



Guiding innovation



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.

Our thriving commercial environment comprises a range of buildings providing 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.

Guiding growth

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.

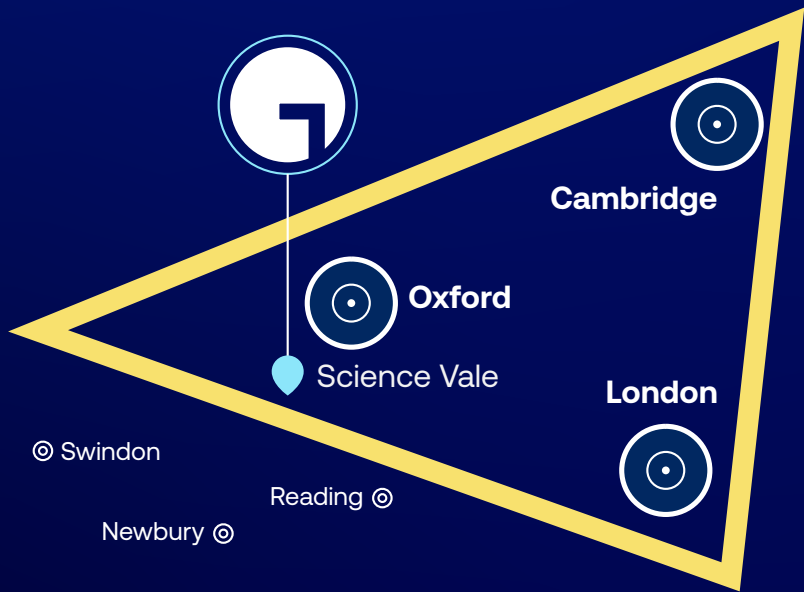
Grove Business Park, Wantage itself sits within the enterprise and innovation hub of the **Science Vale**, one of **the most important science and technology clusters in the UK**, which stretches across the Vale of White Horse and South Oxfordshire districts.

Named as Britain’s ‘**housebuilding capital**’, Wantage and its surrounding environs is a growth area and offers a range of quality housing with around **7,500 homes under development in the immediate locality**.

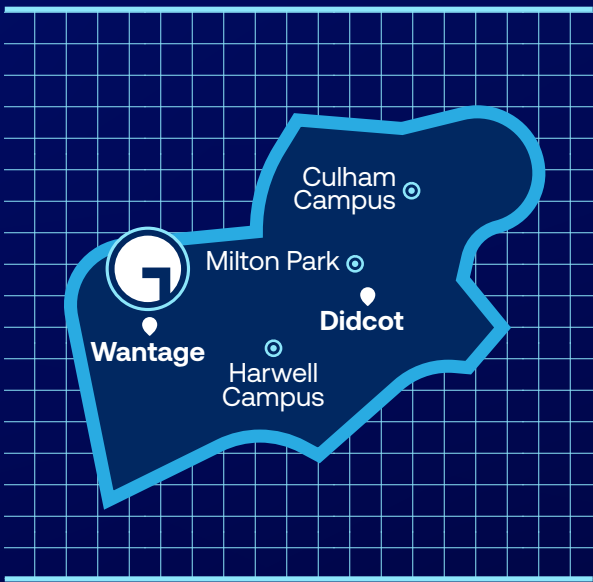
Grove Business Park’s additional **377,000 sq ft of new quality workspace**, providing flexibility in unit types and sizes, can **deliver around 2,500 more jobs**, building on the established success of the Park, which is home to an increasing number of science and technology companies.

The Park is a unique blend of an integrated environment and amenity with business and access linked to local community and residential opportunity.

