

**Lot 9, Catalent Pharma Solutions, Thomson Avenue, Harwell Science and Innovation Campus, Didcot,  
Oxford,  
Oxfordshire OX11 0GD**

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



**Substantial Biomanufacturing/Industrial Opportunity**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

## Property Information

### Substantial Biomanufacturing/Industrial Opportunity

- Substantial biomanufacturing facility on a Premier Science and Innovation Park
- Approx. GIA 15,944.00 sq. m. (171,619 sq. ft.) on a Site of 5.00 Acres (2.02 Ha)
- Includes service yard and car park for approximately 88 cars
- Located on the prestigious Harwell Science and Innovation Campus in Oxford, one of Oxford's most admired business, life science and technology innovation hubs
- Nearby occupiers include Moderna, Faraday Institution, European Space Agency, UK Health Security Agency and Rosalind Franklin Institute

#### Lot

9

#### Auction

6th May 2026

#### Vacant Possession

#### Status

Available

#### Sector

Biomanufacturing/Industrial

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

16 miles south of Oxford City Centre, 26 miles north-west of Reading, 66 miles west of London

#### Roads

A34, A4185, M4,

#### Rail

Didcot Parkway Railway Station

#### Air

Heathrow Airport

### Situation

The property is prominently situated on Thomson Avenue, within the Harwell Science and Innovation Campus (HSIC), one of the UK's leading life science, technology and business parks. The property benefits from excellent road communications via the nearby A34, providing direct access to the M4 (Junction 13) to the south and the M40 (Junction 9) to the north. Neighbouring occupiers on Harwell Campus include Moderna, Faraday Institution, European Space Agency, UK Health Security Agency and Rosalind Franklin Institute. Within Oxford, HSIC is one of the key science parks across the innovation cluster. Across the wider cluster there is close to 2.8m sq. ft. of commercial lab space between 15 science park locations, home to over 450 Life Sciences companies.

### Tenure

Long Leasehold. Held on a lease for 100 years from 03/12/2020 until 02/12/2120 at a current rent of £478,653 per annum. The rent is annually reviewed and indexed to RPI, upward only. The lease includes the Use as Scientific and technological purposes (excluding call centres or general industrial manufacturing except for biopharma).

### EPC

Band B.

### Description

The property comprises a substantial two storey former biomanufacturing facility arranged over ground, mezzanine and first floors.

The property also benefits from access via the rear through the service yard, a car park for approximately 88 cars and an internal eaves height of 12m (39 ft) to the production area. The property is also fully fitted out with the benefit of a full roster of specialist equipment.

Originally developed as the Vaccine Manufacturing Innovation Centre (VMIC) reportedly costing £205m to deliver, this 171,619 sq. ft. GIA facility has since been repurposed by the current owner while retaining its original design to mass produce vaccine treatments.

### Note

For a virtual tour, please click here: <https://my.matterport.com/show/?m=GbAsF7j5kTx>

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq. m. (Gross Internal Area)	Floor Areas Approx sq. ft. (Gross Internal Area)	Possession
Ground	Office/ Laboratory	6,896.66	(74,235)	VACANT
Mezzanine	Office	2,404.70	(25,884)	
First	Office/Laboratory	6,642.57	(71,500)	
<b>Total</b>		<b>15,944.00</b>	<b>(171,619)</b>	

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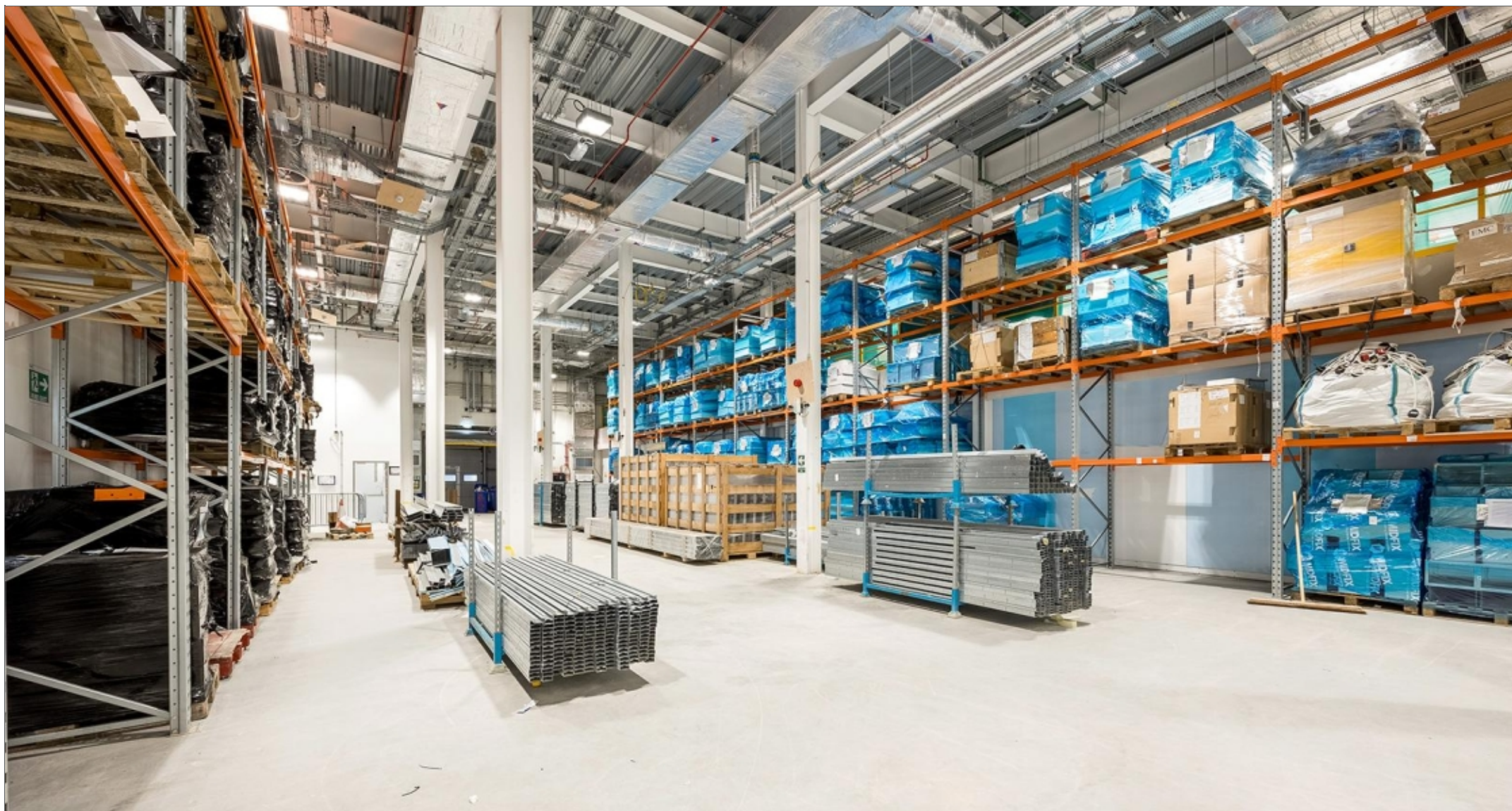




