



**Grove
Business
Park**



This is Logica

Available Summer 2026

**Downsview Road, Wantage,
Oxfordshire OX12 9FF**

Welcome to Grove Business Park

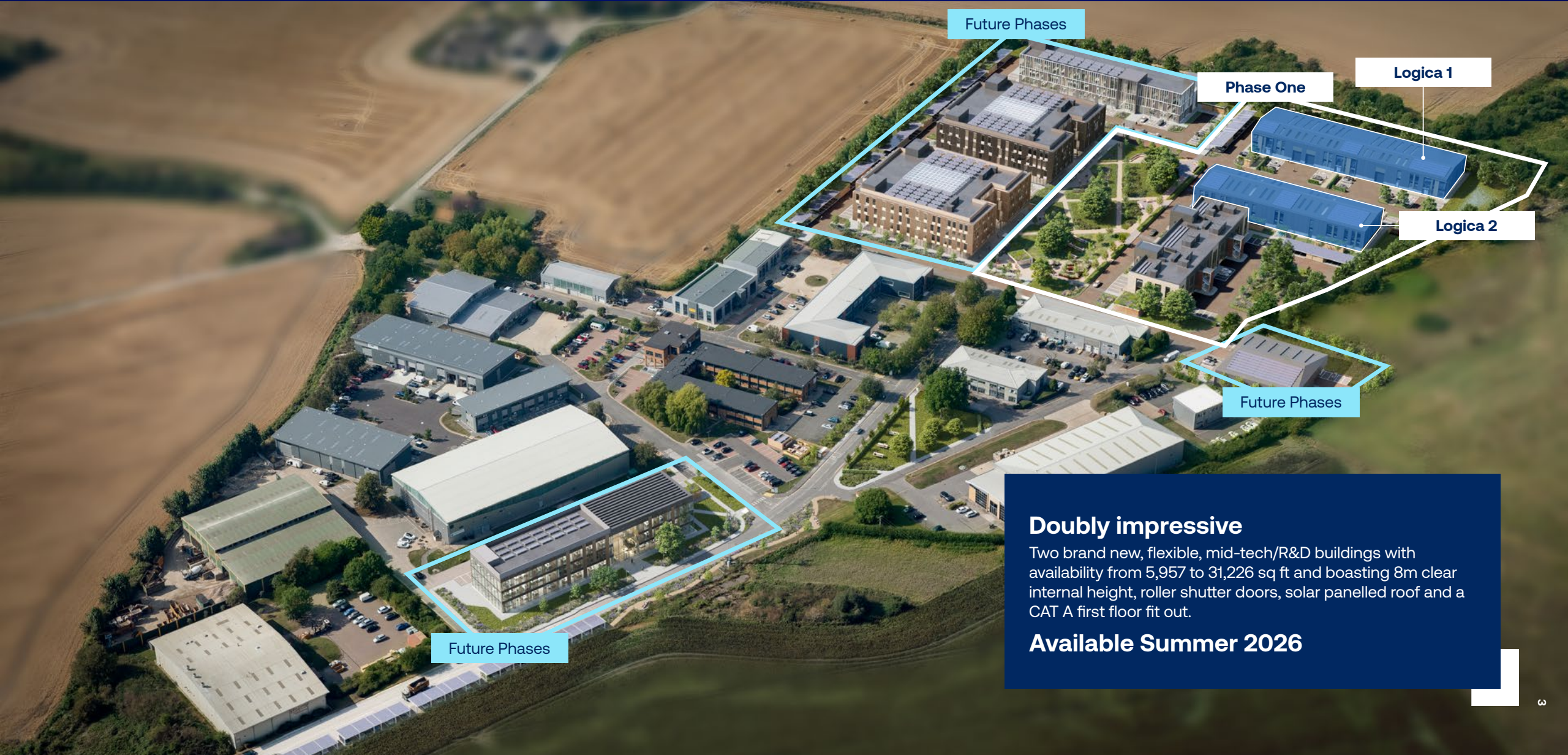
Grove Business Park, Wantage is a growing science, technology and commercial hub within Science Vale UK, one of the most important science and technology clusters in the UK.

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).



