

A large, abstract, glowing blue sphere composed of numerous small dots, centered on the left side of the image. It has a wavy, organic texture and a bright, glowing center.

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

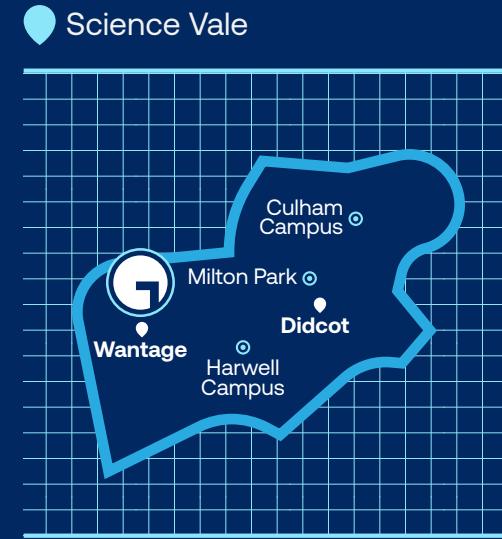
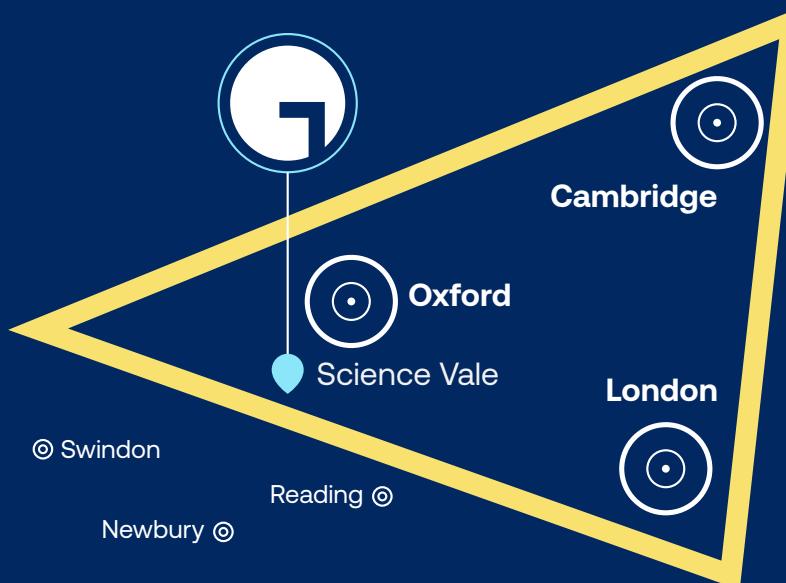
Located within the ‘**Golden Triangle**’ of science and innovation, linking the universities of Oxford, Cambridge and London, the region has the highest concentration of science/research facilities and development in Western Europe.

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



Established
business park



377,000 sq ft
of proposed
new development



Business
community with
quality amenity



Home to a number
of science and
tech companies



Quality housing in
close proximity

Established business park



Future development



Indicative CGI for central courtyard

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.



