

An architectural rendering of the Grove Business Park. The scene shows modern industrial-style buildings with large glass windows and purple accents. In the foreground, there is a paved walkway, a small rectangular water feature, and wooden planters with various plants. Several people are depicted in the scene, including a man walking on the left, a woman sitting on a bench, and others walking in the background. The sky is blue with some clouds.

New R&D, Office and Warehousing **TO LET**

Plus, serviced land plots **FOR SALE**

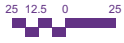
 **Grove
Business
Park**

WANTAGE
OX12 9FF

Offering:

- ▶ Bespoke Design & Build (from 10,000 sq ft)
- ▶ Rolling programme of multi-unit buildings
- ▶ Serviced land plots for sale with planning consent from 1 to 8 acres

grovebusinesspark.com



SCALE

New development of **217,000 sq ft** (20,261 sq m), to create total built space of **400,000 sq ft** (37,222 sq m) on the **32 acre park**.



DELIVERY

Detailed planning consent in place; buildings available from 12 months of leasing contract. Serviced land plots available for immediate occupation.



FLEXIBILITY

Size and design to meet occupier's requirements.



BROADBAND

Superfast full fibre broadband connections available on the Park from BT and Virgin.



COMMUNITY

85 existing businesses on the Park, from early stage to established companies, across IT, furniture manufacturing, logistics, to forensics, electronics and life science. There are regular business events held in the Business Centre.



AMENITIES

The Park has an on site gym, and Boston House Business Centre is a venue for business events and meeting room hire.



HOUSING

The Park is on the edge of Wantage and Grove, both undergoing expansion with major housing developments, on site or allocated, proposed to deliver approx. 5,000 new homes.



CONNECTIONS

Strategically located between M4, A34 and A420. Didcot mainline station approx. 11 miles.



EXPERIENCED TEAM

Friendly and experienced development and on-site management teams. Early stage meetings encouraged with the Team to develop the Brief, Timing and Terms.



TERMS

Proposals will be created for each bespoke pre-leasing agreement, reflecting the occupier's requirements. Indicative details are available from the marketing agents.



VAT

All terms quoted will be exclusive of VAT.







GROVE BUSINESS PARK

Recent significant investment in **Grove Business Park** has included the multi-million pound new **GBP1** industrial and office units, **Aspect House** offices, site wide new services infrastructure and the refurbishment of **Boston House Business Centre**. The Business Centre offers a heart to the Park providing serviced offices, meeting rooms to hire and space for social networking. Demolition of some older buildings has cleared the way for the development of new buildings totalling **217,000 sq ft** (20,261 sq m).

This will bring the total floor space on the **32 acre park** to approx. **400,000 sq ft** (37,222 sq m).

Wantage and Grove are noted for being home to **Williams Grand Prix Engineering**, **Crown UK Holdings**, **MacDermid Autotype** and **John Lewis of Hungerford**.

SPECIFICATION

Our goal is to develop **Grove Business Park** to offer a mix of new and existing sustainable and affordable accommodation, all within the green Oxfordshire countryside.

Offices can be designed to provide single or two storey Grade A open plan floor plates with premium quality fixtures, fittings and services. Naturally ventilated or full mechanical ventilation with air-conditioned working environments and renewable power options are available.

Industrial and warehousing units can be designed to offer a range of eaves heights, internal structural spans and floor loadings to suit specific occupier needs. Plenty of external space is to be afforded to cater for loading or storage yards in addition to generous staff parking provisions.

Grove Business Park can offer bespoke buildings tailored to suit the needs of individual businesses. It has ample power, gas and water provisions with on-site waste and sewage processing facilities. The site is supplied with a diversity of high speed fibre optic telecommunications connections.



Computer generated images

MASTERPLAN

The detailed planning permission, fully approved in **May 2020**, delivers **217,000 sq ft** in a range of buildings within the existing mature landscaping. Individual buildings are available from **10,000 sq ft**. These buildings will be delivered to a defined programme by 'design & build' pre-leasing contracts, within a little as **12 months** from the leasing contract being signed. Configurations for bespoke 'design & build' units can be developed with the Park's experienced development and construction team.

