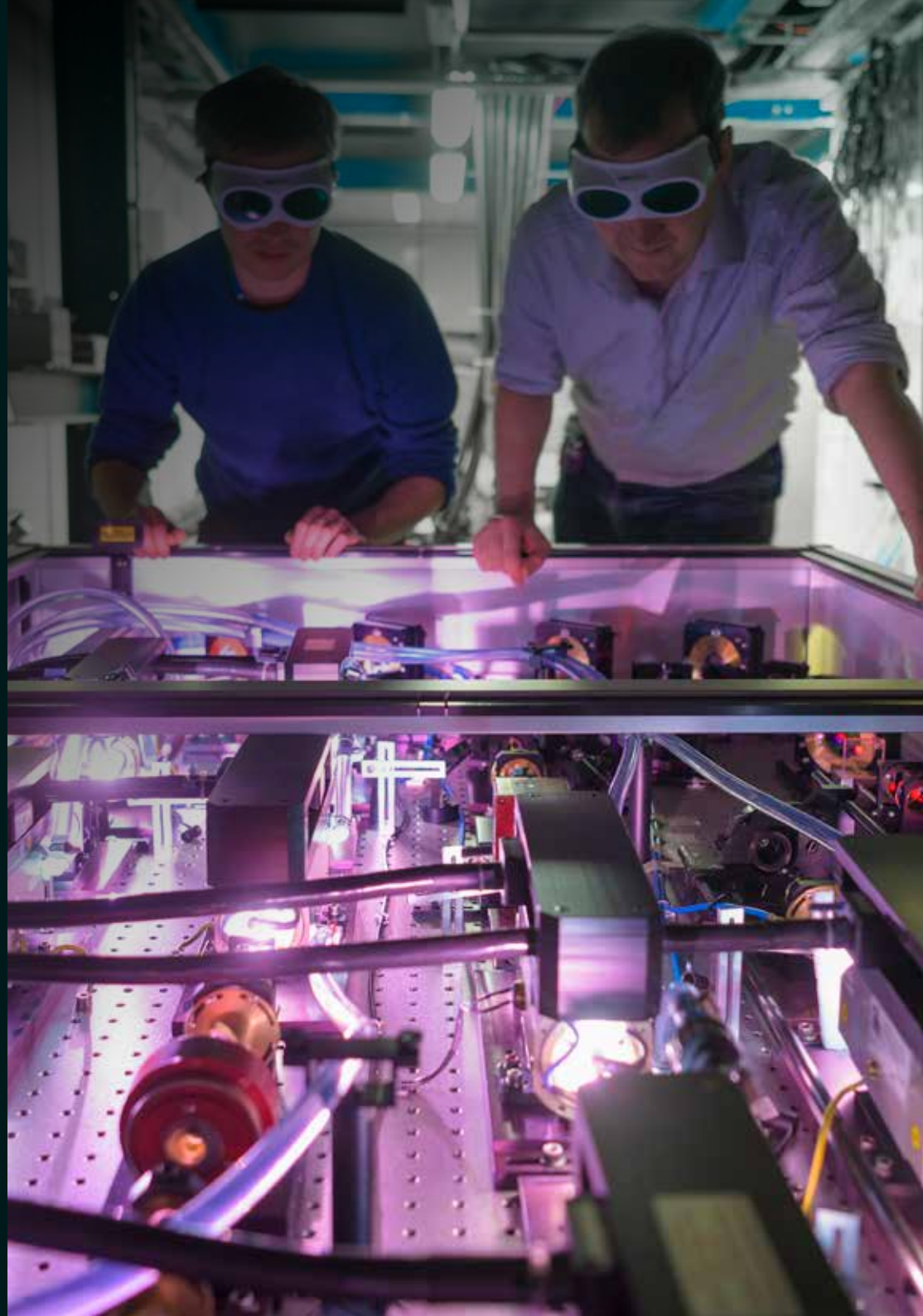
CULHAM CAMPUS

UK Atomic Energy Authority

STRATEGIC INVESTMENT PARTNER OPPORTUNITY



CONTENTS

INTRODUCTION

Culham Campus stands at the forefront of a transformational opportunity to establish the UK as a global leader in fusion energy, artificial intelligence, and advanced technologies.

