



**Grove
Business
Park**

Unit C9

**1,991 sq ft
R&D, light industrial and
office accommodation
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 C9

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

Unit C9

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.

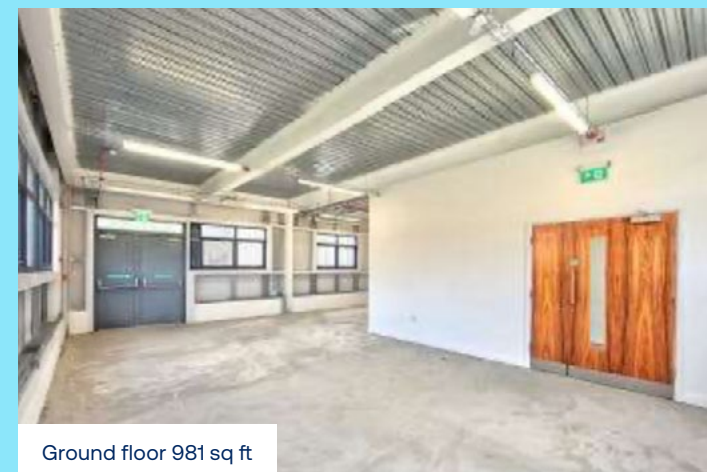
Unit C9 Images



Building façade



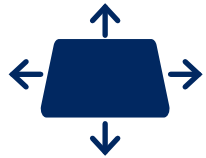
First floor 1,010 sq ft



Ground floor 981 sq ft

Unit C9 Specification

A best-in-class facility providing 1,991 sq ft (185 sq m) GIA of high-quality R&D, light industrial, and office accommodation. Available Now.



1,991 sq ft



Rear loading area
& manual double
serviced doors



50:50 workshop/lab
and office space



Disabled WC & shower
facilities



Self-contained
building



EPC 'B'



Fibre Optic
connectivity



Vibrant
commercial setting



CAT A office fit out



25 kN/m2 ground
floor loading

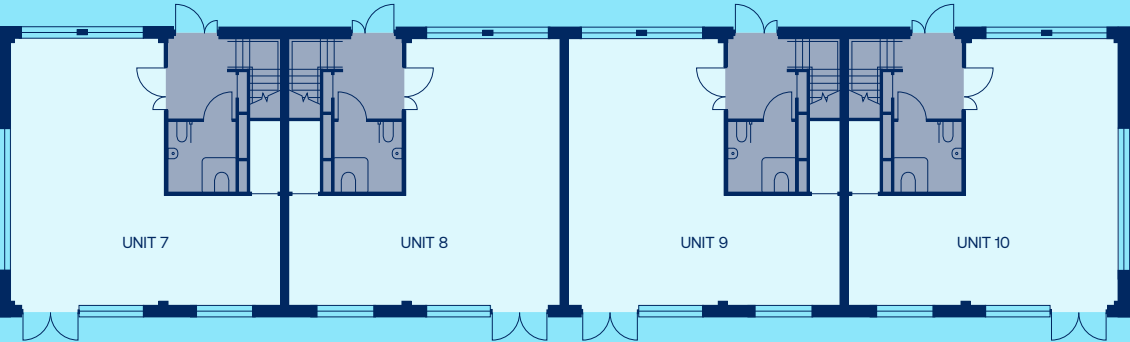


Air conditioning in
the first floor offices

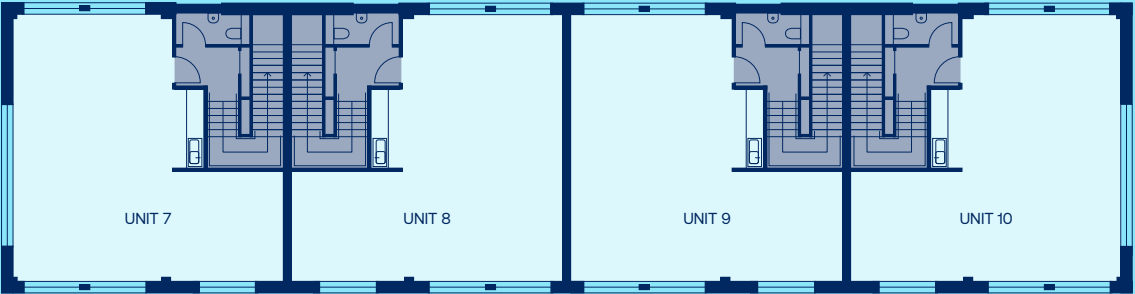


Car parking ratio
of 1:375 sq ft

Unit C9 Floorplans



Ground floor



First floor



Indicative only. Not to scale.