The masterplan for the site affords opportunities for a range of buildings in three separate development zones, the largest of which extends to **12 acres** of level open ground.

There is also a rolling programme of smaller units to be built on site, the first of which are available in the new **GBP1** development.



INDICATIVE MASTERPLAN Schedule of Proposed Buildings

BUILDING	USE	SQ FT / SQ M
33	Offices/Light Industrial	12,300 / 1,143
35	Offices/Light Industrial	9,800 / 910
37	Nursery/Crèche	3,900 / 362
38	Offices/Light industrial	12,700 / 1,180
39	Offices/Light Industrial	12,700 / 1,180
40	Offices/Light Industrial	24,600 / 2,285
41	Storage/Distribution	29,600 / 2,750
42	Offices/Light Industrial	12,400 / 1,152
43	Offices/Light Industrial	21,000 / 1,951
44	Offices/Light Industrial	32,600 / 3,029
45	Light Industrial	16,400 / 1,524

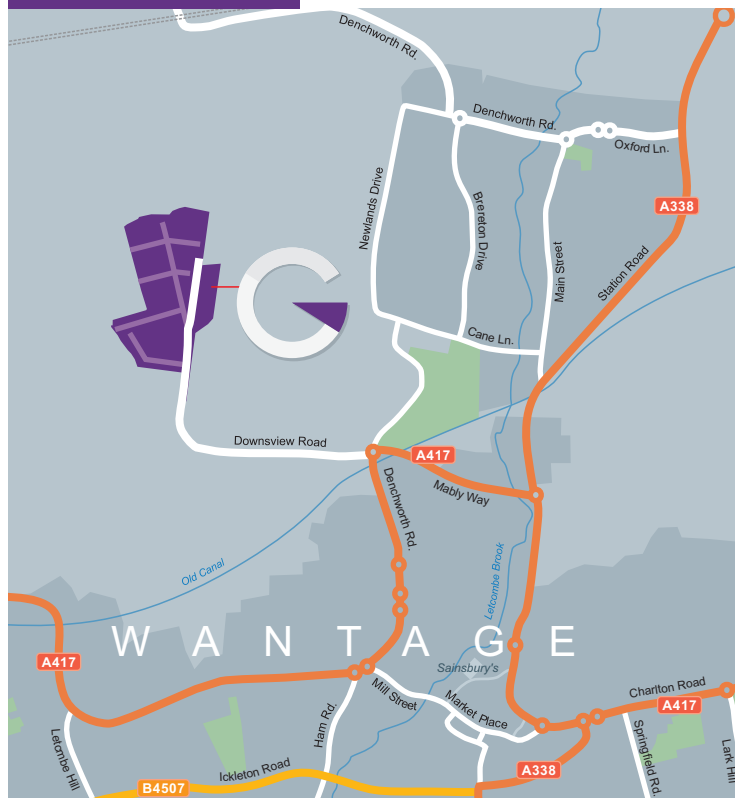
The above are approximate Gross External Areas, for ground and upper floors.

Key

-  Existing Buildings
-  Proposed Buildings
-  Existing Trees
-  Proposed Trees
-  Ownership Boundary



SAT NAV: OX12 9FF



Viewing & Further Information: strictly by prior appointment with the joint sole agents:

Duncan May
M: 07879 883886
dmay@vslandp.co.uk

Tom Barton
M: 07817 033078
tbarton@vslandp.co.uk



Kevin Wood
M: 07900 584150
KWood@lsh.co.uk

Jennifer Lamb
M: 0791 721 7182
JhLamb@lsh.co.uk



01865 200244
www.lsh.co.uk

www.grovebusinesspark.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by VSL & Partners or Lambert Smith Hampton (LSH) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. VSL & Partners or LSH do not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice. January 2021