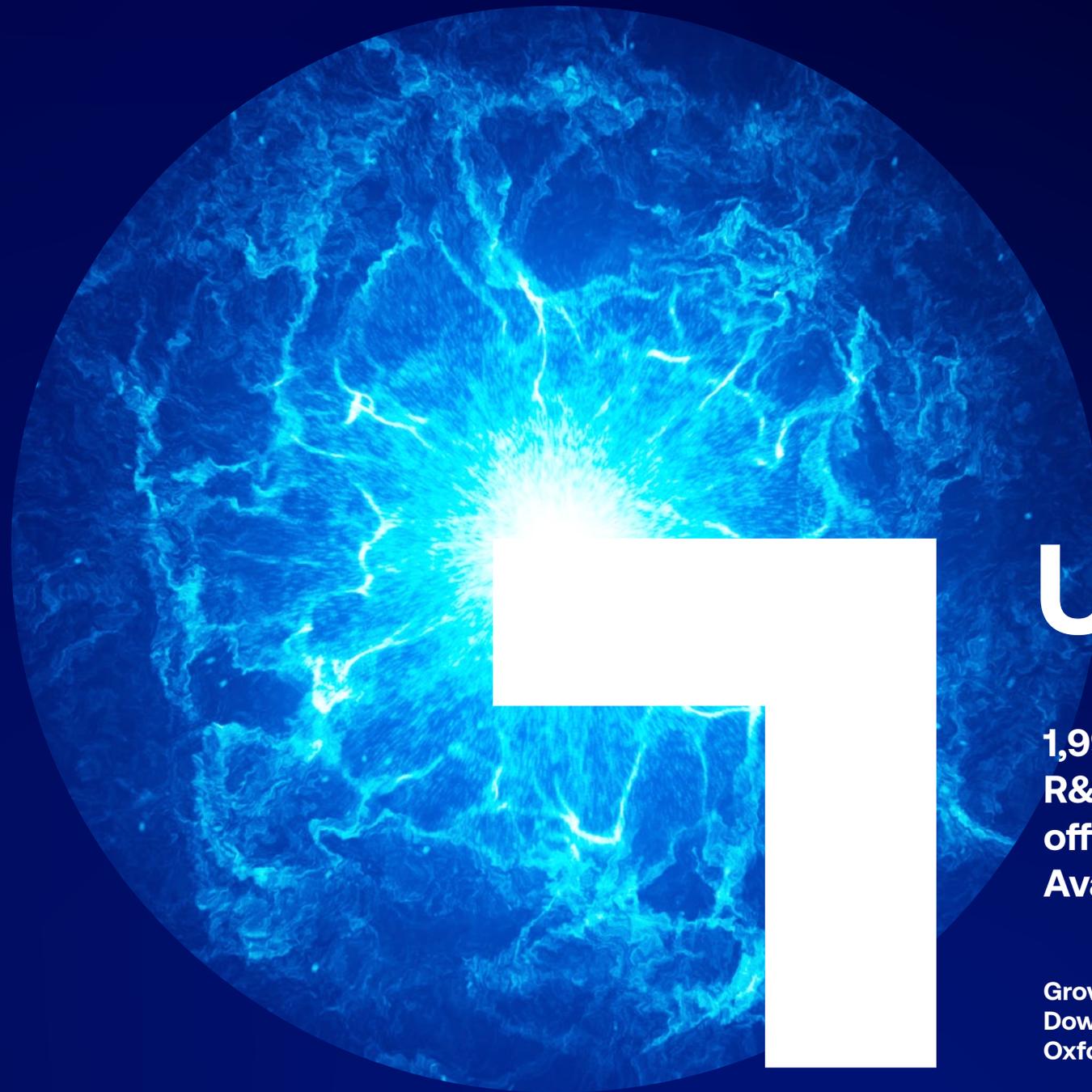




**Grove
Business
Park**



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



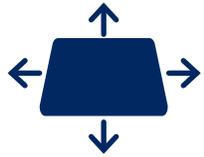
First floor 1,010 sq ft



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

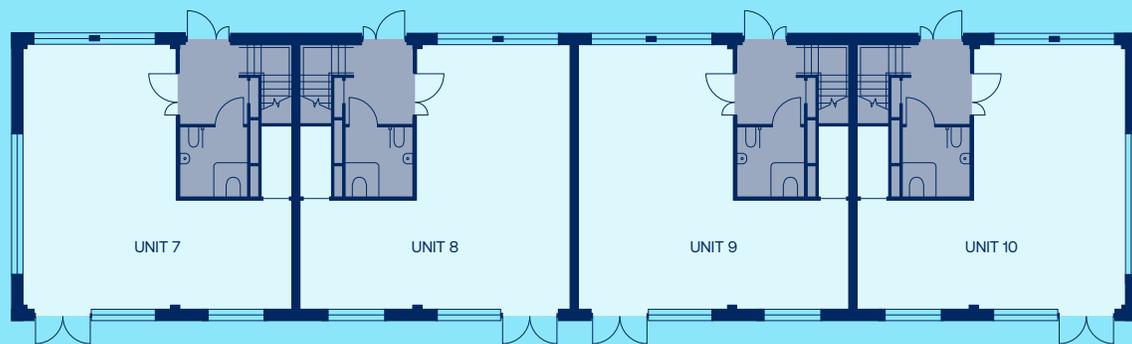