This is Logica 1 & 2



Future Phases

Phase One

Logica 1

Logica 2

Future Phases

Future Phases

Doubly impressive
Two brand new, flexible, mid-tech/R&D buildings with availability from 5,957 to 31,226 sq ft and boasting 8m clear internal height, roller shutter doors, solar panelled roof and a CAT A first floor fit out.

Available Summer 2026

Logica 1 & 2 Overview



Logica 1 & 2 Specification

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.

Available Summer 2026.



8m clear internal height



Generous power supply



Solar panels on the roof



Covered cycle shelters



Dedicated tenant plant compounds



68 (Logica 1) / 54 (Logica 2) car parking spaces (25% EV charging)



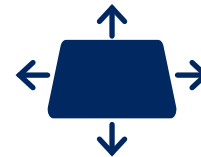
CAT A office fit out



Level access roller shutter door



35 KN / m² ground floor loading



Potential to extend mezzanine floor



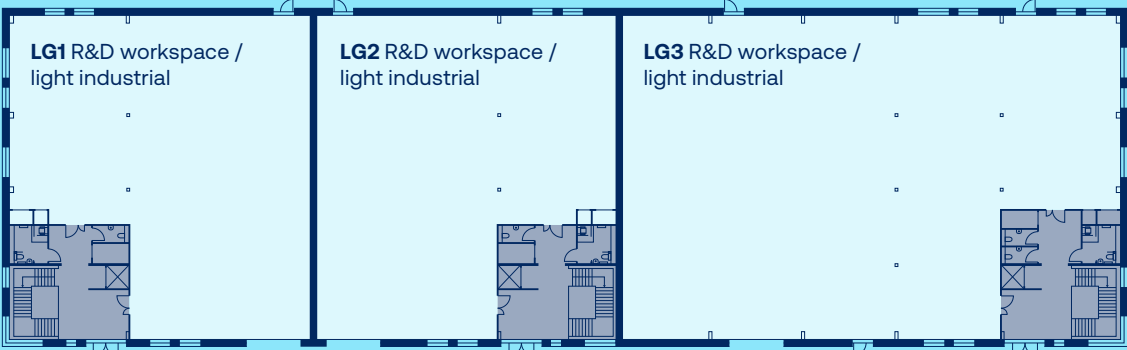
Office content between 25% and 35%



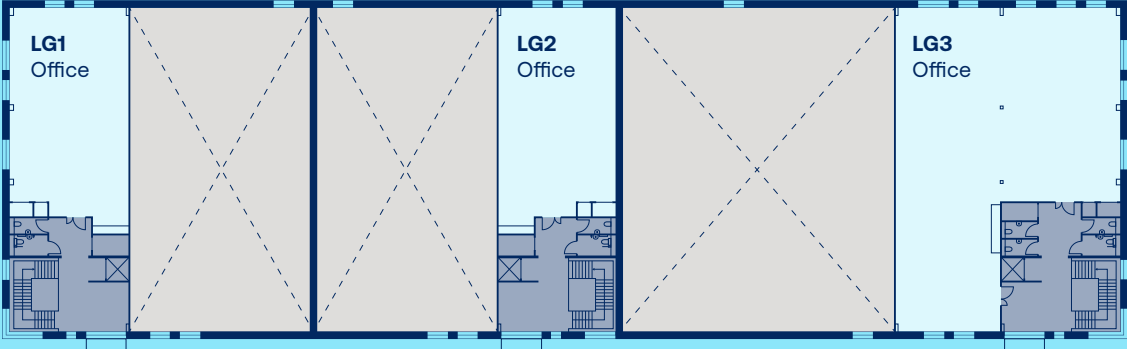
Targeting EPC 'A'

