



**Grove
Business
Park**



Unit A3 Block A

**3,335 sq ft
Industrial Unit
Available Now**

**Grove Business Park
Downsview Road, Wantage,
Oxfordshire OX12 9FA**

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.

Grove Business Park is a thriving commercial environment comprising 17 buildings with over 260,000 sq ft (24,150 sq m) of office, warehouse, light industrial, R&D and leisure accommodation.

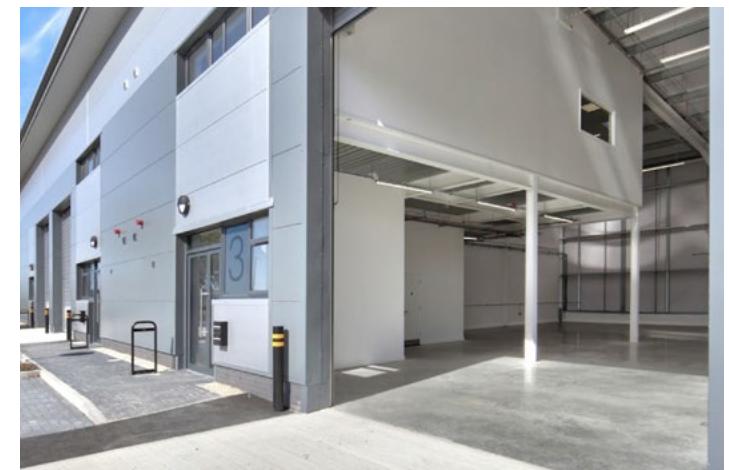
The new development will add premium space suitable for technology, R&D, life sciences and light industrial/warehouse uses.

This is Unit A3 Block A

- Yellow: Existing Park
- White: Phase One - Under Construction
- Blue: Future Phases



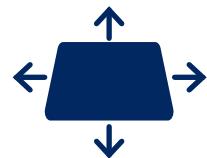
Unit A3 Images



Ground floor & Mezzanine 3,335 sq ft

Unit A3 Specification

A best-in-class facility providing 3,335 sq ft (310 sq m) GIA of high-quality R&D, light industrial, and office accommodation. Available Now.



3,335 sq ft



Fitted kitchenette



First floor grade A office space



Disabled WC & shower facilities



8m minimum clear internal eaves height



5m electric roller shutter doors



EPC 'B'



