



**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

- Existing Park
- Phase One - Under Construction
- Future Phases

A3 Block A

## Located at the heart of the Park

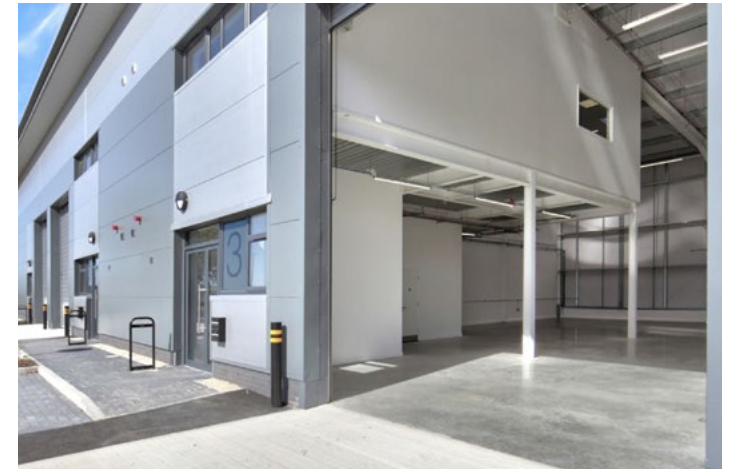
A high-quality, flexible two-storey business unit, ideal for office, assembly, R&D, laboratory, or storage use. The ground floor is presented to shell specification, while the first floor is fully fitted with modern office space.



# Unit A3 Images



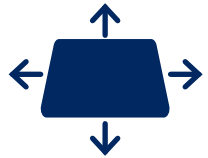
Building façade



Ground floor & Mezzanine 3,335 sq ft

# Unit A3 Specification

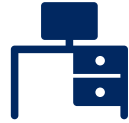
A best-in-class facility providing 3,335 sq ft (310 sq m) GIA of high-quality R&D, light industrial, and office accommodation. Available Now.



