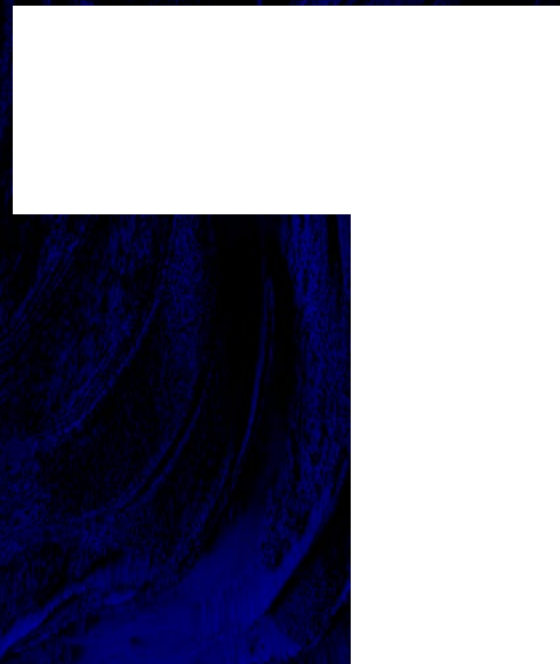




Grove
Business
Park



This is The 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.

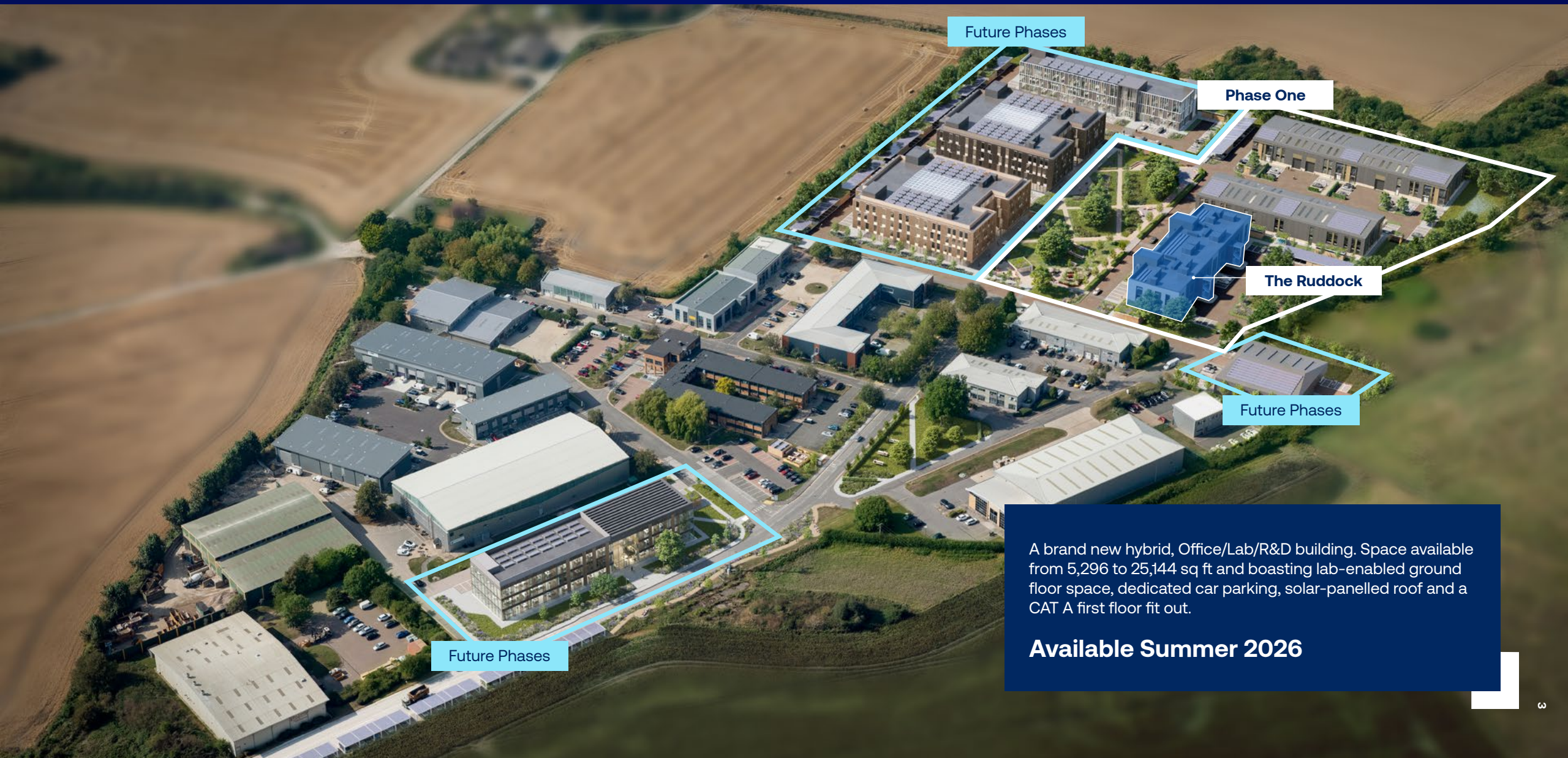
The thriving commercial environment comprises 17 buildings with over 260,000 sq ft (24,150 sq m) of office, warehouse, light industrial, R&D, and leisure accommodation.

