



# Guiding innovation

# Welcome to Grove Business Park

We are a leading science, technology and commercial hub within the growing Oxfordshire Science Vale hotspot for enterprise and innovation.

Our current thriving commercial environment comprises a range of buildings providing office, warehouse, light industrial, R&D and leisure accommodation.

The new development will add premium space suitable for technology, R&D, life sciences and light industrial/warehouse uses.

# Guiding growth

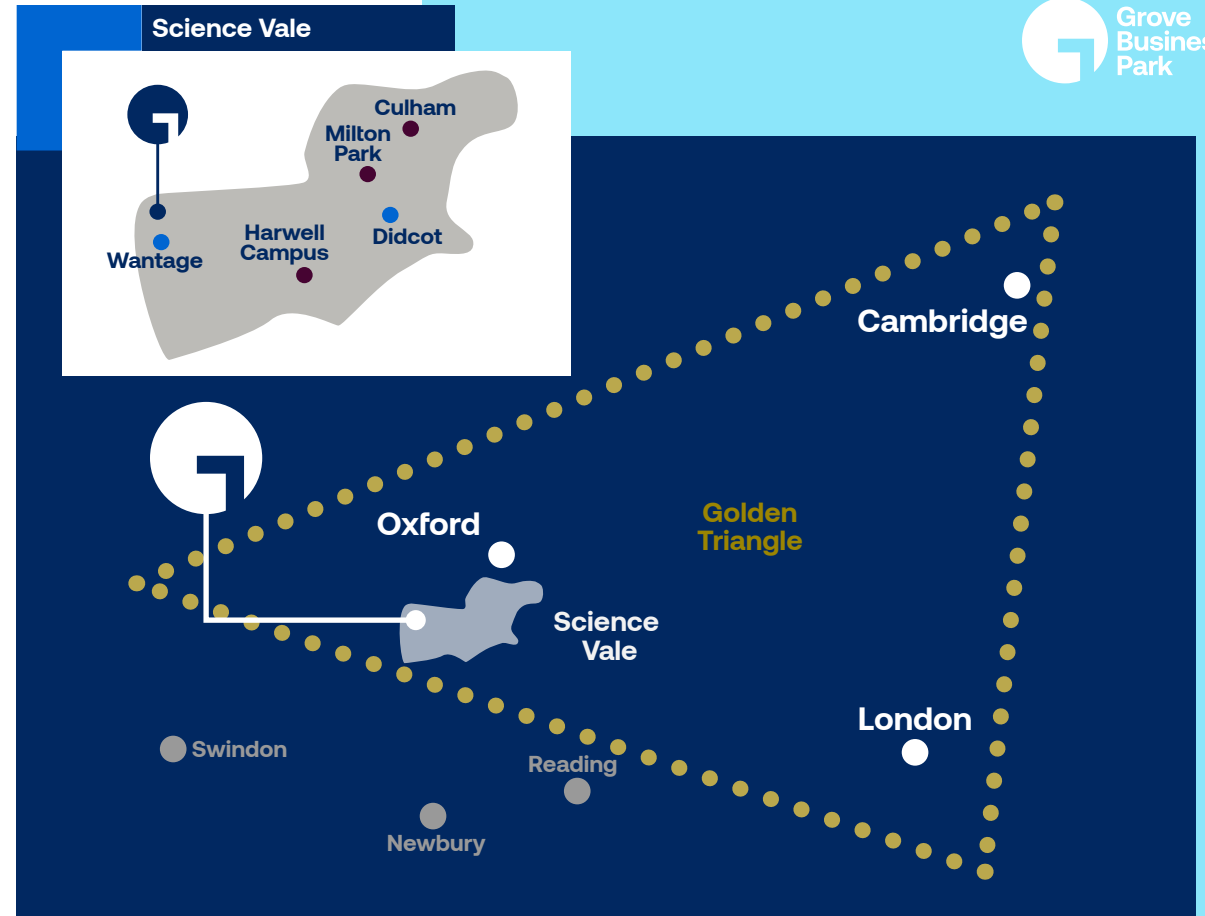
Located within the **'Golden Triangle'** of science and innovation, linking the universities of Oxford, Cambridge and London, the region has the highest concentration of science/ research facilities and development in Western Europe.

Grove Business Park, Wantage itself sits within the enterprise and innovation hub of the **Science Vale**, one of **the most important science and technology clusters in the UK**, which stretches across the Vale of White Horse and South Oxfordshire districts.