13 x Car spaces



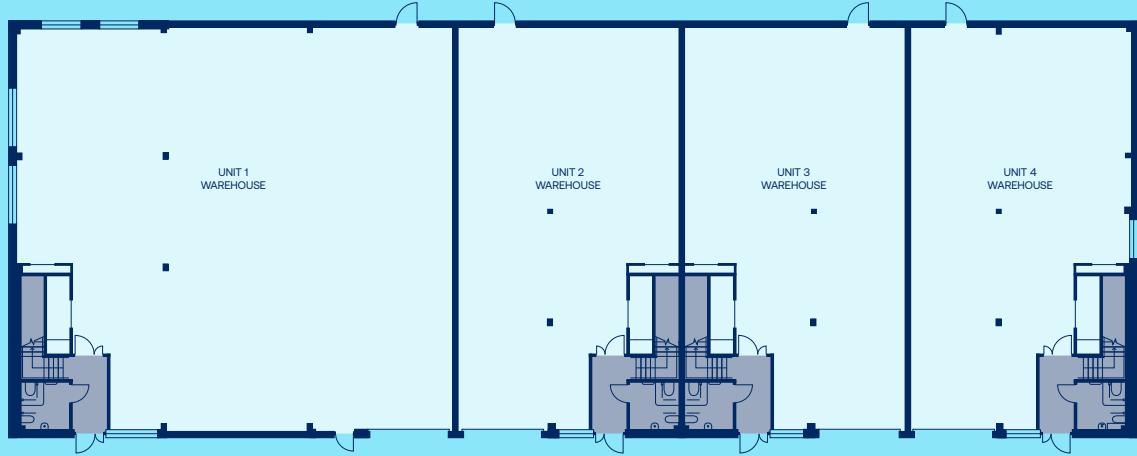
3-Phase electricity



Vibrant commercial setting

25 KN / m² ground floor loading

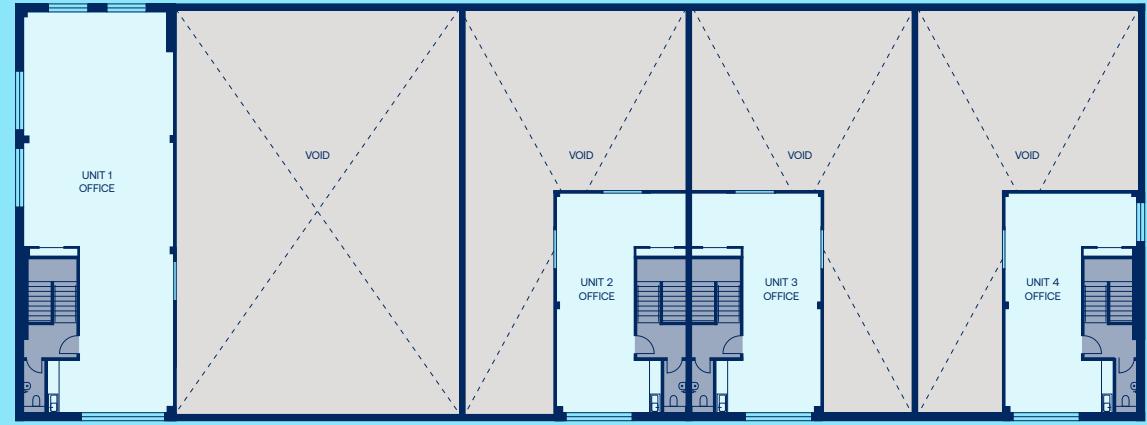
Unit A3 Floorplans



Ground floor



Indicative only. Not to scale.



First floor

Unit name	Floor	Description	Area (sq m)	Area (sq ft)
A3	Ground	R&D workspace / light industrial		235 2,533
	Mezzanine	Office	75	802
Total Building Area (GIA)			310	3,335

Businesses at the Park

A diverse range of industries are represented at The Park including technology, research, bio-tech, engineering and health and pharmaceuticals.