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 The Ruddock exterior

This is The Ruddock



Future Phases

Phase One

The 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 lab-enabled ground floor space, dedicated car parking, solar-panelled roof and a CAT A first floor fit out.

Available Summer 2026

The Ruddock Overview



Indicative CGI for The Ruddock exterior

The 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



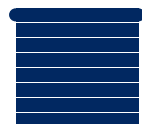
Dedicated tenant plant compounds



Passenger lifts



CAT A office fit out



Level access roller shutter door



RF4 vibration factor (ground floor)



70 car parking spaces (25% EV charging)



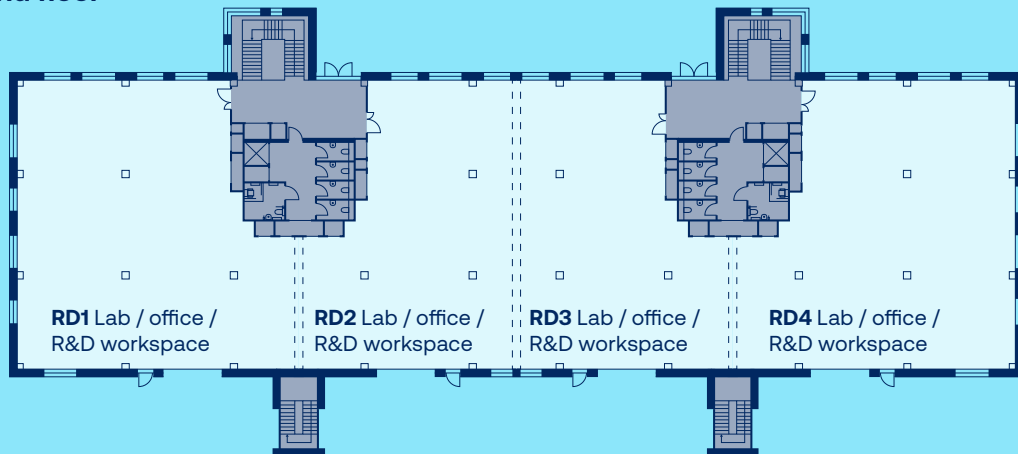
Targeting EPC 'A'



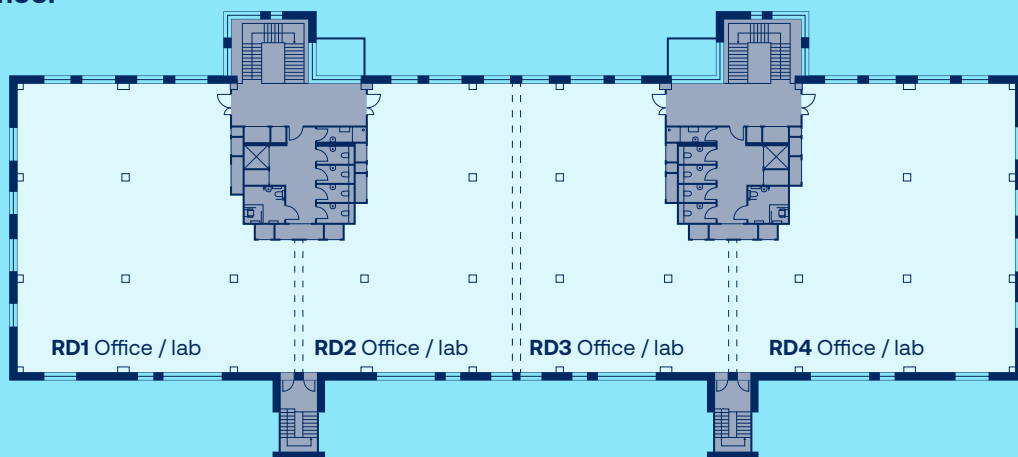
Feature reception

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

Park Life

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.



