



This is Ruddock

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 Ruddock exterior

This is Ruddock

Grove Business Park: Ruddock



Future Phases

Phase One

Ruddock

Future Phases

Future Phases

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.

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Ruddock Overview

Grove Business Park: Ruddock



Ruddock 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)



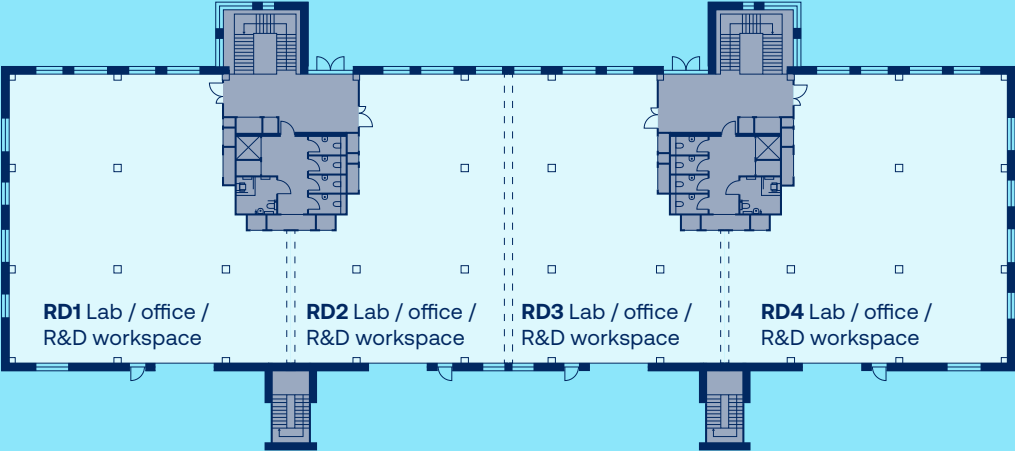
Targeting EPC 'A'



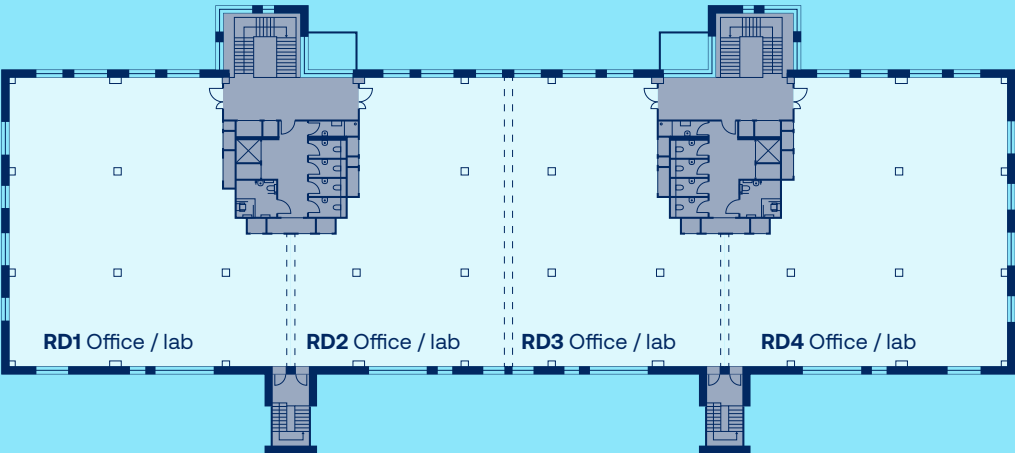
Feature reception

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)
RD1	Ground	Lab / office / R&D workspace	338	3,638
	First floor	Office / lab	338	3,638
			676	7,276
RD2	Ground	Lab / office / R&D workspace	246	2,648
	First floor	Office / lab	246	2,648
			492	5,296
RD3	Ground	Lab / office / R&D workspace	246	2,648
	First floor	Office / lab	246	2,648
			492	5,296
RD4	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: Ruddock



