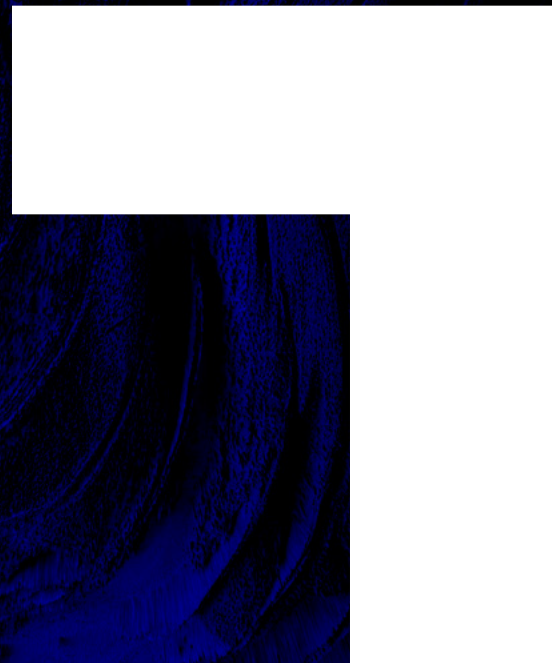




Grove  
Business  
Park



# This is Sigma

Available Summer 2026

Downsview Road, Wantage,  
Oxfordshire OX12 9FF



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).

# Welcome to Grove Business Park

Indicative CGI for Sigma exterior



# This is Sigma

Grove Business Park: Sigma



A brand new hybrid, Office/Lab/R&D building. Space available from 5,296 to 25,144 sq ft and boasting 8m clear internal height, dedicated car parking, solar-panelled roof and a CAT A fitout.

**Available Summer 2026**



# Sigma Overview

Grove Business Park: Sigma





# Sigma Specification

Purpose built high specification lab enabled office building with space available from 5,296 sq ft (492 sq m) to 25,144 sq ft (2,336 sq m) NIA.  
Available Summer 2026.



Boasting 4.4m clear internal height (ground floor)



Generous power supply



Solar panels on the roof



Covered cycle shelters



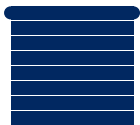
Dedicated tenant plant compounds



Passenger lifts



CAT A office fit out



Level access roller shutter door



RF4 vibration factor (ground floor)



70 car parking spaces (25% EV charging)



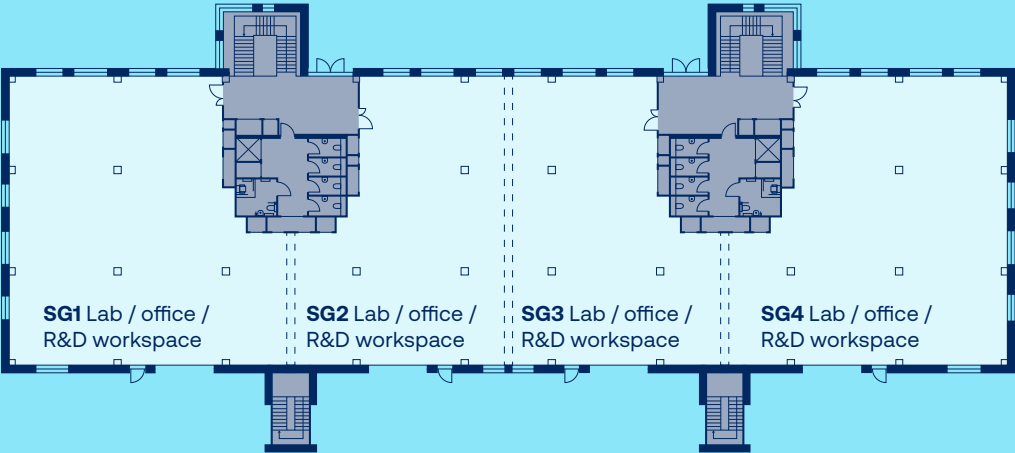
Targeting EPC 'A'



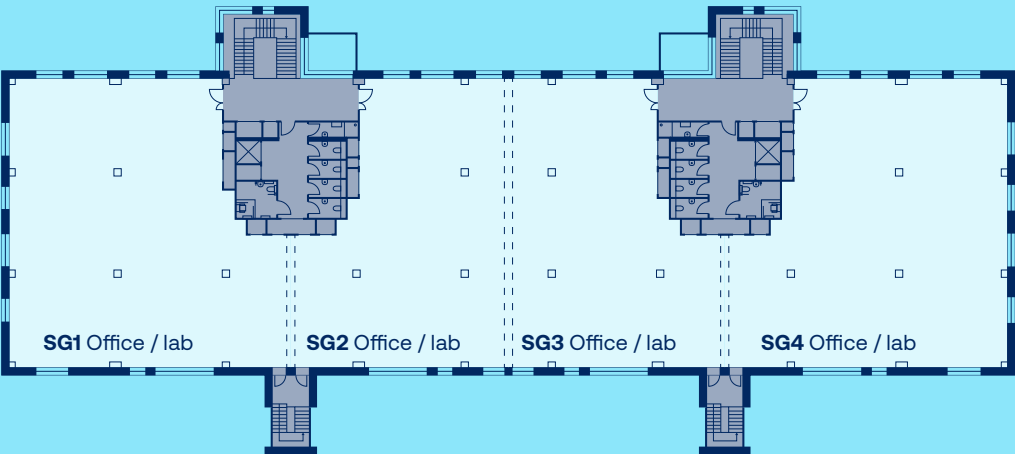
Feature reception

# Floorplans

Ground floor



First floor



Indicative only. Not to scale.

