



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 current thriving commercial environment comprises a range of buildings providing office, warehouse, light industrial, R&D and leisure accommodation.

The proposed new development will add premium space suitable for technology, R&D, life sciences and light industrial uses.

Guiding growth

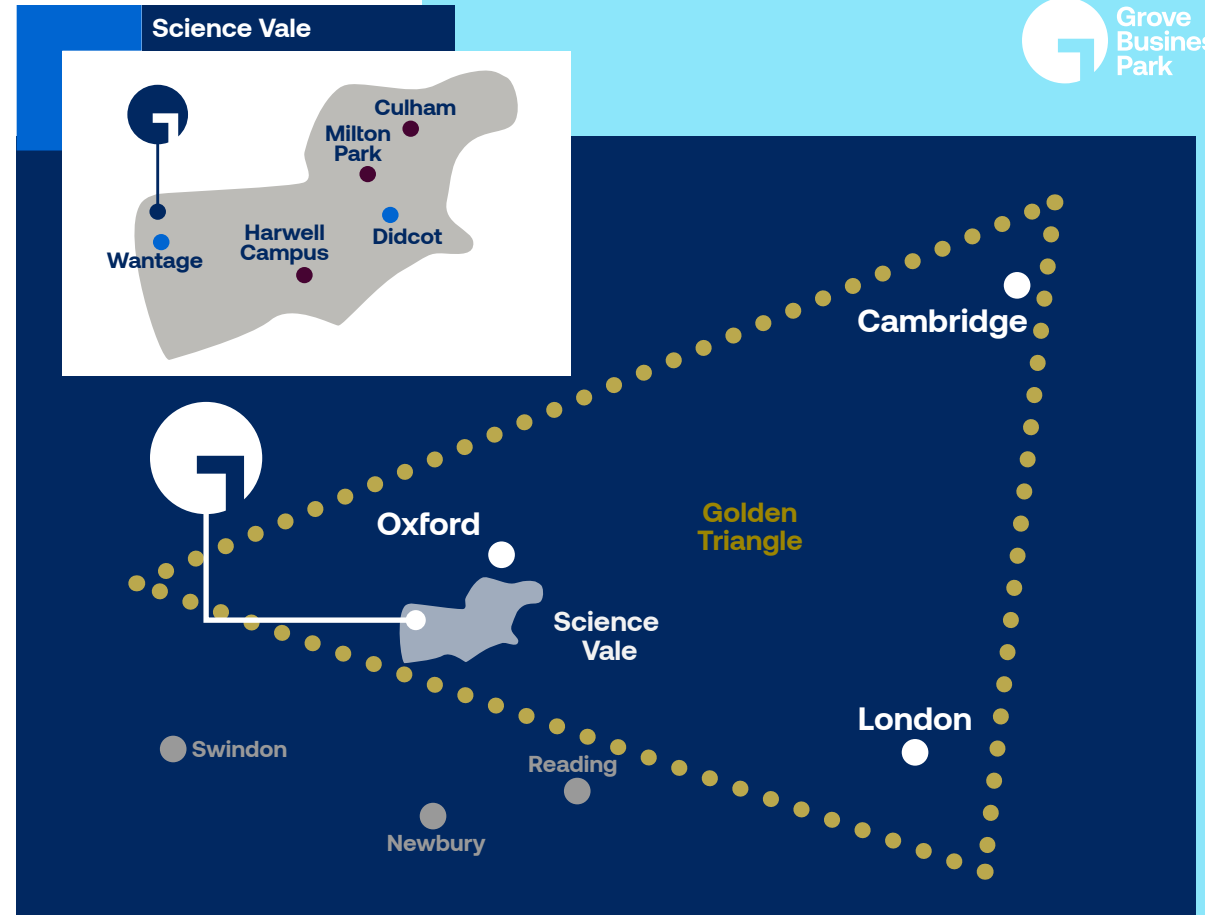
Located within the **'Golden Triangle'** of science and innovation, linking the universities of Oxford, Cambridge and London, the region has the highest concentration of science/ research facilities and development in Western Europe.

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 2,000 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.



Grove Business Park



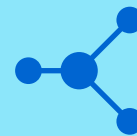
Upgraded power
3.5 MVA



Business community
with quality amenity



Established
business park



Home to a number
of science and
tech companies

+ 377k sq ft

of proposed new
development



Quality housing in
close proximity

Established business park



Merlin House

GBP1 Block A - C

Gym

Aspect House

The Quadrangle Units 11-14

The Quadrangle Units 1-10

Glenmore Centre

Boston House Serviced offices

New food outlet

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 applied for up to 377,000 sqft (35,024 sqm) 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.