Phase one development

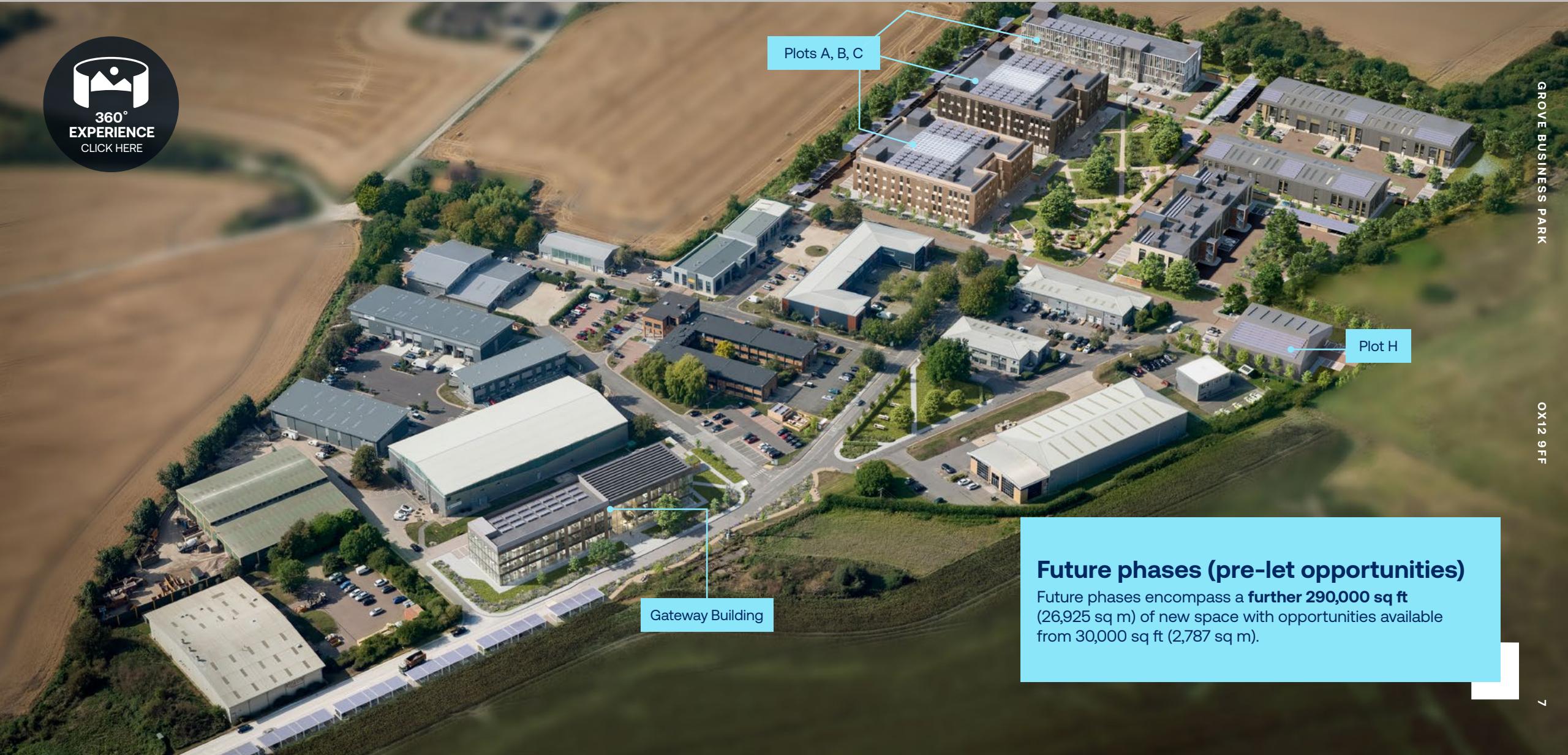


Phase one

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, Ruddock, 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



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).

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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.