The Golden Triangle



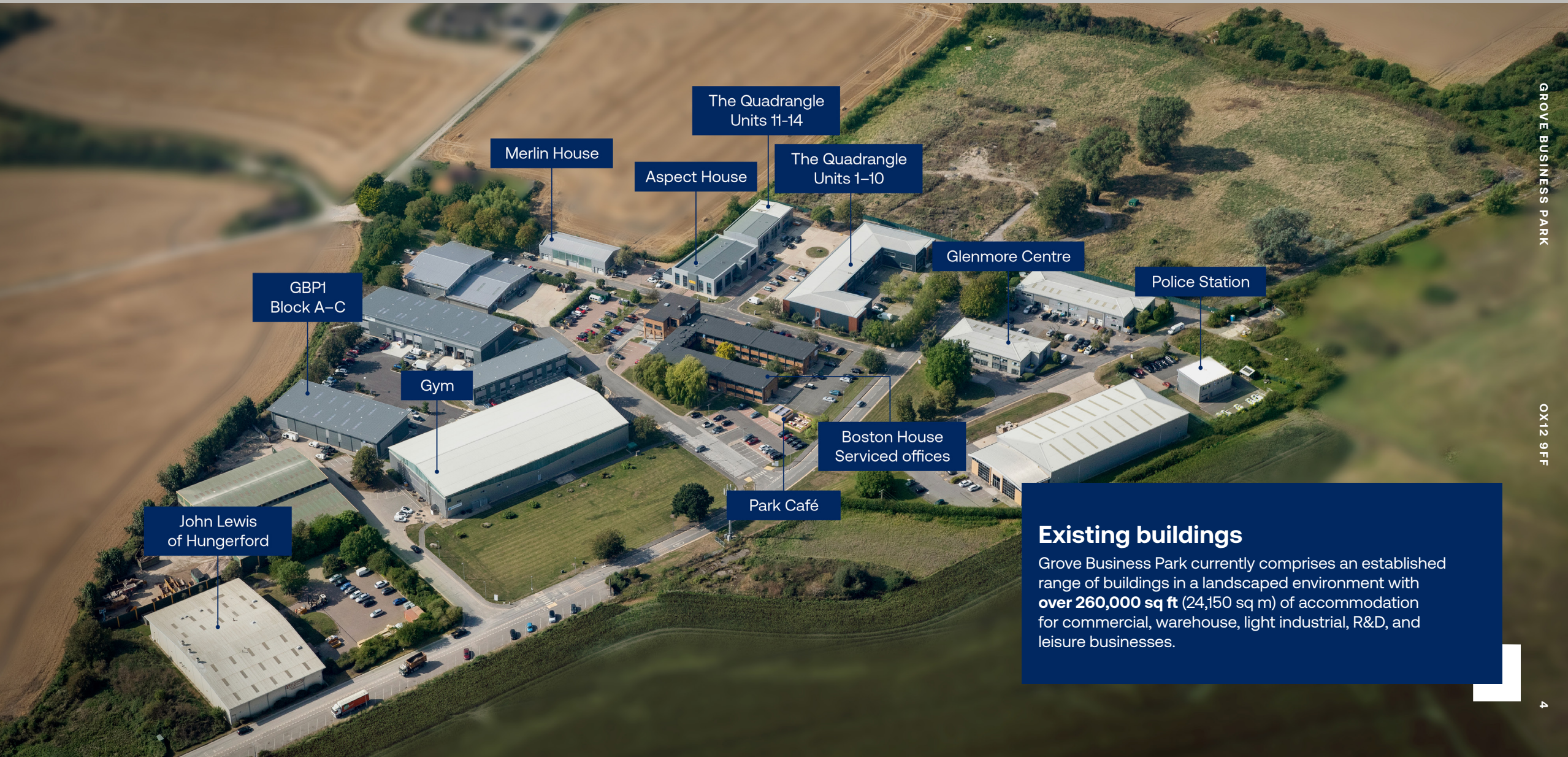
Science Vale



Grove Business Park

- | | | | | | |
|---|---|---|--|---|---|
|  | Upgraded power
3.5 MVA |  | Established
business park |  | 377,000 sq ft
of proposed
new development |
|  | Business
community with
quality amenity |  | Home to a number
of science and
tech companies |  | Quality housing in
close proximity |

Established business park



Existing buildings

Grove Business Park currently comprises an established range of buildings in a landscaped environment with **over 260,000 sq ft** (24,150 sq m) of accommodation for commercial, warehouse, light industrial, R&D, and leisure businesses.

Future development

Planning permission has been granted for up to 377,000 sq ft (35,024 sq m) of new commercial space with up to 3.5 MVA of power having been secured. This also includes a detailed application for a first phase of buildings suitable for technology, R&D, and lab uses.