Indicative CGI for central courtyard



Phase one development

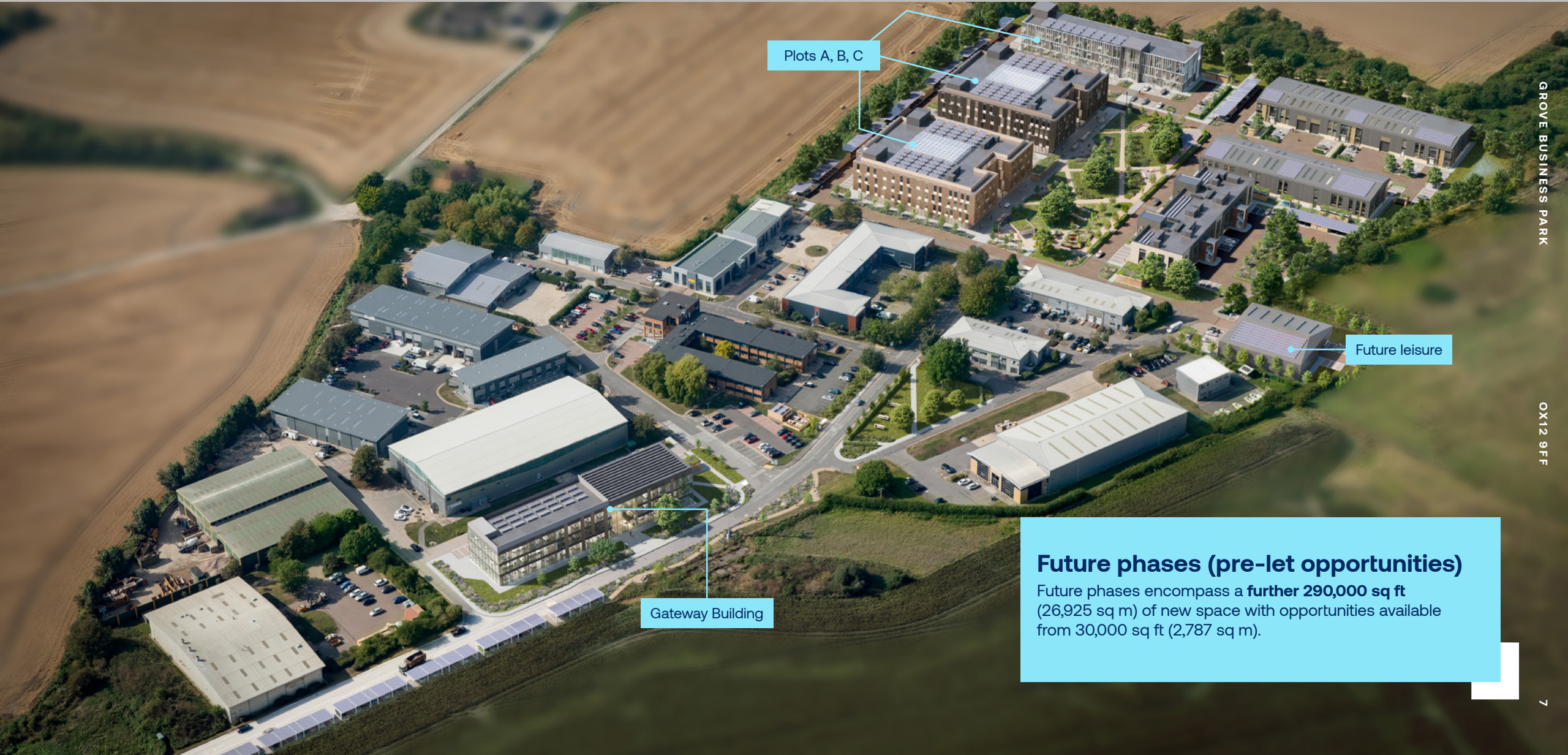


Phase one

With an anticipated start on site in Q3 2024, **phase one** of new development will provide **80,583 sq ft** (7,486 sq m) of accommodation with two Tech Box style buildings, Logica, and a Hybrid style building, Sigma, 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 phase development



Plots A, B, C

Gateway Building

Future leisure

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 plots A, B, C

Guiding innovation

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

Indicative CGI for Gateway Building

Phase one

Logica



Two Tech Box style buildings with space available from 5,885 sq ft (546 sq m) to 31,053 sq ft (2,883 sq m) GIA.

Sigma



Hybrid style building suitable for office, lab and R&D users (Cat A office first floor, shell ground floor) arranged as four adjacent units from 5,310 sqft (494 sqm) NIA to 31,593 sq ft (2,935 sq m) GIA.



Generous power supply



PV solar panels



External or roof plant space



Covered cycle shelters



Up to 70 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
EXCELLENT

Targeting



Rainwater harvesting



Air source heat pumps



Photovoltaic panels



Low carbon in
our construction



Biodiversity



Landscaping



Green spaces
and access



EV charging

Guiding community



GROVE BUSINESS PARK



OX12 9FF



Amenities

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

On-site catering

The outlet is operated by Valentine Food, a local business providing refreshments and freshly made food every day from a bacon bap to a vegan wrap. There is a planning consent to expand into a new modern facility later in Spring 2024.



Health & fitness

TFD, a family run, independent health & fitness gym with a relaxed atmosphere, provides memberships to suit everyone with more than fifty 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

Guiding connections



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) will bring access direct to the Park by-passing the historic market town centre.



8
miles from
A34

10
miles from
A420

13
miles from
J14/M4



**Didcot Parkway
Mainline Rail Station**
11 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



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What Three Words
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