Unit name	Floor	Description	Area (sq m)	Area (sq ft)
C9	Ground	R&D workspace / light industrial	91	981
	First floor	Office	94	1,010
Total Building Area (GIA)			185	1,991

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 C9

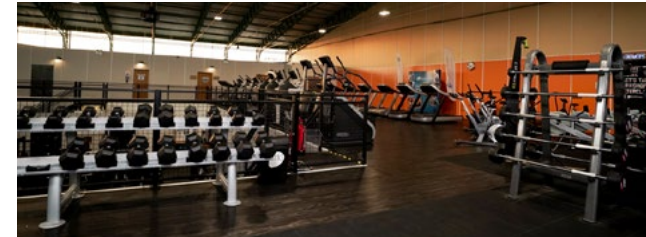


Unit C9

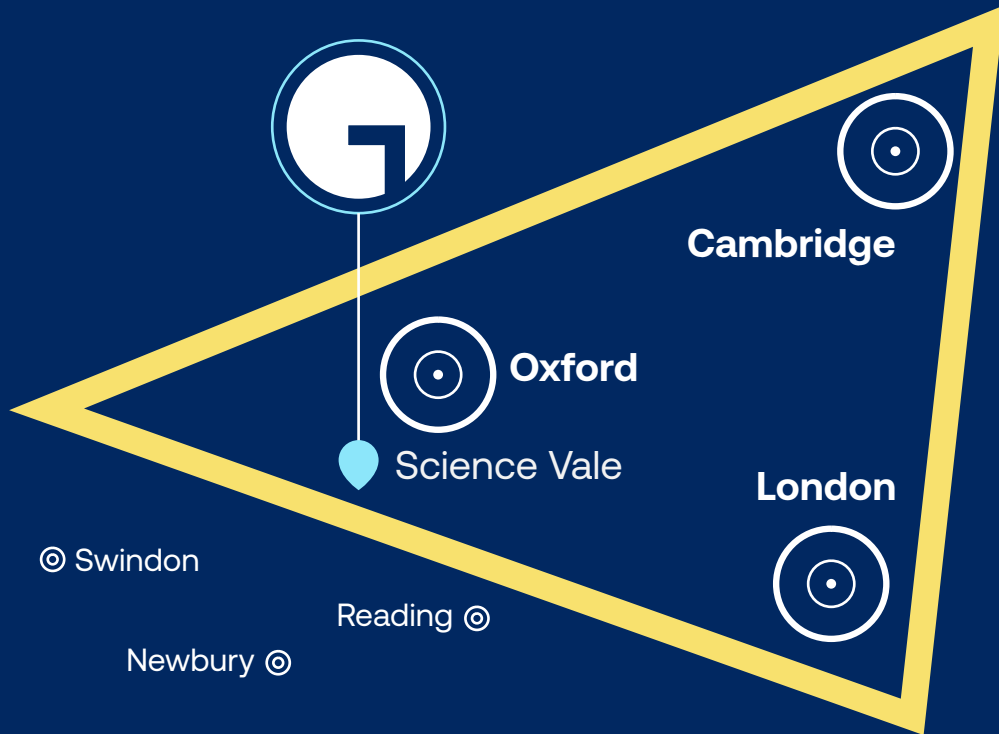
- ① Serviced offices
- ② Gym
- ③ Park Café

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.



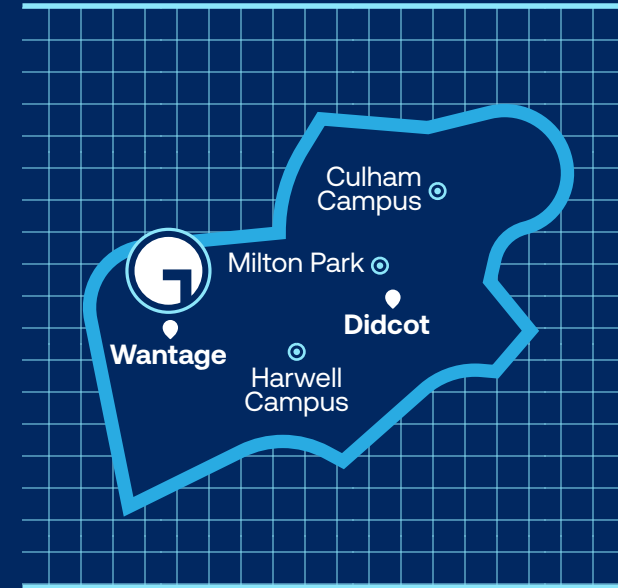
Guiding growth



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.