Air conditioning in the first floor offices

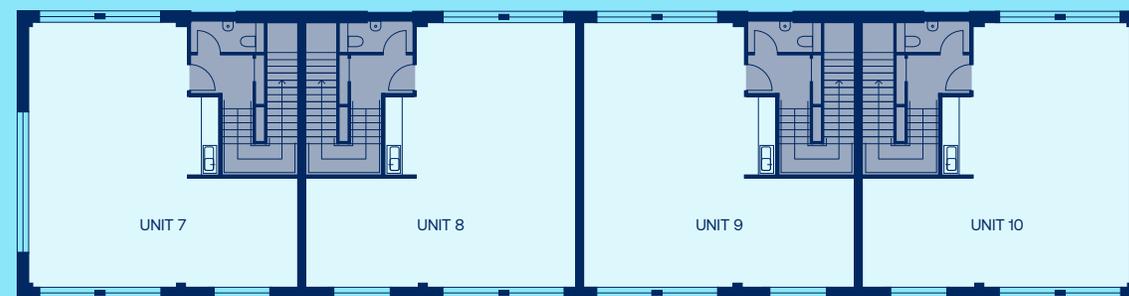


Car parking ratio of 1:375 sq ft

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

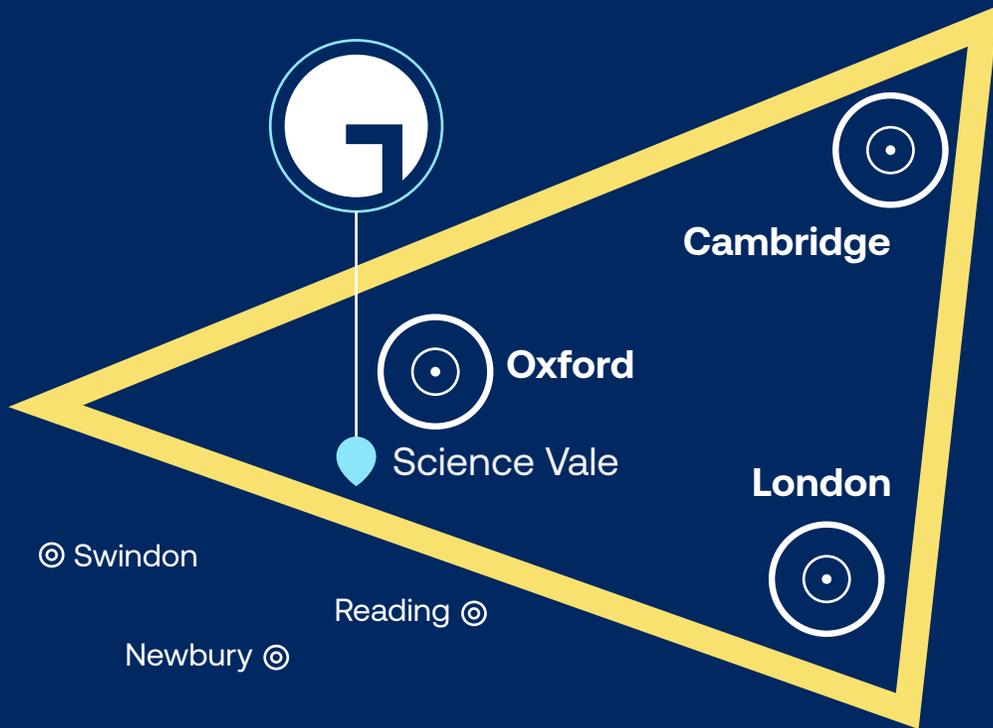
- 1 Serviced offices
- 2 Gym
- 3 Park Café