Named as Britain's **'housebuilding capital'**, Wantage and its surrounding environs is a growth area and offers a range of quality housing with around **7,500 homes under development in the immediate locality**.

Grove Business Park's additional **377,000 sq ft of new quality workspace**, providing flexibility in unit types and sizes, can **deliver around 2,500 more jobs**, building on the established success of the Park, which is home to an increasing number of science and technology companies.

The Park is a unique blend of an integrated environment and amenity with business and access linked to local community and residential opportunity.



## Grove Business Park



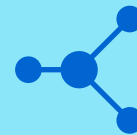
Upgraded power  
3.5 MVA



Business community  
with quality amenity



Established  
business park



Home to a number  
of science and  
tech companies

**+** 377k sq ft

of proposed new  
development



Quality housing in  
close proximity

# Established business park



GBP1 Block A-C

Gym

Merlin House

Aspect House

The Quadrangle Units 11-14

The Quadrangle Units 1-10

Glenmore Centre

Boston House  
Serviced offices

New food outlet

## Existing buildings

Grove Business Park currently comprises an established range of buildings in a landscaped environment with **over 260,000 sq ft** (24,150 sq m) of accommodation for commercial, warehouse, light industrial, R&D and leisure businesses.

# Future development

Planning permission has been granted for up to 377,000 sqft (35,024 sqm) of new commercial space with up to 3.5 MVA of power having been secured. This also includes a detailed application for a first phase of buildings suitable for technology, R&D and lab uses.