At its heart is the UK Atomic Energy Authority (UKAEA) which is a global leader in fusion science and innovation. UKAEA is a UK government research organisation and an executive non-departmental public body of the Department for Energy Security and Net Zero (DESNZ), charged with delivering the UK's fusion energy mission. As the world moves closer to the commercial reality of fusion power, UKAEA is seeking a visionary Strategic Investment Partner to help drive the next phase of Culham's development.

Strategically located within the Oxford-Cambridge innovation corridor, this world-class science and technology campus is uniquely positioned to drive the creation of a thriving new UK industry sector that will generate high-value jobs, foster the growth of innovative companies, and unlock access to fast-growing global markets.

Supported by landmark government investment and recognised as the UK's first AI Growth Zone, Culham Campus is more than a research site, it is a commercial catalyst designed to accelerate innovation and economic growth.

This is a call for visionary investors and partners to join a once-in-a-generation opportunity to shape the future of clean energy and digital intelligence, delivering tangible benefits for the UK economy and its society.

A NATIONAL ASSET WITH GLOBAL POTENTIAL

Culham Campus is evolving into a nationally significant hub for fusion energy and artificial intelligence. This will be anchored by a state-of-the-art AI data centre that will be developed by a Strategic Investment Partner.
This cutting-edge digital infrastructure will support high-performance computing essential for fusion research, advanced AI applications, and data-driven innovation.

Culham Campus is already a site of international strategic importance, and its global impact is only just beginning. As the home of UKAEA and the base for the UK's Fusion Cluster - a network of over 400 organisations from fusion energy developers, scientists and academia, investors, the supply chain, technical consultants, and government - Culham plays a central role in fostering collaboration, innovation, and inward investment across the sector.

The campus is home to world-leading fusion research and innovation facilities. These include the experimental Mega Amp Spherical Tokamak (MAST) Upgrade, which informs the design of future fusion power plants, and the Joint European Torus (JET) — formerly the world's largest operating tokamak, now entering its decommissioning phase after a record-breaking legacy. Culham also accommodates the Remote Applications in Challenging Environments (RACE) centre for advanced robotics, extensive materials testing laboratories such as the Tungsten Materials Laboratory and specialist tritium handling facilities and training. This includes the world-renowned Tritium Training Course, which attracts international specialists. This, alongside Culham's visitor and training spaces, supports STEM outreach and industry engagement.

Culham Campus also has strong links to STEP (Spherical Tokamak for Energy Production) Fusion which is a government-funded industry partnership programme, designed to scale a consistent fusion energy supply. Sponsored by the Department for Energy and Net Zero, it's part of the Government's Major Projects Portfolio — and the UK's flagship fusion programme. Based at a site in West Burton, STEP Fusion was established by the UK Atomic Energy Authority (UKAEA) —but will ultimately be delivered by the wholly owned subsidiary, UK Industrial Fusion Solutions Ltd (UKIFS).

UK Atomic Energy Authority

STEP

UK Industrial Fusion Solutions

THE INVESTMENT OPPORTUNITY

Spanning 190 acres of freehold land with the capacity for around 40 hectares of new development, Culham Campus offers a rare chance to invest in one of the UK's most advanced science and technology destinations.

This investment will enable:

- Creation of a commercially driven masterplan to deliver phased, world-class infrastructure and property development
- Attraction and incubation of leading companies in fusion energy, AI, advanced manufacturing, and related sectors
- Facilitation of active collaboration between industry, academia, and government to accelerate innovation and commercialisation
- Generation of thousands of new, highly skilled jobs and growth of globally competitive UK companies
- Unlocking significant long-term commercial value from a site with international strategic importance