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.

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. The new modern facility provides a full day to day food service as well as catering for occupier meetings and events.



Businesses at the Park

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



Siteplan



Guiding partnerships



Indicative CGI for Reception



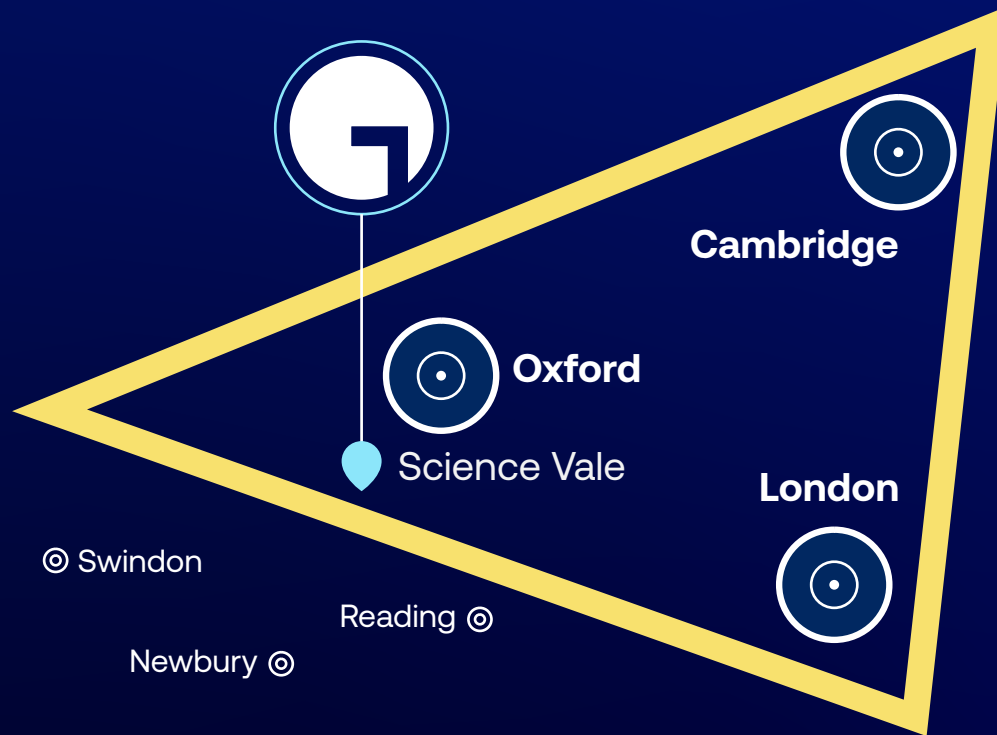
Guiding discovery



Indicative CGI for CAT B Lab

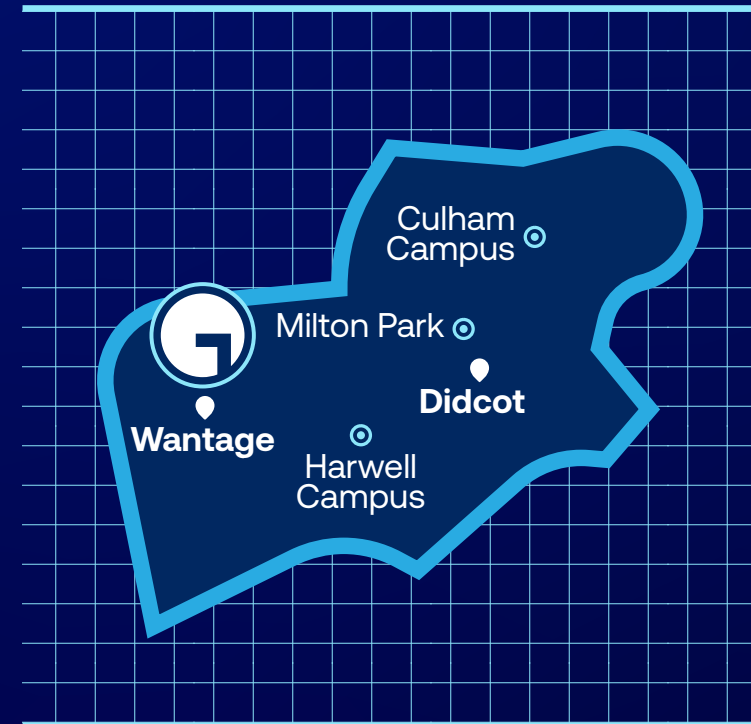


Guiding growth



The Golden Triangle

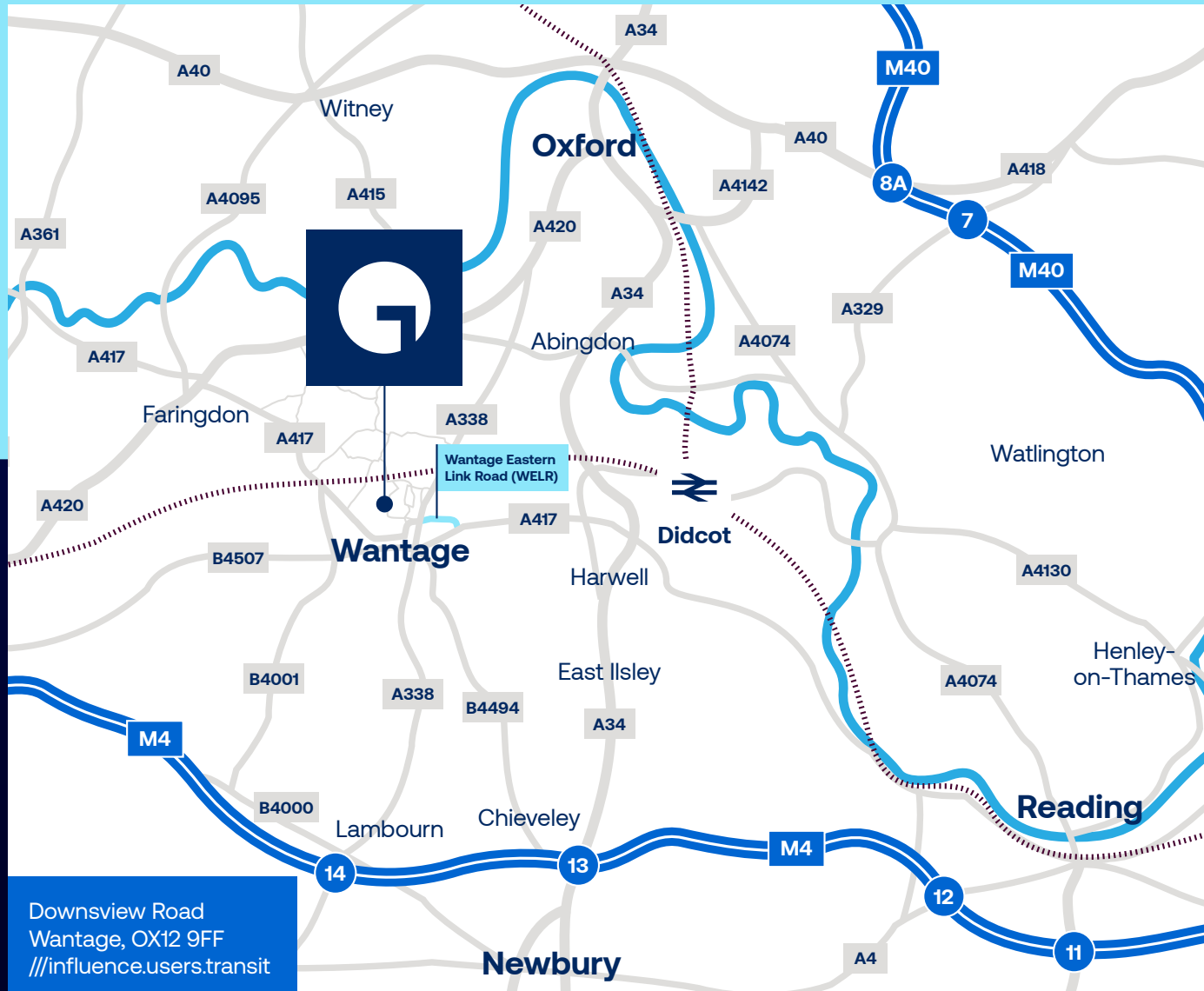
Located within the 'Golden Triangle' of science and innovation, linking the universities of Oxford, Cambridge and London, the region has the highest concentration of science/research facilities and development in Western Europe.



Science Vale

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.

Guiding connections



Downsview Road
Wantage, OX12 9FF
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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) 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.



Local bus routes
linked with residential
development.

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