Logica 1 Floorplans

Ground floor



First floor



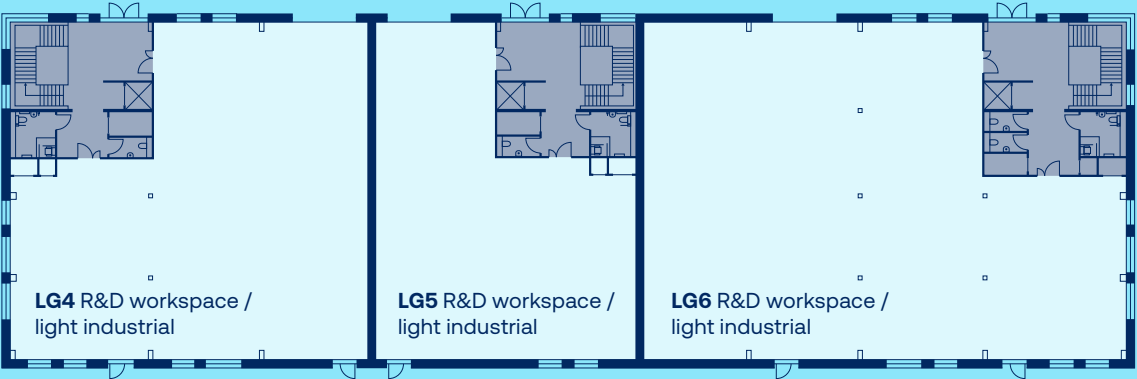
Logica 1 Schedule of areas

from 8,383 to 31,226 sq ft

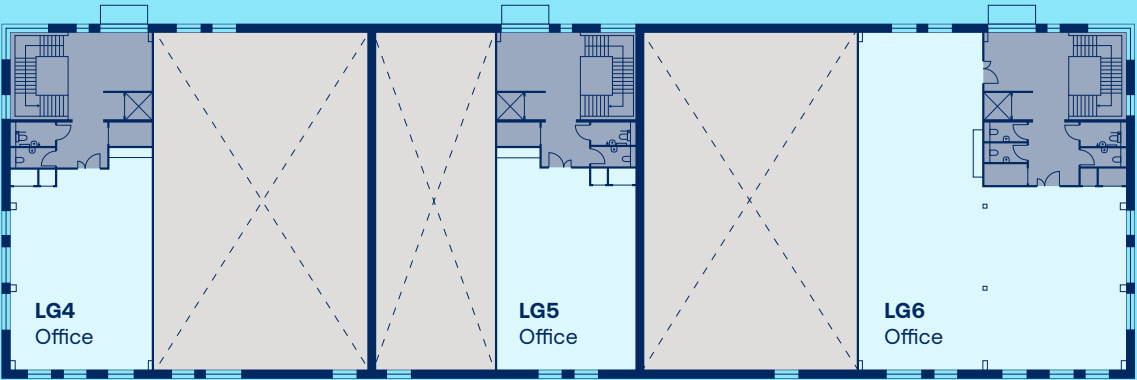
Unit name	Floor	Description	Area (sq m)	Area (sq ft)
LG1	Ground	R&D workspace / light industrial	564	6,065
	First floor	Office	217	2,335
			781	8,400
LG2	Ground	R&D workspace / light industrial	564	6,065
	First floor	Office	215	2,318
			779	8,383
LG3	Ground	R&D workspace / light industrial	931	10,021
	First floor	Office	411	4,422
			1,342	14,443
Total Building Area (GIA)			2,902	31,226


Logica 2 Floorplans

Ground floor



First floor



 N
Indicative only. Not to scale.

Logica 2 Schedule of areas

from 5,957 to 24,383 sq ft

Unit name	Floor	Description	Area (sq m)	Area (sq ft)
LG4	Ground	R&D workspace / light industrial	495	5,323
	First floor	Office	190	2,044
			685	7,367
LG5	Ground	R&D workspace / light industrial	366	3,934
	First floor	Office	188	2,023
			554	5,957
LG6	Ground	R&D workspace / light industrial	667	7,174
	First floor	Office	361	3,885
			1,028	11,059
Total Building Area (GIA)			2,267	24,383

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.