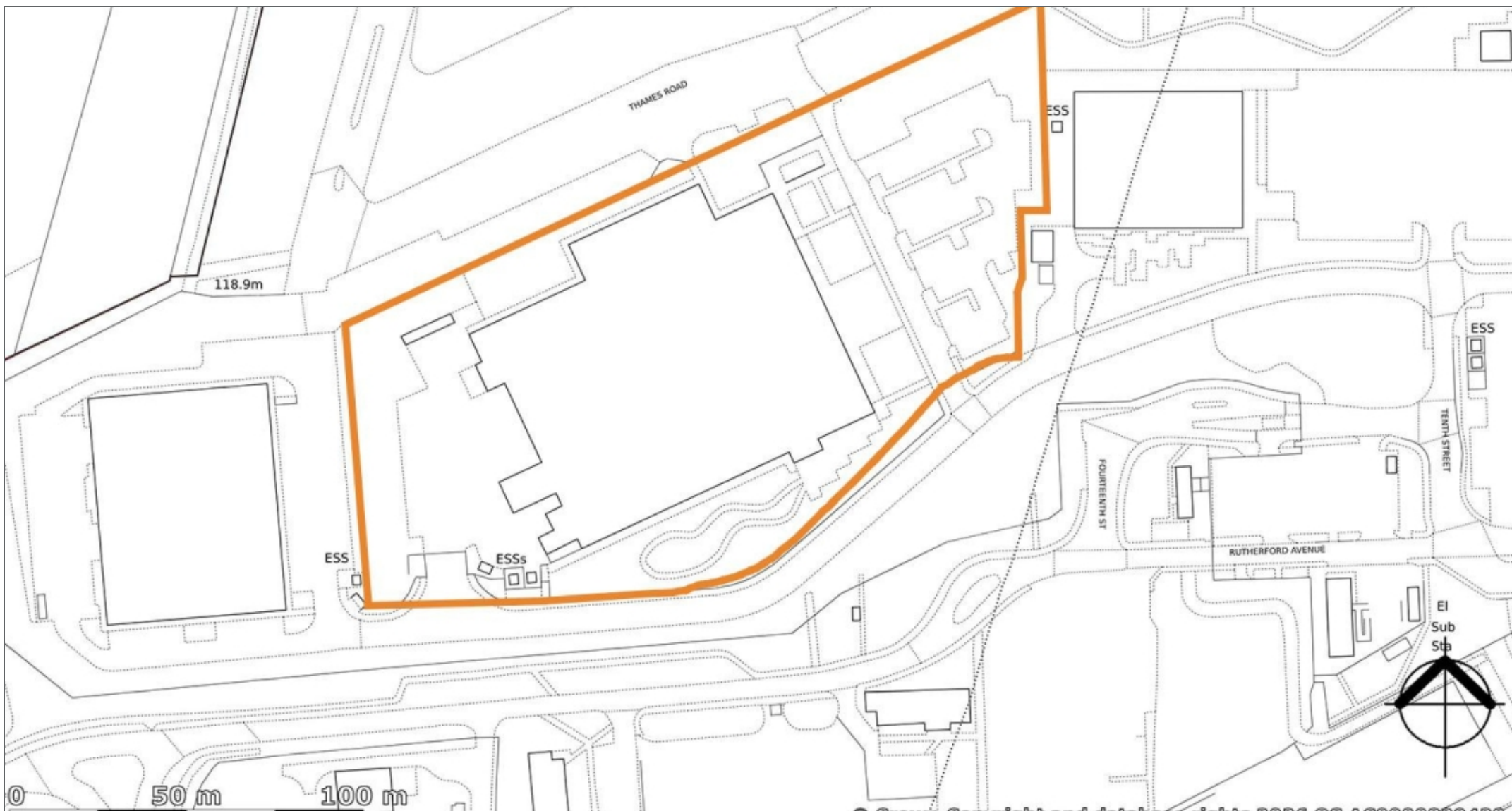












## Contacts

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