Indicative CGI for central courtyard



# Phase one development



GROVE BUSINESS PARK

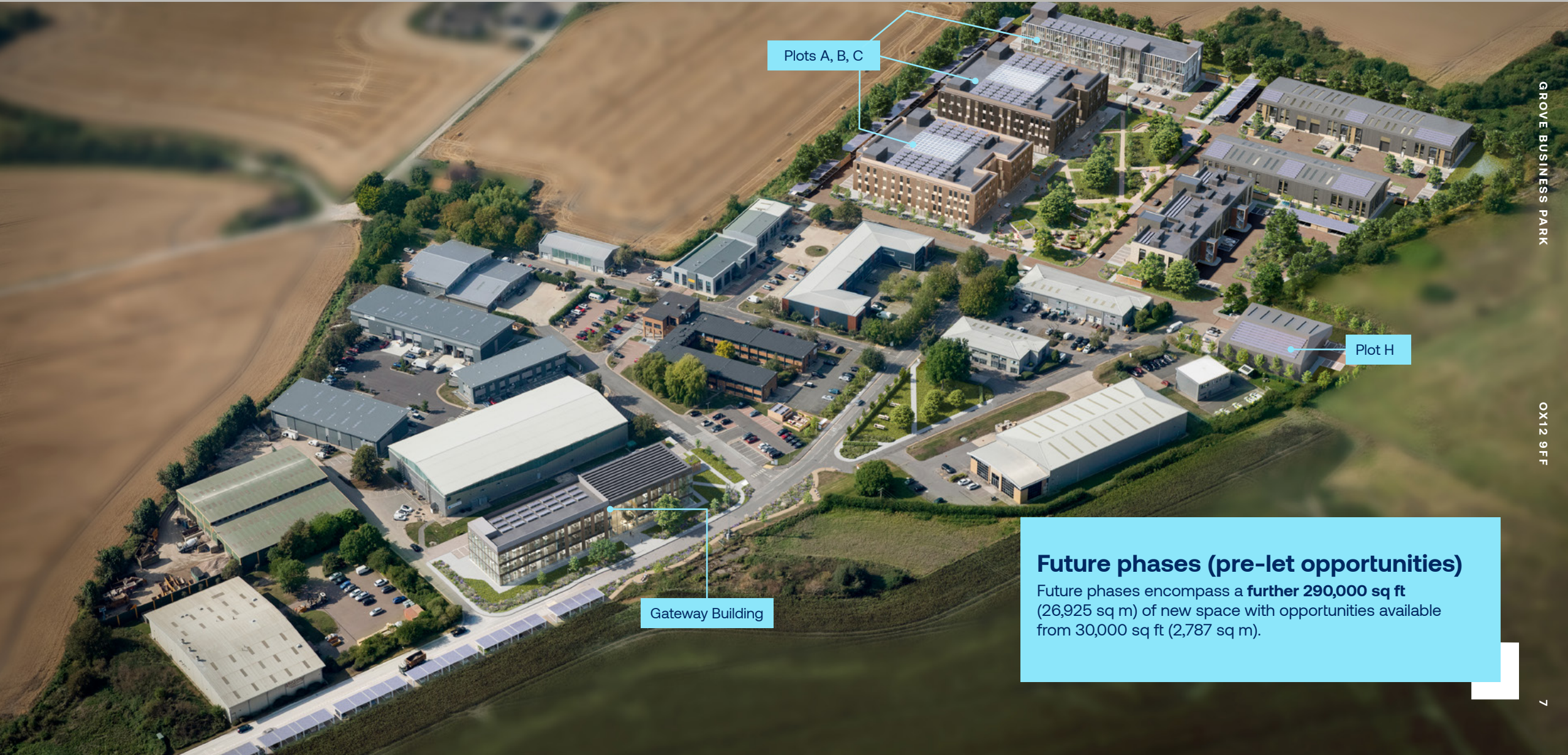
OX12 9FF

## Phase one

With a start on site of Spring 2025, **phase one** of the new development will provide **87,500 sq ft** (8,130 sq m) of accommodation with two Tech Box style buildings, Logica, and a Hybrid style building, Sigma, suitable for office, lab and R&D users.

Attractive modern buildings designed for flexibility and tailored to high tech specifications, easily adapted to suit specific operational requirements.

# Future phase development



Plots A, B, C

Plot H

Gateway Building

## Future phases (pre-let opportunities)

Future phases encompass a **further 290,000 sq ft** (26,925 sq m) of new space with opportunities available from 30,000 sq ft (2,787 sq m).

# Guiding innovation

A mix of accommodation, set in a mature landscaped environment, providing bespoke workplaces and flexible spaces for large corporates and major technology facilities through to hybrid offices and laboratories.

Indicative CGI for plots A, B, C



# Guiding innovation

A flagship building, set at the gateway to the Park with a mix of commercial space and facilities.

Indicative CGI for Gateway Building

# Phase one

## Logica 1 & 2



Two Tech Box style buildings with space available from 5,957 sq ft (554 sq m) to 31,226 sq ft (2,902 sq m) GIA.

## Sigma



Hybrid style building suitable for Office/Lab/R&D users with space available from 5,296 sq ft (492 sq m) to 25,144 sq ft (2,336 sq m) NIA.



Generous power supply



PV solar panels



External or roof plant space



Covered cycle shelters



Up to 70 car parking spaces (25% EV charging)



First floor CAT A offices



Level access roller shutter door

# Guiding sustainability

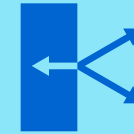
## A lasting commitment

We're creating a sustainable work environment that meets the needs of 21st century science and technology. The new development is designed to deliver **BREEAM EXCELLENT** and feature enhanced landscaping and biodiversity with green amenity spaces and pedestrian priority throughout the park, which overall will create a special place to work and build a business.



**BREEAM  
EXCELLENT**

Targeting



U-values in accordance with sustainability guidelines



Air source heat pumps



Photovoltaic panels



Low carbon in our construction



Biodiversity



Landscaping



Green spaces and access



EV charging

# Guiding community



GROVE BUSINESS PARK



OX12 9FF



# Amenities

Grove Business Park offers some key amenities including a hugely successful 20,000 sq ft **gym and fitness centre**, a new expanded **food outlet**, and a fully refurbished **serviced office facility** providing up to 348 workstations.



## On-site catering

The outlet is operated by Valentine Food, a local business providing refreshments and freshly made food every day from a bacon bap to a vegan wrap. The new modern facility provides a full day to day food service as well as catering for occupier meetings and events.

## Health & fitness

TFD, a family run, independent health & fitness gym with a relaxed atmosphere, provides memberships to suit everyone with more than fifty fitness classes every week and facilities including a swimming pool, sauna, steam room, sports massage therapy, hair salon and beautician and much more.

# Serviced offices



## Boston House

Boston House provides inspiring, flexible, ready-to-use work spaces. The centre provides 348 work stations of serviced office and co-working space along with meeting rooms, a business hub, and a tranquil courtyard garden combined with outstanding customer service, ample free parking, 24/7 access and state-of-the-art communal areas.



