



# This is Logica

Available Summer 2026

Downsview Road, Wantage,  
Oxfordshire OX12 9FF



# Welcome to Grove Business Park

Grove Business Park, Wantage is a growing science, technology and commercial hub within Science Vale UK, one of the most important science and technology clusters in the UK.

The thriving commercial environment comprises 17 buildings with over 260,000 sq ft (24,150 sq m) of office, warehouse, light industrial, R&D and leisure accommodation.

The approved new development will add a further 377,000 sq ft (35,024 sq m) of premium space suitable for technology, R&D, life sciences and light industrial uses. The first phase will comprise of 87,500 sq ft (8,130 sq m).



Indicative CGI for Logica 1 & 2 exterior



# This is Logica 1 & 2



## Doubly impressive

Two brand new, flexible, mid-tech/R&D buildings with availability from 5,957 to 31,226 sq ft and boasting 8m clear internal height, roller shutter doors, solar panelled roof and a CAT A fitout.

**Available Summer 2026**



# Logica 1 & 2 Overview

Grove Business Park: Logica



360°  
EXPERIENCE  
CLICK HERE



CGI  
ANIMATION  
CLICK HERE



# Logica 1 & 2 Specification

Two tech box style buildings with space available from 5,957 (554 sq m) to 31,226 sq ft (2.902 sq ft) GIA.  
Available Summer 2026.



8m clear internal height



Generous power supply



Solar panels on the roof



Covered cycle shelters



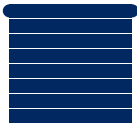
Dedicated tenant plant compounds



68 (Logica1)/ 54 (Logica 2) car parking spaces (25% EV charging)



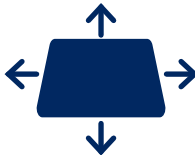
CAT A office fit out



Level access roller shutter door



35 KN / m<sup>2</sup> ground floor loading



Potential to extend mezzanine floor



Office content between 25% and 35%

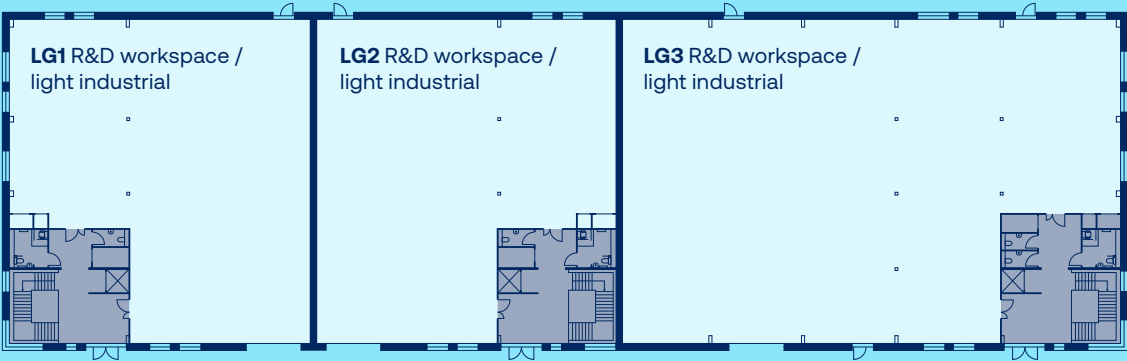


Targeting EPC 'A'