FORENSIC ACCESS

Penman Consulting

Astrosys International Ltd

AIR BOX systems

oxehealth

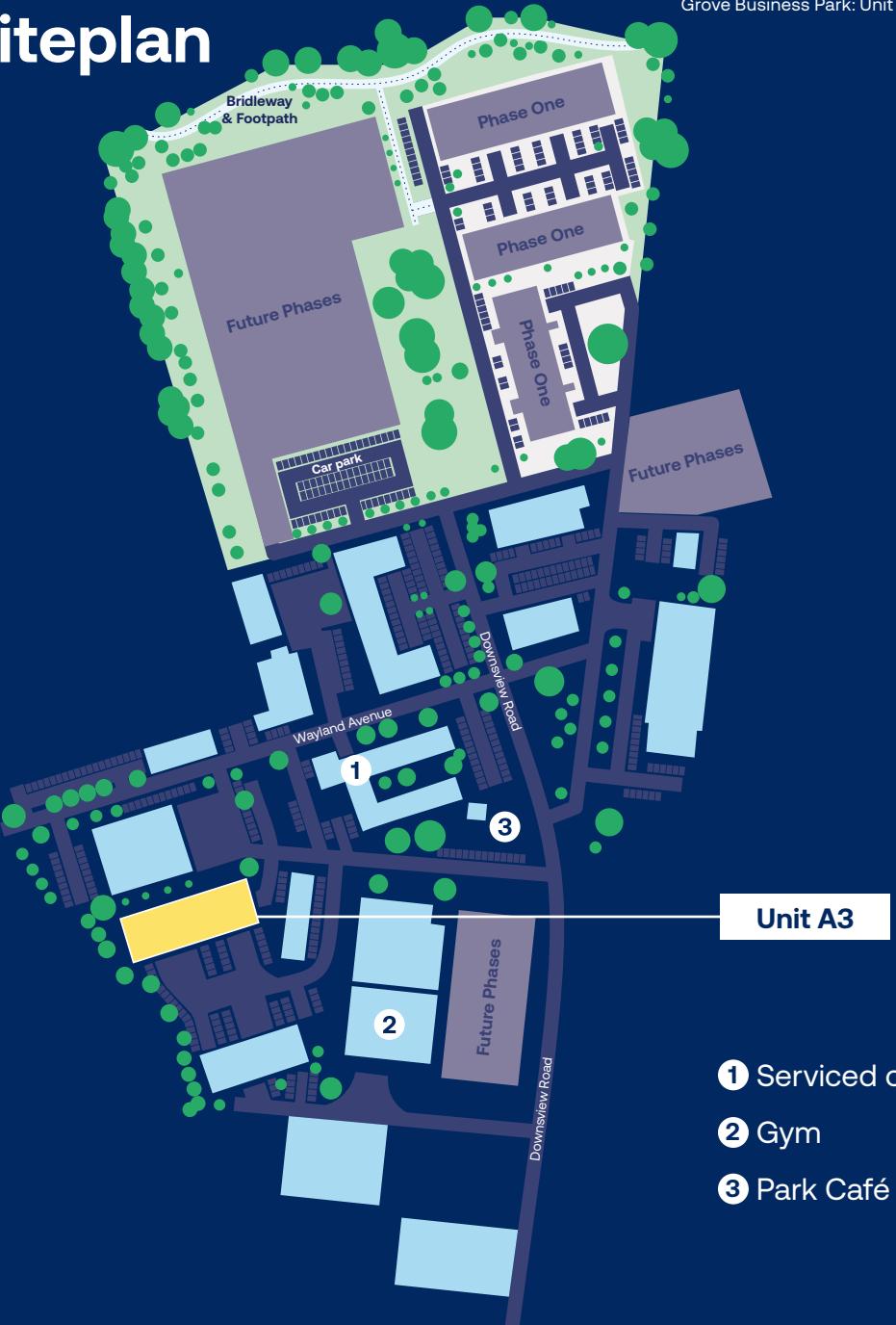
Phosphonics
SUSTAINABLE METAL RECOVERY

ROOMNET

THE
BOUTIQUE
WORKPLACE COMPANY

LUX

Siteplan



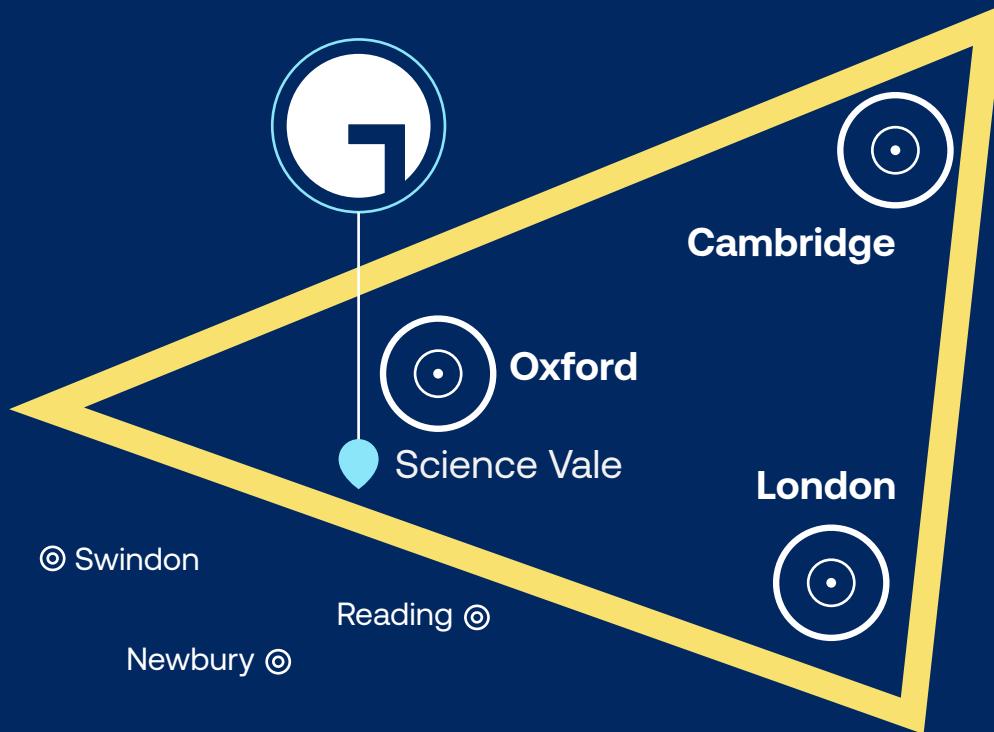
- ① Serviced offices
- ② Gym
- ③ Park Café