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

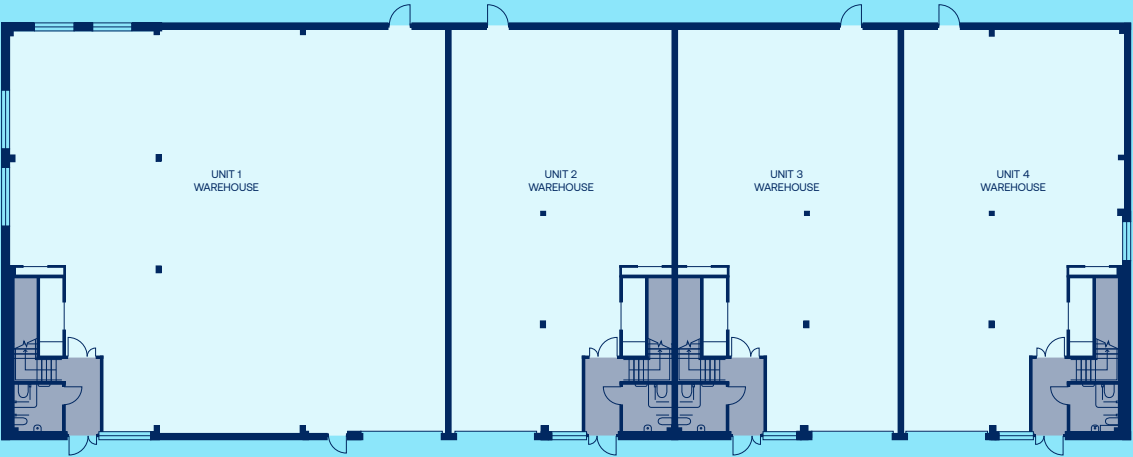


Vibrant commercial setting

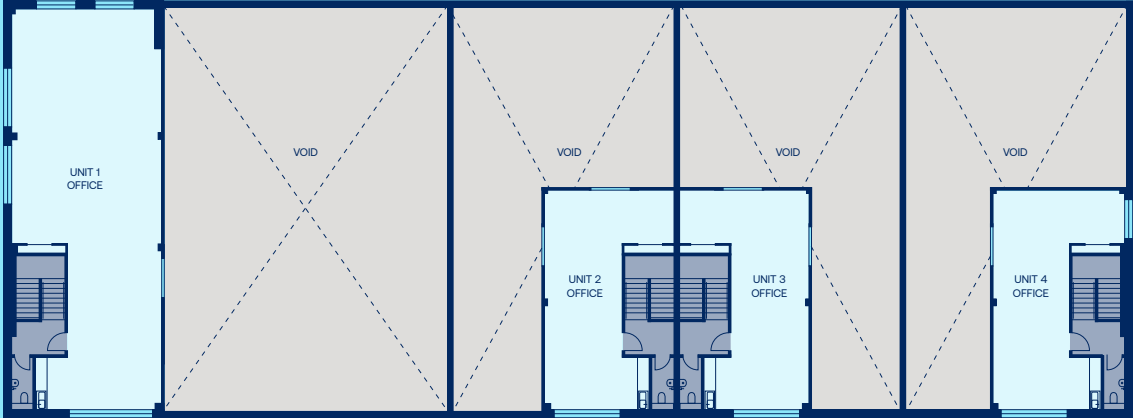


25 kN / m<sup>2</sup> ground floor loading

# Unit A3 Floorplans



Ground floor



First floor



Indicative only. Not to scale.

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.



# Siteplan

Grove Business Park: Unit A3 Block A





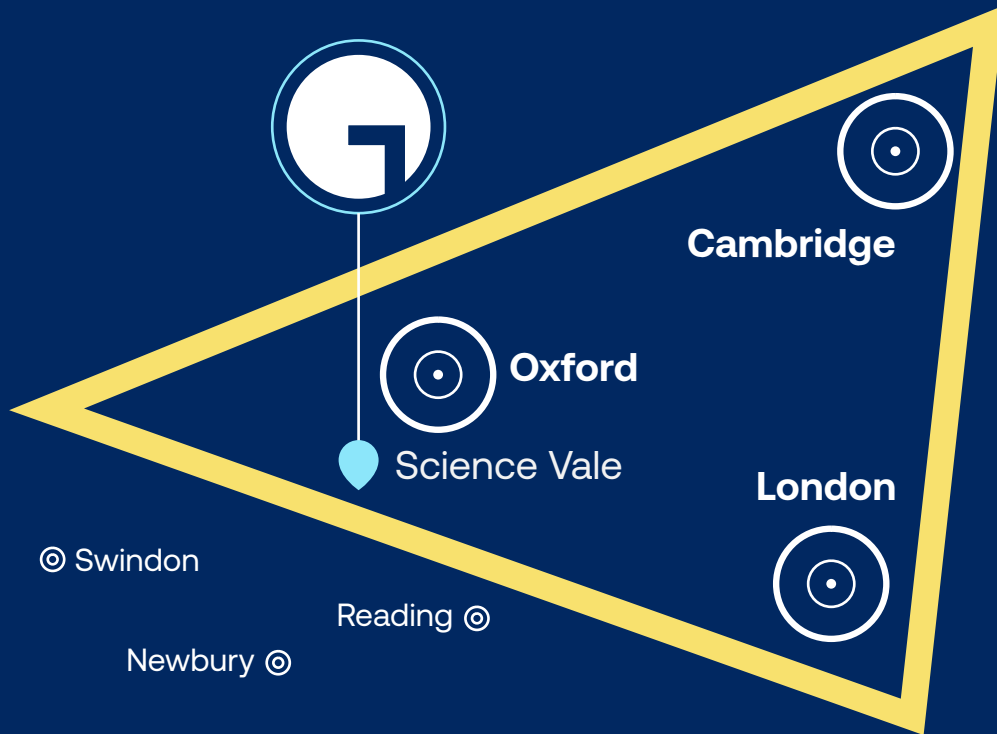
# Grove community

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.