Ruddock



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



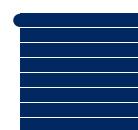
Covered cycle shelters



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



First floor CAT A offices



Level access roller shutter door

Guiding sustainability

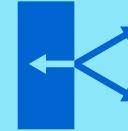
A lasting commitment

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

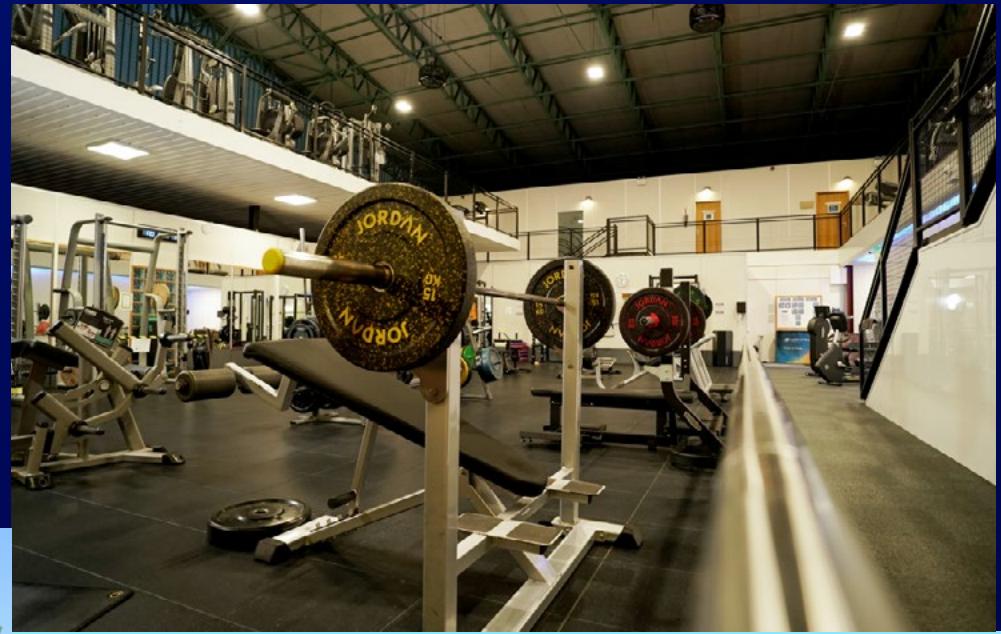


Amenities

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

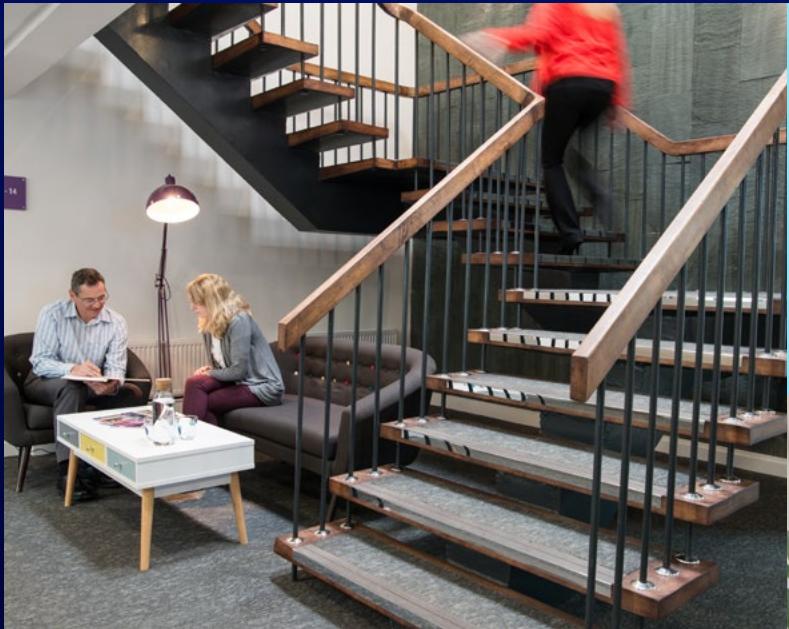
The outlet is operated by Valentine Food, a local business providing refreshments and freshly made food every day from a bacon bap to a vegan wrap. The new modern facility provides a full day to day food service as well as catering for occupier meetings and events.



Health & fitness

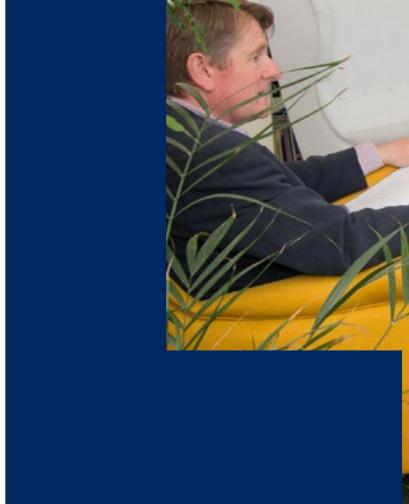
TFD, a family run, independent health & fitness gym with a relaxed atmosphere, provides memberships to suit everyone with more than fifty fitness classes every week and facilities including a swimming pool, sauna, steam room, sports massage therapy, hair salon and beautician and much more.