Grove community

Grove Business Park offers a dynamic community for businesses of all sizes, with on-site events, a gym, green spaces, and landscaped areas that promote growth, collaboration, and employee well-being, creating a thriving environment for success.



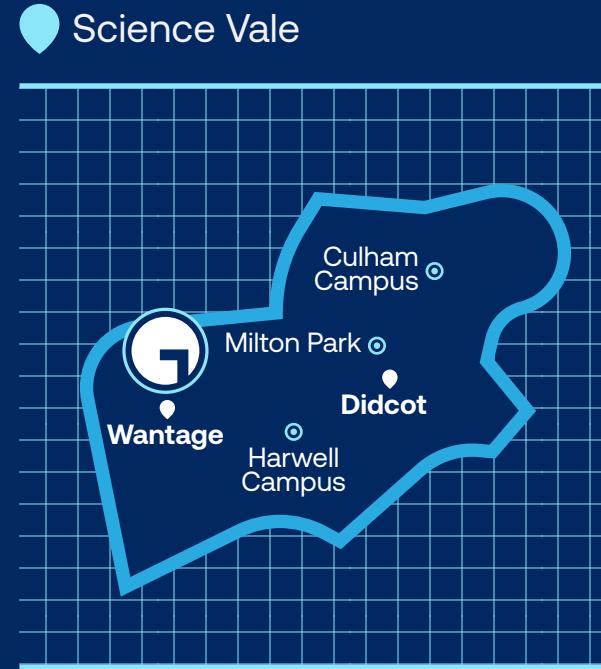
Guiding growth



The Golden Triangle

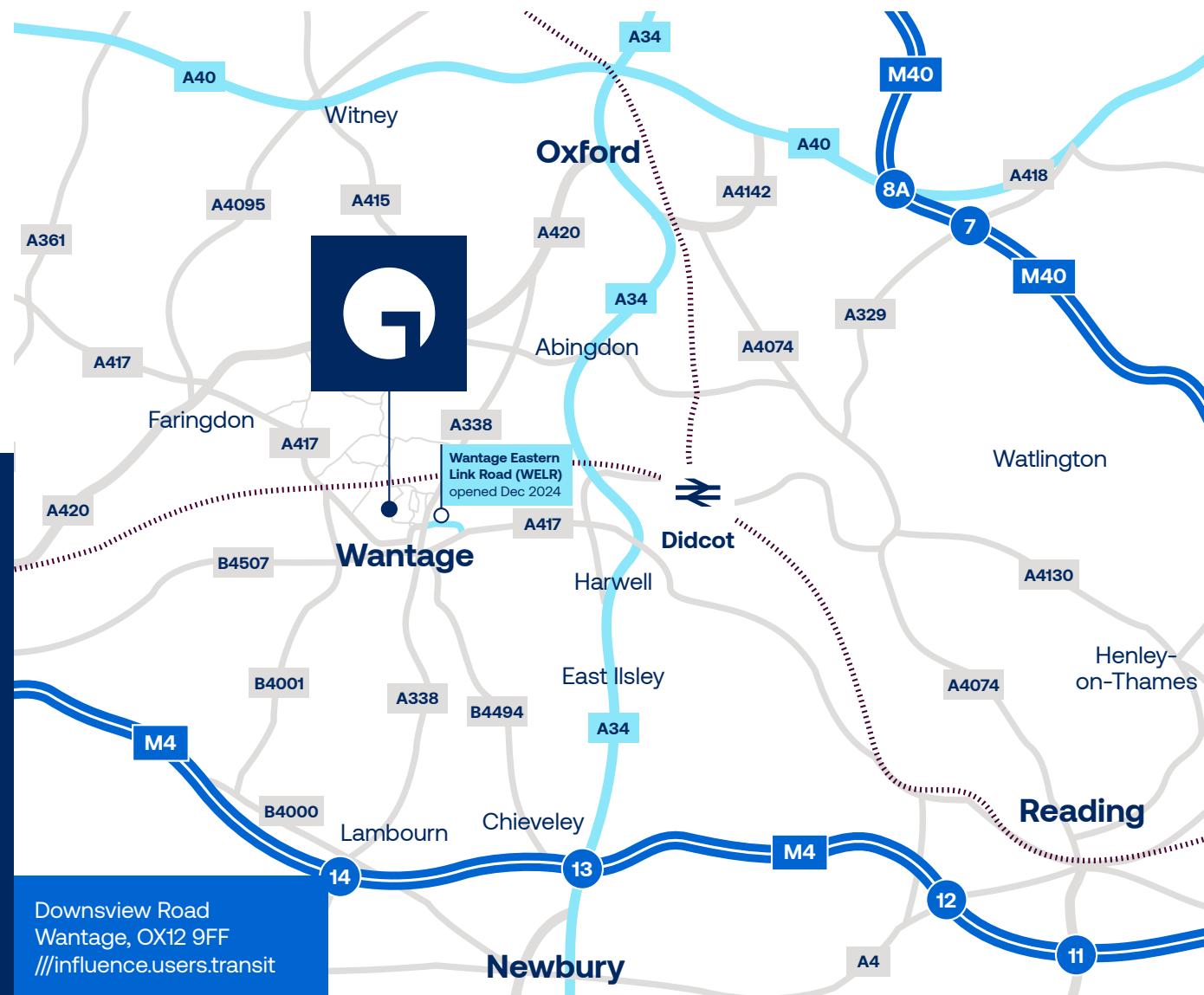
Located within the 'Golden Triangle' of science and innovation, linking the universities of Oxford, Cambridge and London, the region has the highest concentration of science/ research facilities and development in Western Europe.