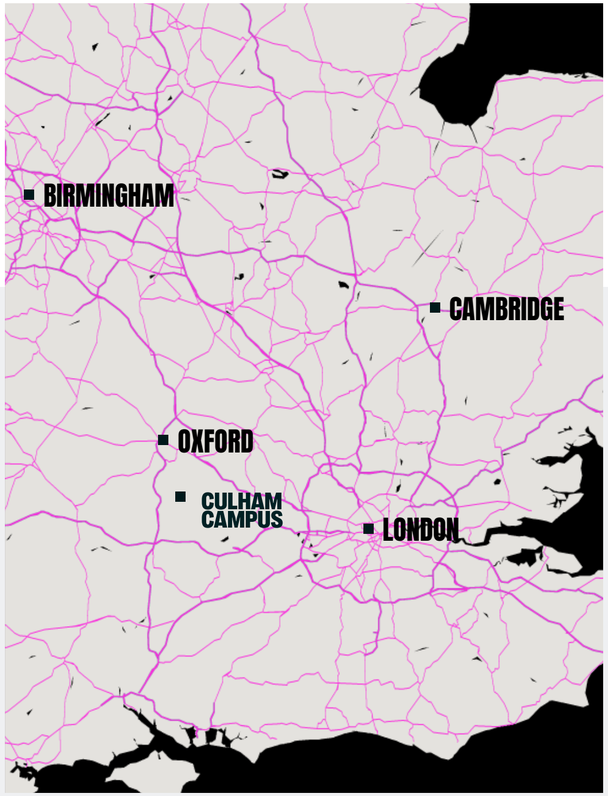
This is more than a property development. It's a chance to help shape the future of energy, data, and advanced technology alongside one of the world's most important public science institutions.

STRATEGIC LOCATION IN THE UK'S INNOVATION HEARTLAND

Located in the 'Golden Triangle' of Oxford, London, and Cambridge, Culham Campus benefits from exceptional connectivity and proximity to world-class talent, research institutions, and global markets.

- Immediate access to major transport links, including key motorways and rail connections
- Under an hour to Heathrow Airport, a global business gateway
- Adjacent to Culham Station, with rail connections to London Paddington in as little as 50 minutes (via Didcot Parkway) and Oxford in as little as 12 minutes
- Infrastructure investments such as the Clifton Hampden Bypass enhancing accessibility to site

This prime location ensures businesses at Culham can scale rapidly while tapping into one of the UK's most dynamic innovation ecosystems.



WORLD CLASS INFRASTRUCTURE AND FACILITIES

Culham Campus is already a fully operational secure environment, with extensive infrastructure to support advanced research, innovation, and commercial growth. It offers a strong foundation for immediate development, with over 1.5 million sq ft of operational space, including:

UKAEA Headquarters
providing modern, Grade A office space

The Hornbill Building
combining office space and precision engineering facilities

RACE
Centre for robotics and remote operations in extreme environments

H3AT
UK's leading facility for hydrogen and tritium

Oxfordshire Advanced Skills & Manufacturing Technology
Specialist skills and training hub

MAST Upgrade
The UK's largest operational spherical tokamak

The campus also delivers a high-quality working environment, with:

- EV charging across the site
- 24/7 security and site access
- On-site amenities including a gym, restaurants, a nursery, and sports facilities
- Ample parking and green spaces

This well-equipped environment makes Culham immediately attractive to occupiers and accelerates the timeline for commercial delivery and return on investment.

UNMATCHED POWER & DIGITAL INFRASTRUCTURE

Culham Campus offers industrial-scale power capacity rarely found outside heavy manufacturing or defence sites making it uniquely suited for energy-intensive operations like fusion technology, AI model training, and high-performance data centres.

nationalgrid

sse

CULHAM CAMPUS

Culham Campus has a peak capacity of 600 MW by combining National Grid and SSE power infrastructure – exceeding that of most technology and industrial parks across Europe.

It also boasts a 400kV National Grid transmission connection and 11Kv SSE network connections.

This level of power availability unlocks opportunities for mission-critical infrastructure, including next-generation data centres and fusion research hubs.