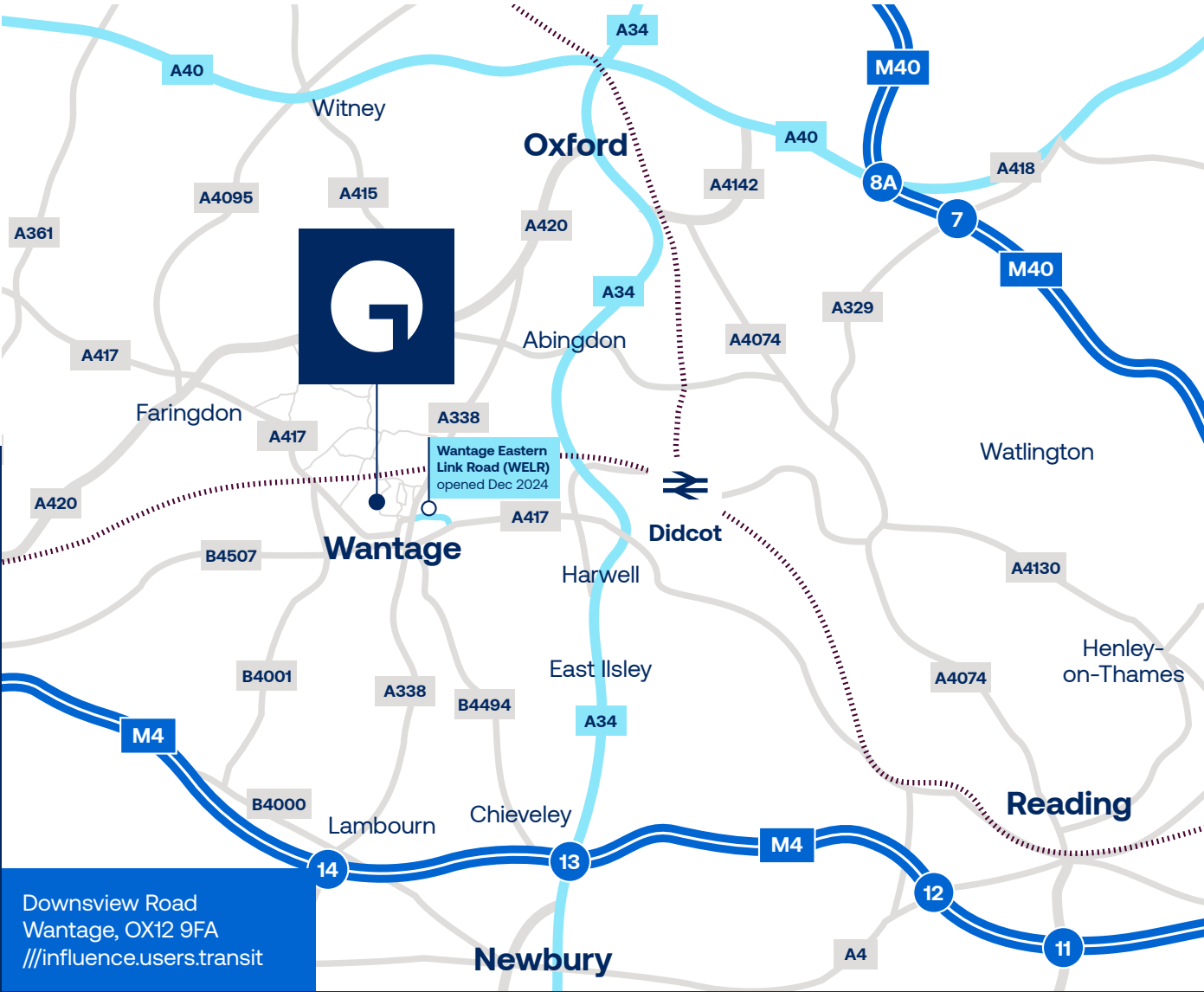
Science Vale



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.



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



Jan Losch

07870 555 851
jan.losch@savills.com

Charles Rowton Lee

07885 185 230
crlee@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



Grove Business Park

Downsview Road
Wantage, OX12 9FA

What Three Words

///influence.users.transit

info@grovebusinesspark.co.uk

grovebusinesspark.co.uk