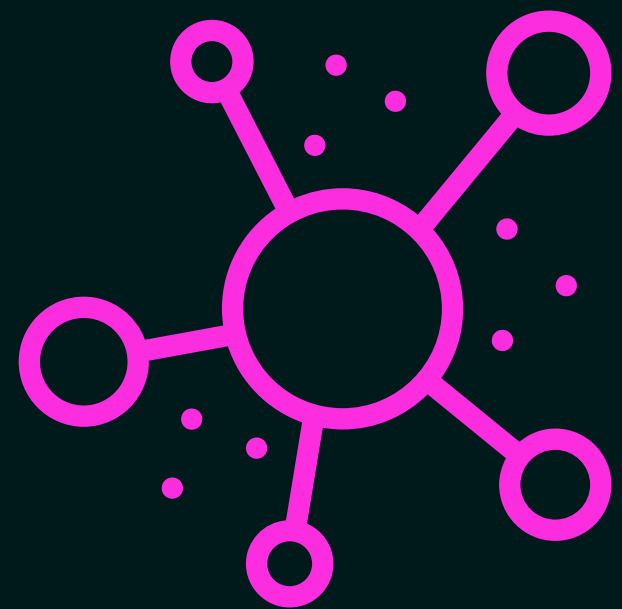
POWER & INFRASTRUCTURE

WORLD-CLASS COLLABORATION & NETWORKING

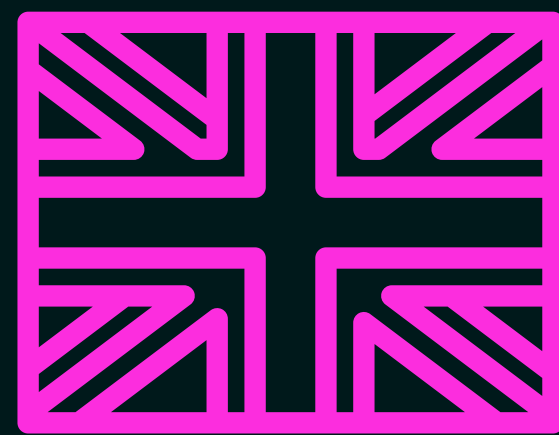
- Home to the UK Atomic Energy Authority (UKAEA)
- Network of fusion scientists, engineers, and AI experts
- Thriving R&D community with public-private partnerships
- Opportunities for joint projects, funding, and shared resources



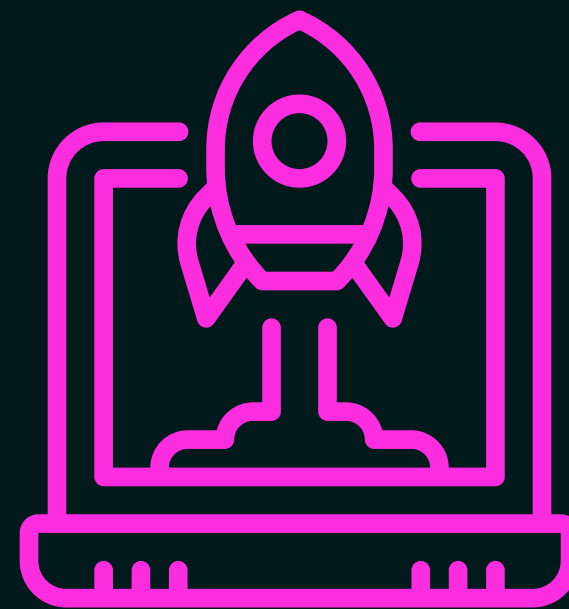
JOIN A GROWING AI INNOVATION & * THE FUSION CLUSTER



Central node in the
UK's Fusion Cluster
and AI ecosystem



Supported by
government and
industry



Startups, scale-ups, and
multinationals seeking
cutting-edge
research connections





Flexible terms to suit your growth



Modern, ready-to-use spaces or
fully customised units



Join tenants already driving
fusion and technology innovation

TAILORED LEASING OPTIONS



GET IN TOUCH

Ready to move in or want to learn more?



Commercial.property@ukaea.uk



www.culham.org.uk

**CULHAM
CAMPUS**