THE UK'S FIRST AI GROWTH ZONE: POWERING THE FUTURE

UKAEA's Culham Campus has been named as the UK's first AI Growth Zone, as announced by the Prime Minister in January 2025. Central to this transformation will be a state-of-the-art AI and high-performance computing data centre to be delivered through a public-private partnership. A proportion of the facility will be dedicated to advanced simulation workloads to support fusion and other national research priorities, with the remainder boosting the UK's sovereign AI capabilities.

UKAEA will work with a long-term strategic investment partner to help deliver this bold vision creating a commercially led, world-class technology campus that drives economic growth, supports the UK's fusion cluster, and positions Culham as a global centre of excellence.

UK Atomic Energy Authority

CULHAM CAMPUS

FUSION ENERGY & AI GROWTH ZONE
POWERING INNOVATION.

Powered by AI. Driven by Discovery

- High-Performance Computing (HPC): Enabling complex fusion simulations, AI model training, and real-time data analysis
- Secure, Scalable Architecture: Designed for data-intensive, multi-partner R&D
- Fusion-Optimised Infrastructure: Supporting research from plasma modelling to material performance studies
- Collaborative by Nature: Enabling partnerships across academia, industry, and the public sector

Built for Collaboration

More than just infrastructure, the Data Centre is a platform for shared progress.

- Shared access to compute, storage, and tools
- Co-location and remote access options
- Secure, flexible governance for open science and IP-sensitive research
- Direct access to fusion research facilities, robotics platforms, and AI expertise on-site

AT ITS CORE, INVESTING TO UNLOCK NEW OPPORTUNITIES FOR INNOVATION, RESEARCH, AND ECONOMIC GROWTH

AI Training & Upskilling

The Growth Zone aims to nurture the next generation of talent through potential AI training and upskilling opportunities, developed in collaboration with universities and industry partners.

These may include:

- Learning pathways in AI, HPC, and data science
- Accredited programmes or workshops (where appropriate)
- Specialist placements for researchers and early-career professionals

Sustainable by Design

Planned infrastructure will be designed with energy efficiency in mind, supporting green AI and clean technology innovation, and aligning with the ambitions of the UK Government.

Strategic Investment

The Growth Zone aspires to place the UK at the forefront of AI and advanced technology research.

Potential opportunities for investors and partners include:

- Shaping a high-growth, deep-tech sector
- Advancing AI, fusion, and sustainable technology
- Collaborating with UKAEA, universities and innovative organisations

UK Atomic Energy Authority

CULHAM CAMPUS

ALIGNMENT WITH NATIONAL POLICY AND MARKET NEEDS

UKAEA has established a Gateway Policy to ensure all new campus partners and occupiers share the commitment to cutting-edge, innovation-driven development - focusing on technologies that complement and advance the fusion energy sector.

Culham Campus benefits from strong local policy support:

- Recognised as a strategic employment site in the South Oxfordshire Local Plan 2035
- UKAEA is actively pursuing a Local Development Order to simplify and speed up planning approvals, reducing barriers to development
- A clear, flexible Framework Masterplan to 2050 guides sustainable growth and ensures long-term alignment with evolving technology and market needs

This robust policy environment creates a secure, accelerated pathway for investment and development, minimising risk and maximising opportunity.

THE FUSION ADVANTAGE:
A GLOBAL INDUSTRY IN THE MAKING

Over £10 billion has been invested in private fusion ventures globally, with the UK at the forefront of this breakthrough due to the world leading work conducted by UKAEA at Culham Campus.

As already mentioned, Culham is the centre of the UK Fusion Cluster which is a vibrant network of more than 400 organisations including technology developers, engineering consultants, academic leaders, and investors. This dynamic ecosystem drives collaboration, attracts inward investment, and accelerates the commercialisation of fusion and related advanced technologies.

UK Atomic Energy Authority

CULHAM CAMPUS

THE FUSION CLUSTER

Investing in Culham means joining a global movement poised to transform the future of energy and securing a stake in one of the most exciting innovation frontiers of our time.

CULHAM CAMPUS

Culham Campus,
Abingdon,
Oxfordshire,
OX14 3DB

e: stride@ukaea.uk
w: culham.org.uk