Serviced offices



Co-working space



Virtual offices



Meeting rooms



Conferencing

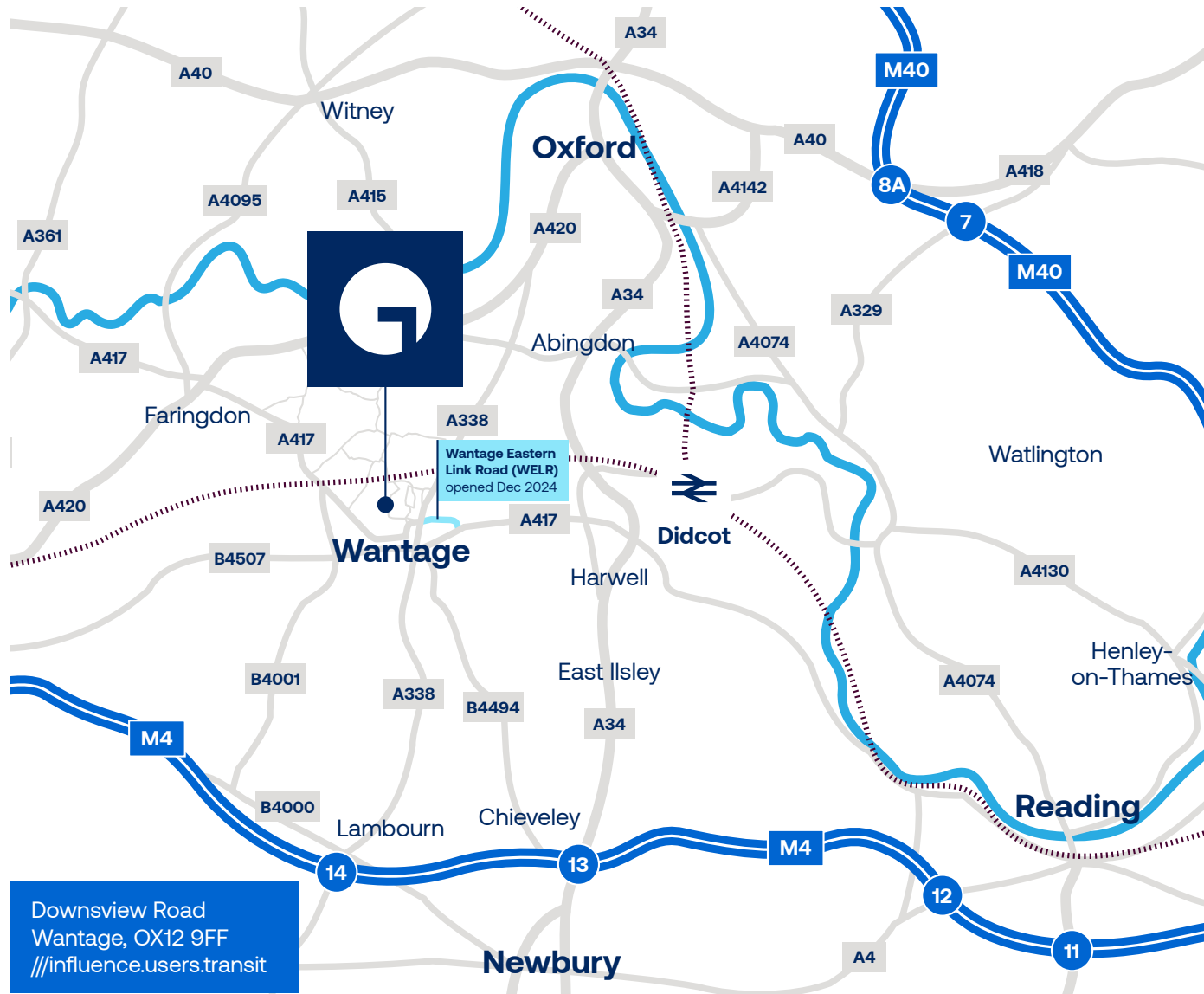


Admin support



Availability




# Guiding connections



## Location and access

Grove Business Park sits at the north west edge of Wantage within the Vale of White Horse sector of Oxfordshire's expanding Science Vale hub. It has excellent access to extensive local residential accommodation and transport through the wider road and rail networks.

Whether it is east to London, north to Birmingham or west to Bristol, the area is well connected. Locally the new Wantage East Link Road (WELR) has brought access direct to the Park by-passing the historic market town centre.

-  8 miles from **A34**
-  10 miles from **A420**
-  13 miles from **J14/M4**



**Didcot Parkway Mainline Rail Station**  
10 miles away

Direct services to London (Paddington) in under 45 mins and Oxford City centre in less than 15 mins.



**Local bus routes** linked with residential development



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