360° experience →

CGI animation →

Visit the website →

Indicative CGI for The Ruddock exterior

Phase One development

360° experience →

CGI animation →

Visit the website →

Logica

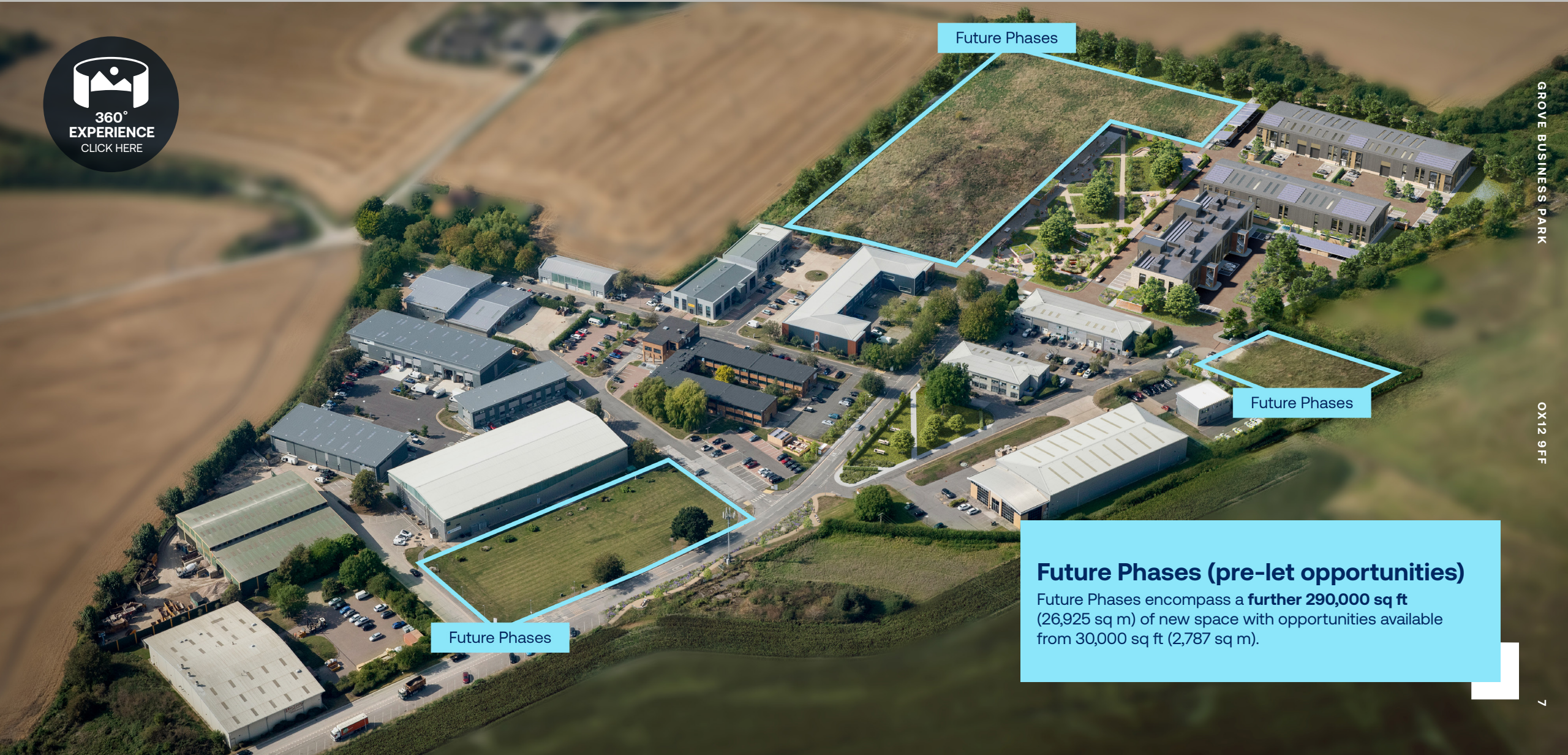
The Ruddock

Phase One

With an estimated completion of Autumn 2026, **Phase One** of the new development will provide **87,500 sq ft** (8,130 sq m) of accommodation with two Tech Box style buildings, **Logica**, and a hybrid style building, **The Ruddock**, suitable for office, lab, and R&D users.