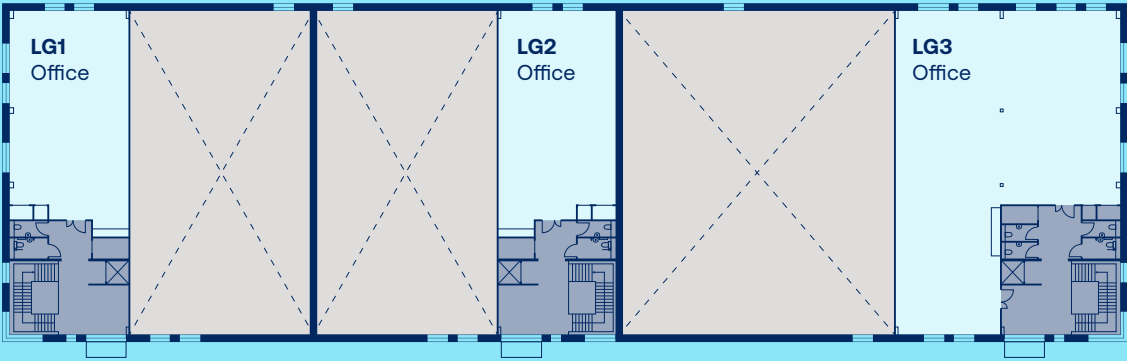
# Logica 1

## Floorplans

### Ground floor



### First floor



# Logica 1

## Schedule of areas

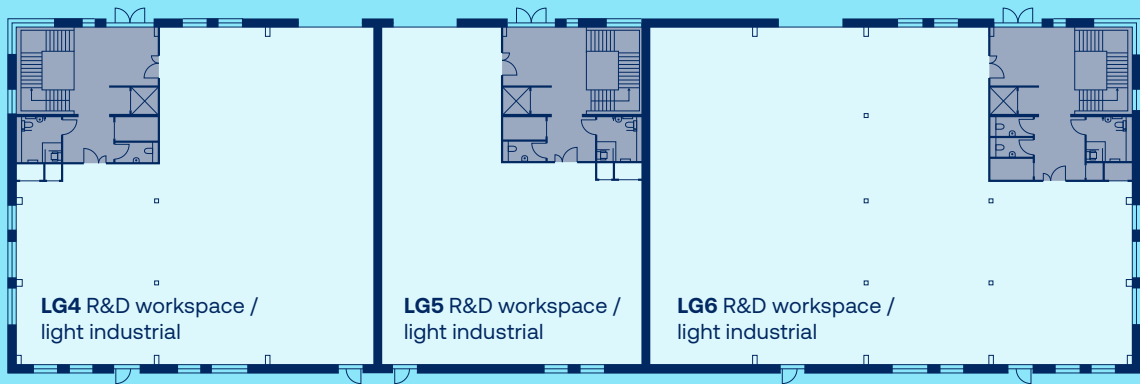
from 8,383 to 31,226 sq ft

Unit name	Floor	Description	Area (sq m)	Area (sq ft)
LG1	Ground	R&D workspace / light industrial	564	6,065
	First floor	Office	217	2,335
			781	8,400
LG2	Ground	R&D workspace / light industrial	564	6,065
	First floor	Office	215	2,318
			779	8,383
LG3	Ground	R&D workspace / light industrial	931	10,021
	First floor	Office	411	4,422
			1,342	14,443
Total Building Area (GIA)			2,902	31,226

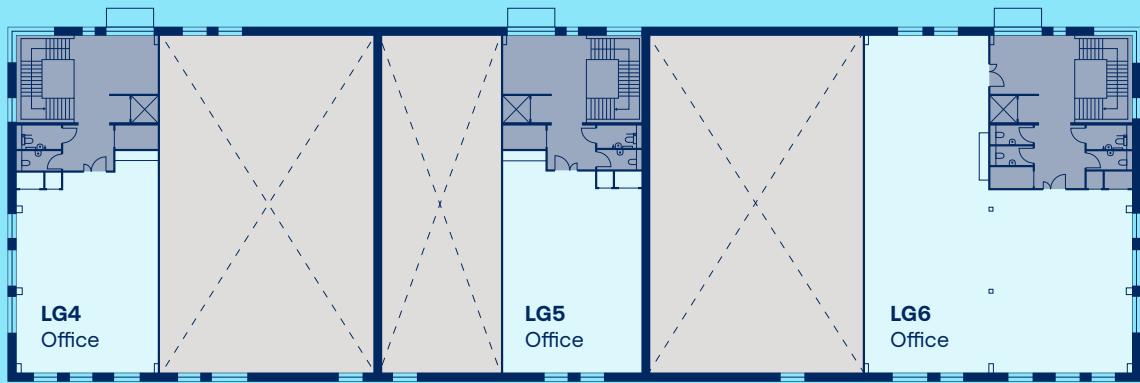
# Logica 2

## Floorplans

### Ground floor



### First floor



# Logica 2

## Schedule of areas

from 5,957 to 24,383 sq ft

Unit name	Floor	Description	Area (sq m)	Area (sq ft)
LG4	Ground	R&D workspace / light industrial	495	5,323
	First floor	Office	190	2,044
			685	7,367
LG5	Ground	R&D workspace / light industrial	366	3,934
	First floor	Office	188	2,023
			554	5,957
LG6	Ground	R&D workspace / light industrial	667	7,174
	First floor	Office	361	3,885
			1,028	11,059
Total Building Area (GIA)			2,267	24,383