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

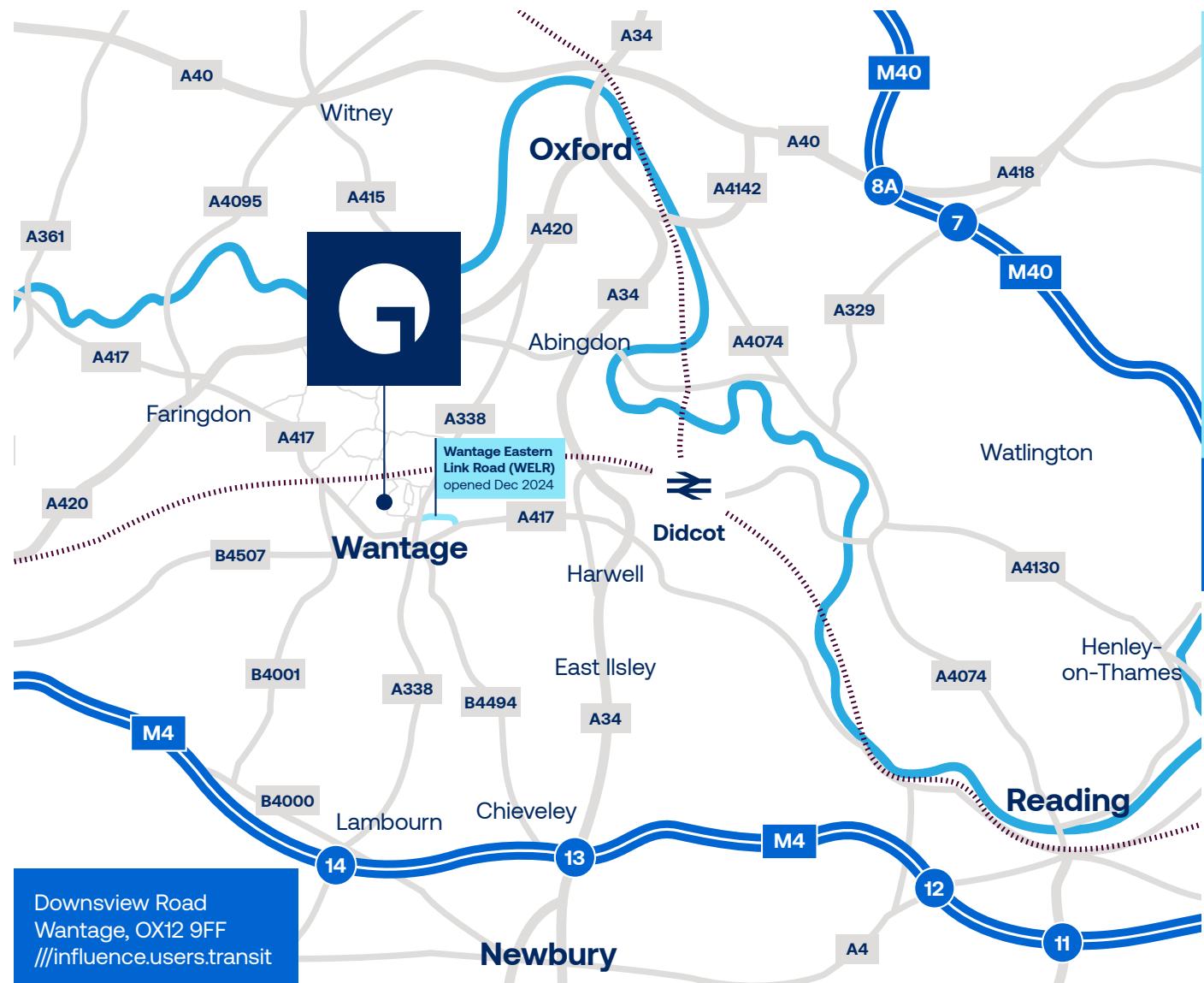


Admin
support



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
I-550

13
miles from
J14/M4





Contact us



Jan Losch

07870 555 851
jan.losch@savills.com

Sophie Holder

07966 186 313
saholder@savills.com

Henry Harrison

07779 402 649
henry.harrison@savills.com



Duncan May

07879 883 886
duncan.may@bidwells.co.uk

Edward Berridge

07776 418 459
edward.berridge@bidwells.co.uk

Holly Dawson

07917 243 887
Holly.Dawson@bidwells.co.uk



info@grovebusinesspark.co.uk
grovebusinesspark.co.uk

Grove Business Park

Downsview Road
Wantage, OX12 9FF
///thousands.farmed.inventors

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