Grove Business Park: Logica



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

PhosphonicS
SUSTAINABLE METAL RECOVERY

NFU Mutual

AIRBOX
systems

plasmatreat

ROOMNET

Penman
Consulting

Astrosys International Ltd

Siteplan



- 1 Serviced offices
- 2 Gym
- 3 Park Café

Guiding partnerships



Indicative CGI for Reception



Guiding discovery



Indicative CGI for workspace fit out



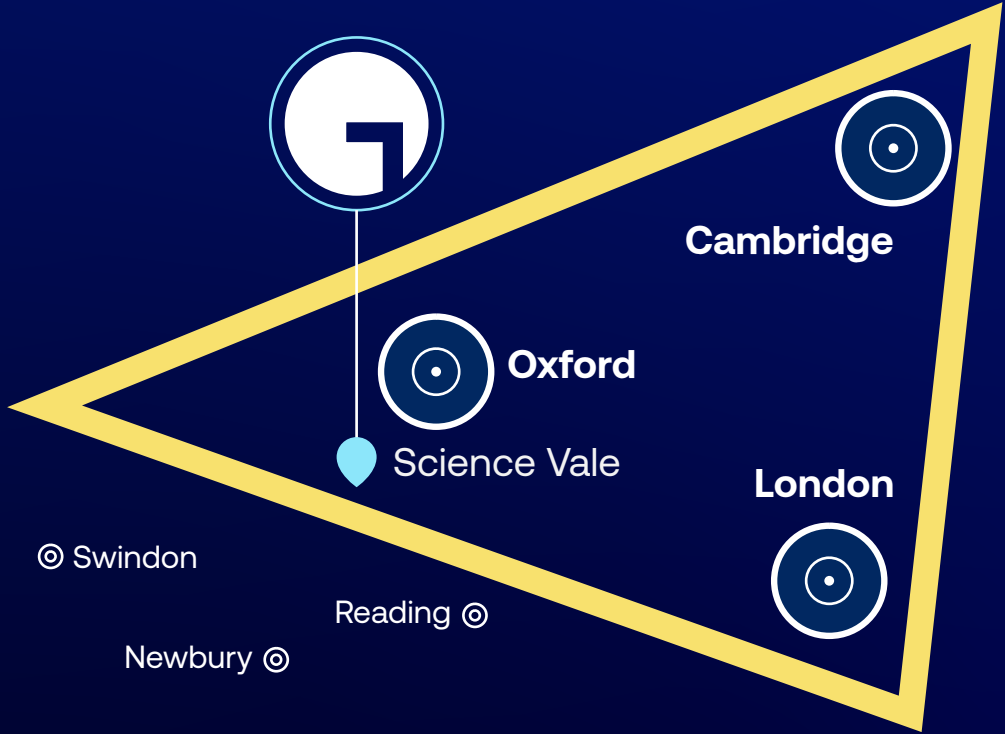
Guiding enterprise



Indicative CGI for office fit out