# Businesses at the Park

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

ROOMNET

THE  
BOUTIQUE  
WORKPLACE COMPANY

oxøhealth

AIRBOX  
systems

LUX

PhosphonicS  
SUSTAINABLE METAL RECOVERY

avazia

NAVTECH  
RADAR

plasmatreat

FORENSIC ACCESS

Penman  
Consulting

Astrosys International Ltd

# Siteplan

Grove Business Park: Logica



- 1 Serviced offices
- 2 Gym
- 3 Park Café



# Guiding partnerships



Indicative CGI for Reception





# Guiding discovery



Indicative CGI for workspace fit out





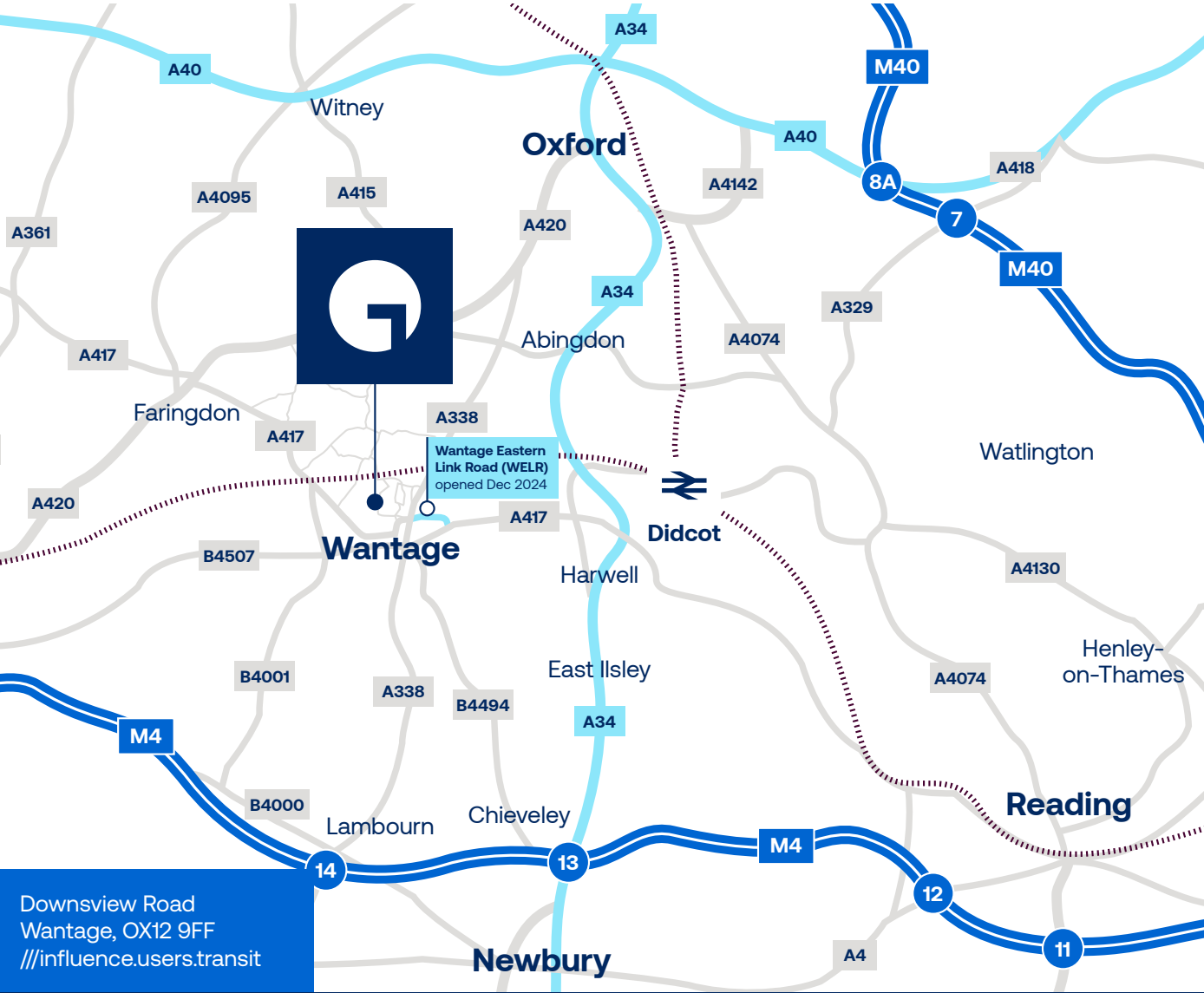
# Guiding enterprise



Indicative CGI for office fit out




# 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 / Harwell Campus**



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

OX12 9FF

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GROVE BUSINESS PARK



# Contact us



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## Grove Business Park

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Wantage, OX12 9FF

## What Three Words

///influence.users.transit

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