Guiding partnerships



Indicative CGI for Reception



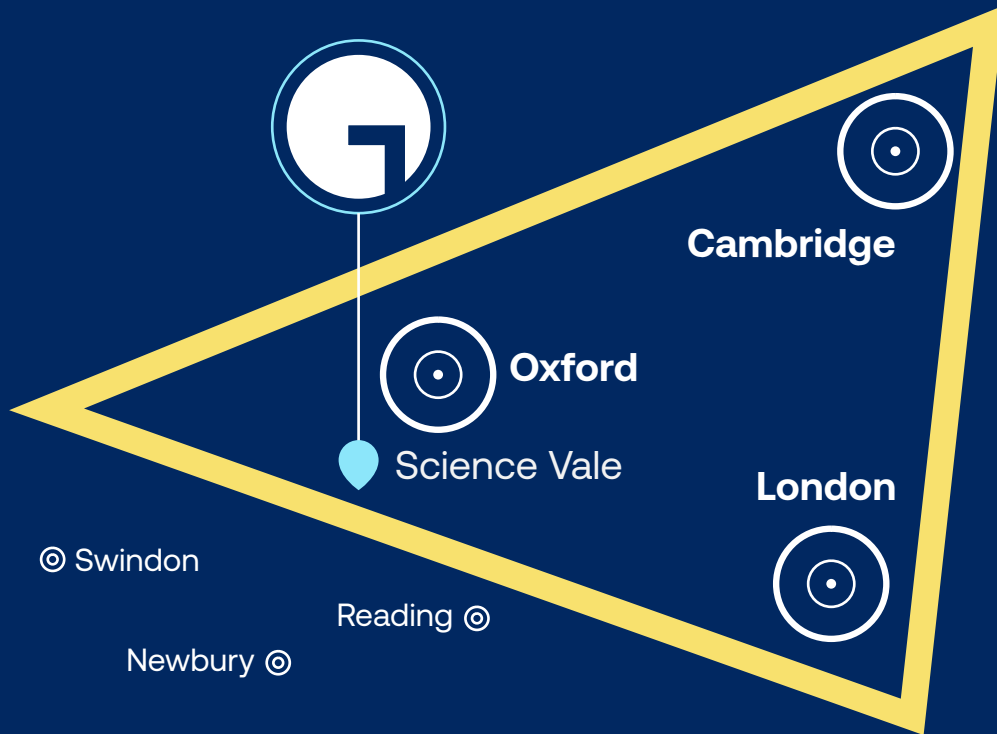
Guiding discovery



Indicative CGI for CAT B Lab



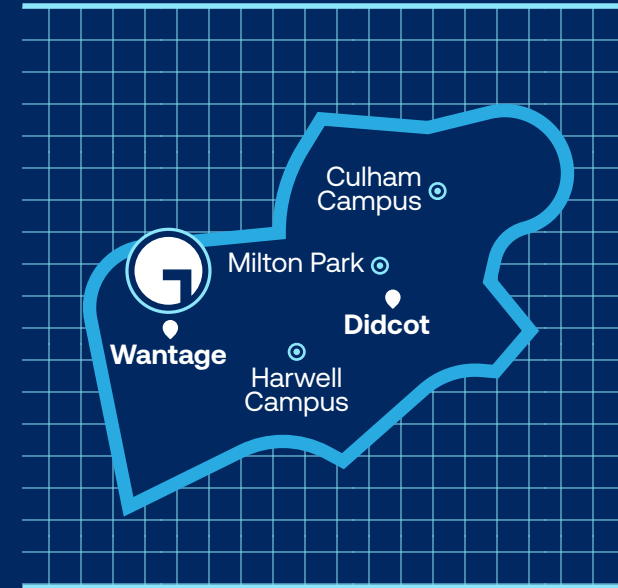
Guiding growth



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.

A map of the area around Oxford, England, highlighting the location of the Wantage Eastern Link Road (WELR). The map shows major roads like the A40, A34, M40, and M4, as well as towns such as Witney, Oxford, Abingdon, Didcot, Harwell, East Ilsley, Chieveley, Lambourn, Newbury, Watlington, Henley-on-Thames, and Reading. A blue square with a white 'G' icon marks the location of Downsview Road in Wantage. A red dot indicates the WELR project site, labeled 'Wantage Eastern Link Road (WELR) opened Dec 2024'. A blue box at the bottom left contains the address 'Downsview Road Wantage, OX12 9FF' and the URL '///influence.users.transit'.

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.

OX12 9FF



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Contact us

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Grove Business Park

Downsview Road
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What Three Words

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grovebusinesspark.co.uk

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