Attractive modern buildings designed for flexibility and tailored to high tech specifications, easily adapted to suit specific operational requirements.

Future Phases development



Future Phases (pre-let opportunities)

Future Phases encompass a **further 290,000 sq ft** (26,925 sq m) of new space with opportunities available from 30,000 sq ft (2,787 sq m).

Guiding innovation

A mix of accommodation, set in a mature landscaped environment, providing bespoke workplaces and flexible spaces for large corporates and major technology facilities through to hybrid offices and laboratories.

Indicative CGI for Future Phases

Guiding innovation

A flagship building, set at the gateway to the Park with a mix of commercial space and facilities.

GROVE BUSINESS PARK

OX12 9FF

Indicative CGI for Future Phases

Phase One

Logica



Two Tech Box style buildings with space available from 5,957 sq ft (554 sq m) to 31,226 sq ft (2,902 sq m) GIA.

The Ruddock



Hybrid style building suitable for Office, Lab, and R&D users with space available from 5,296 sq ft (492 sq m) to 25,144 sq ft (2,336 sq m) NIA.

GROVE BUSINESS PARK

OX12 9FF



Generous power supply



PV solar panels



External or roof plant space



Covered cycle shelters



Up to 192 car parking spaces (25% EV charging)



First floor CAT A offices



Level access roller shutter door

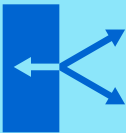
Guiding sustainability

A lasting commitment

We're creating a sustainable work environment that meets the needs of 21st century science and technology. The new development is designed to deliver **BREEAM EXCELLENT** and feature enhanced landscaping and biodiversity with green amenity spaces and pedestrian priority throughout the park, which overall will create a special place to work and build a business.

BREEAM

Targeting Excellent with EPC A rating



U-values in accordance with sustainability guidelines



Air source heat pumps



Photovoltaic panels



Low carbon in our construction



Biodiversity



Landscaping



Green spaces and access



EV charging

Businesses at the Park

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

 FORENSIC ACCESS

 CROYDE MEDICAL

 oxehealth

 NAVTECH
RADAR

 LUX

 PhosphonicsS
SUSTAINABLE METAL RECOVERY

 NFU Mutual

 AIRBOX
systems

 plasmatreat

 ROOMNET

 Penman
Consulting

 Astrosys International Ltd

Site plan



- 1 Serviced offices
- 2 Gym
- 3 Park Café

Park Life

Grove Business Park blends **work and wellbeing** in one vibrant destination.



Amenities

Grove Business Park offers some key amenities including a hugely successful 20,000 sq ft **gym and fitness centre**, a new expanded **food outlet**, and a fully refurbished **serviced office facility** providing up to 348 workstations.

On-site catering

The outlet is operated by a local business providing refreshments and freshly made food every day from a bacon bap to a vegan wrap. The new modern facility provides a full day to day food service as well as catering for occupier meetings and events. To spice up the food offer local vendors are also invited in to provide something a bit different.



Health & fitness

TFD, a family run, independent health & fitness gym with a relaxed atmosphere, provides memberships to suit everyone with more than 70 fitness classes every week and facilities including a swimming pool, sauna, steam room, sports massage therapy, hair salon and beautician and much more.

Serviced offices



Boston House

Boston House provides inspiring, flexible, ready-to-use work spaces. The centre provides 348 work stations of serviced office and co-working space along with meeting rooms, a business hub, and a tranquil courtyard garden combined with outstanding customer service, ample free parking, 24/7 access and state-of-the-art communal areas.



Serviced
offices



Co-working
space



Virtual
offices



Meeting
rooms



Conferencing



Admin
support



Availability

Downsview Road
Wantage, OX12 9FF
///influence.users.transit



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.



Buses
linked with residential
development.

Shuttle bus

A new shuttle bus service runs from the town centre to the Park at peak times and stops in key residential areas in Grove and Wantage.



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What Three Words
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