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



Science Vale



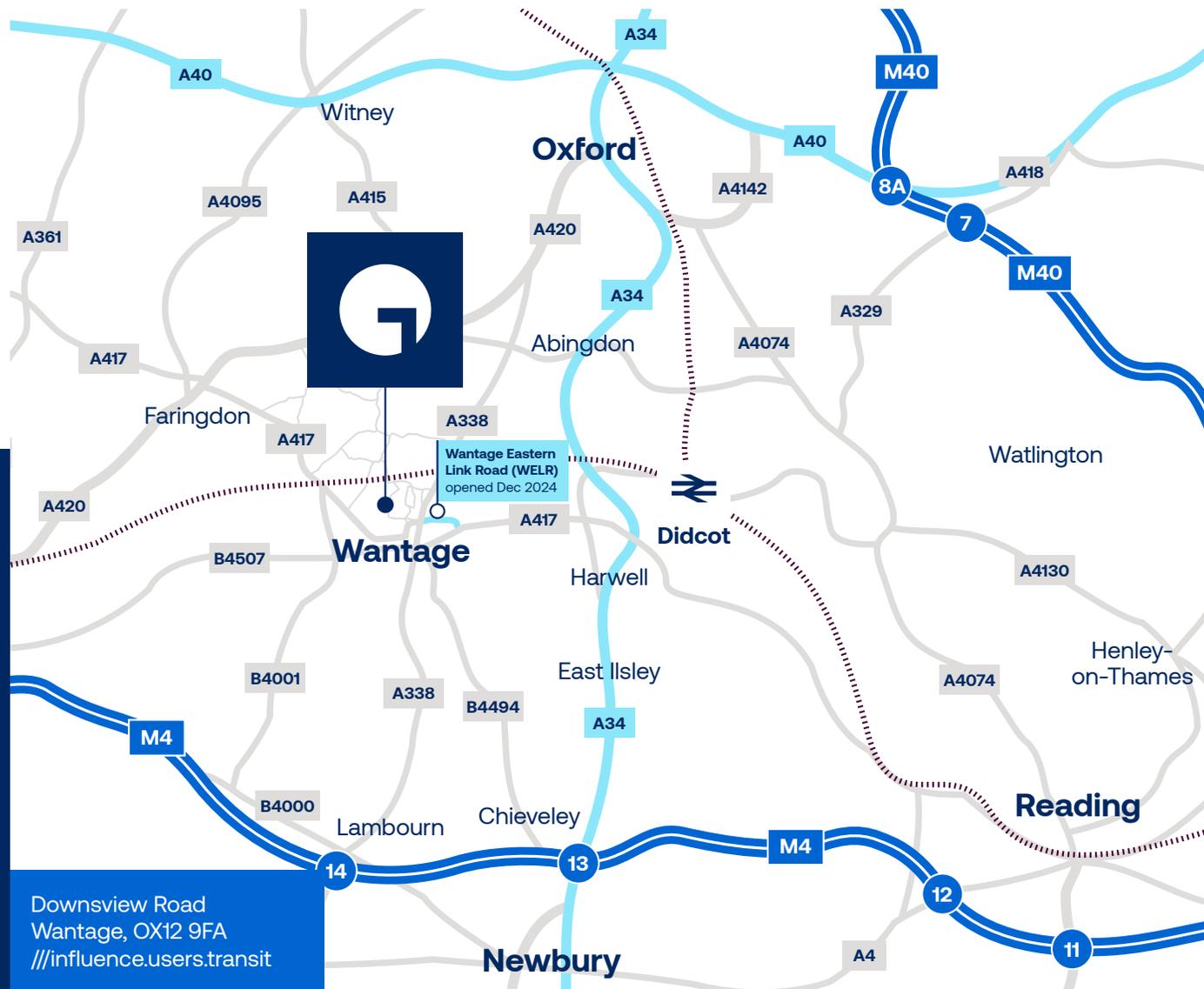
The Golden Triangle

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.

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



Downsview Road
Wantage, OX12 9FA
///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.



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