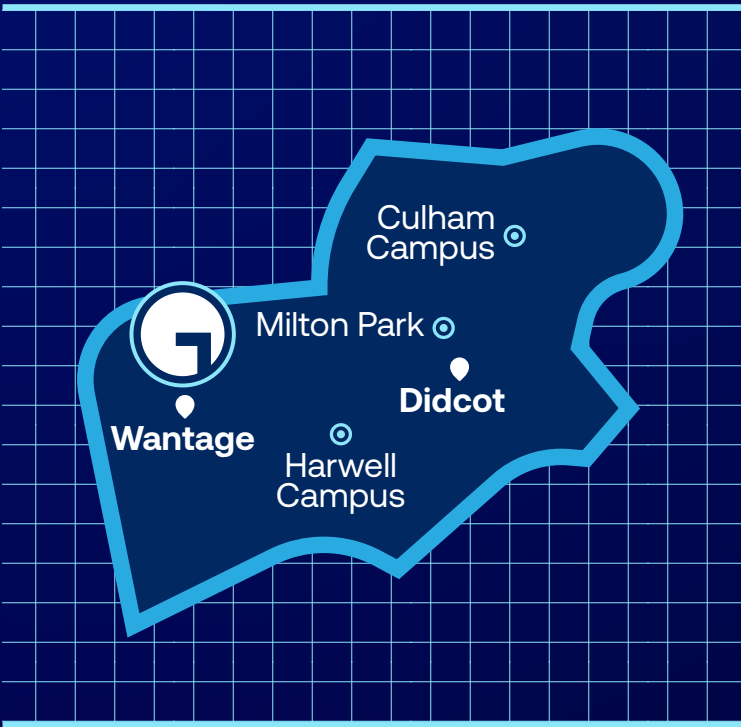


Guiding growth



The Golden Triangle

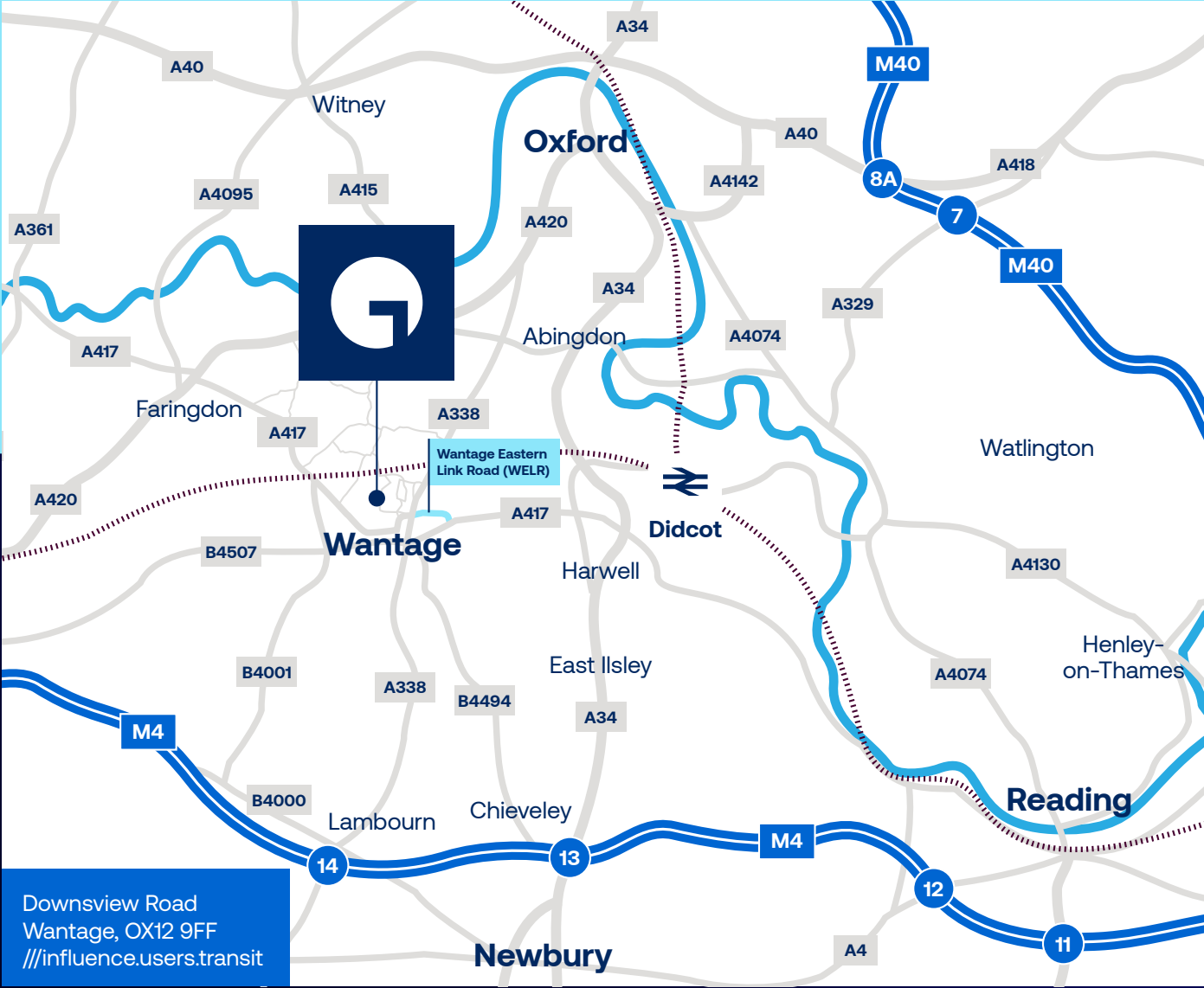
Located within the 'Golden Triangle' of science and innovation, linking the universities of Oxford, Cambridge and London, the region has the highest concentration of science/research facilities and development in Western Europe.



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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