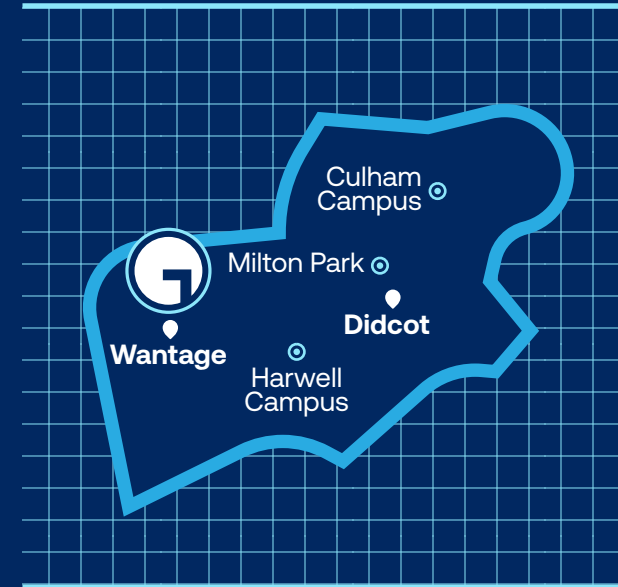
# Guiding growth



## 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.

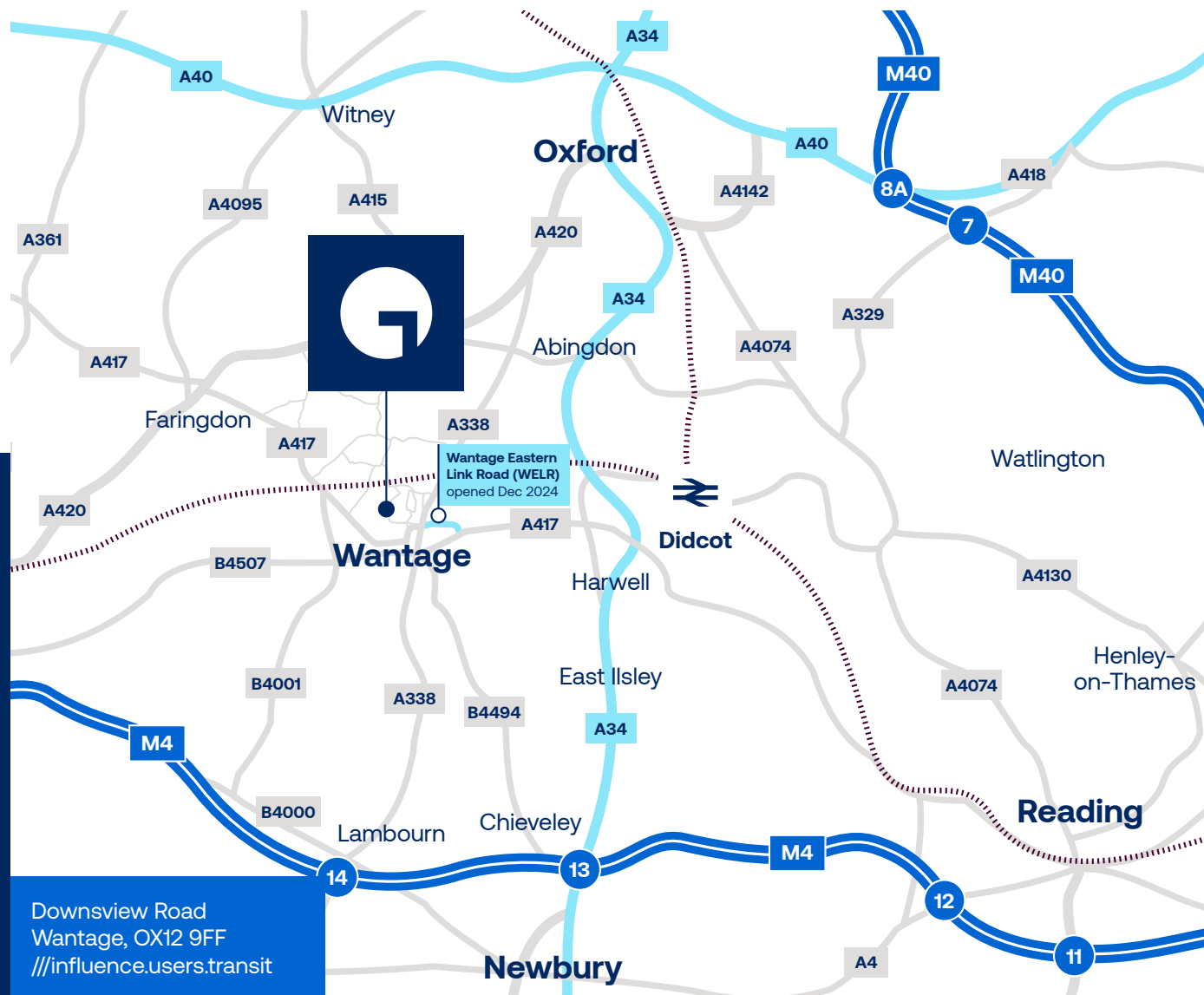
## Science Vale



## 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.

The map shows a blue area representing the site. A red car icon is at the top, with a red line connecting it to a red circle containing the number '2'. Below this circle is the text 'miles from Wantage (6 mins)'. To the right, a red line connects the car icon to a red circle containing the number '8'. Below this circle is the text 'miles from A34 / Harwell Campus'. At the bottom left, a red line connects the car icon to a red circle containing the number '10'. Below this circle is the text 'miles from A420'. At the bottom right, a red line connects the car icon to a red circle containing the number '13'. Below this circle is the text 'miles from J14/M4'. A red line also connects the car icon to a red circle containing the number '10', which is located to the left of the '13' circle. Below this circle is the text 'miles from A420'.

Distance (miles)	Location
2	Wantage (6 mins)
8	A34 / Harwell Campus
10	A420
13	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



# Contact us



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## Grove Business Park

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## What Three Words

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