# Availability

from 5,296 to 25,144 sq ft

| Unit name                 | Floor       | Description                  | Area (sq m) | Area (sq ft) |
|---------------------------|-------------|------------------------------|-------------|--------------|
| SG1                       | Ground      | Lab / office / R&D workspace | 338         | 3,638        |
|                           | First floor | Office / lab                 | 338         | 3,638        |
|                           |             |                              | 676         | 7,276        |
| SG2                       | Ground      | Lab / office / R&D workspace | 246         | 2,648        |
|                           | First floor | Office / lab                 | 246         | 2,648        |
|                           |             |                              | 492         | 5,296        |
| SG3                       | Ground      | Lab / office / R&D workspace | 246         | 2,648        |
|                           | First floor | Office / lab                 | 246         | 2,648        |
|                           |             |                              | 492         | 5,296        |
| SG4                       | Ground      | Lab / office / R&D workspace | 338         | 3,638        |
|                           | First floor | Office / lab                 | 338         | 3,638        |
|                           |             |                              | 676         | 7,276        |
| Total Building Area (NIA) |             |                              | 2,336       | 25,144       |

# 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: Sigma



# Guiding partnerships



Indicative CGI for Reception





# Guiding discovery

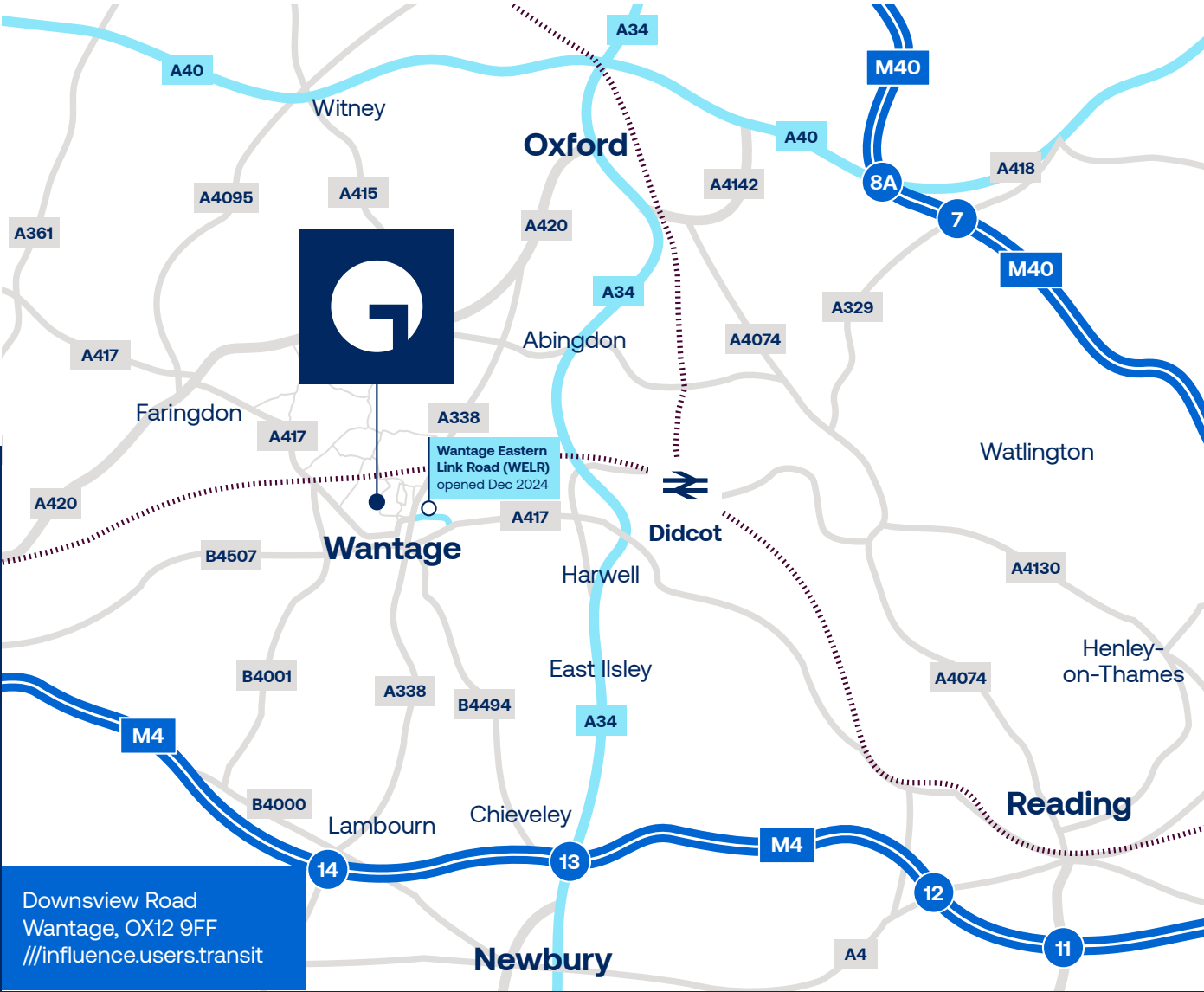


Indicative CGI for CAT B Lab





# 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



# Contact us



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## Grove Business Park

Downsview Road  
Wantage, OX12 9FF

## What Three Words

///influence.users.transit

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Grove Business Park: Sigma