A hub of innovation



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.

Location and access



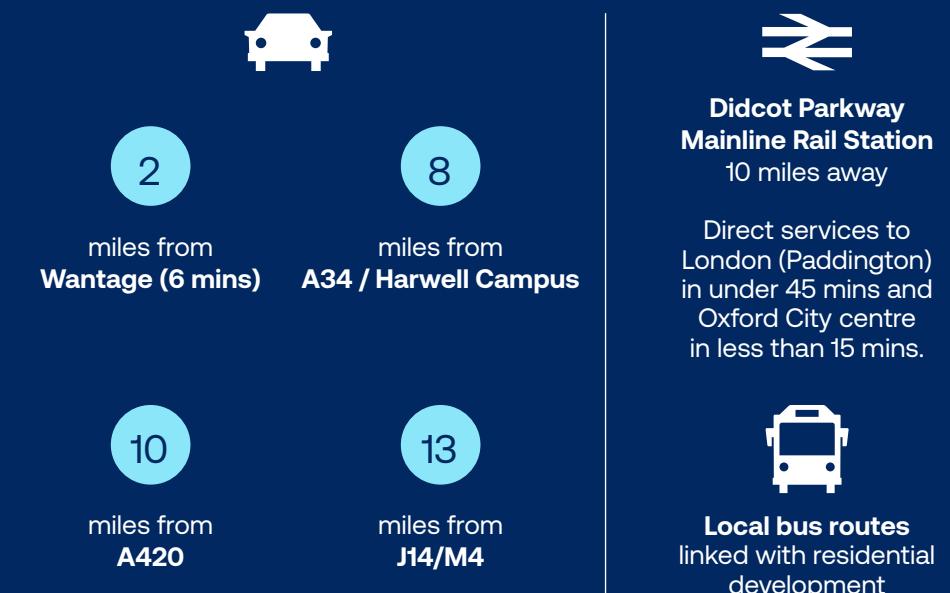
Grove Business Park sits at the north west edge of Wantage within the Vale of White Horse sector of Oxfordshire's expanding Science Vale hub. It has excellent access to extensive local residential accommodation and transport through the wider road and rail networks.

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.

GROVE BUSINESS PARK

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Contact us



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