



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



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 fitout.

Available Summer 2026

Logica 1 & 2 Overview

Grove Business Park: Logica



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EXPERIENCE**
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**CGI
ANIMATION**
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Logica 1 & 2 Specification

Two tech box style buildings with space available from 5,957 (554 sq m) to 31,226 sq ft (2.902 sq ft) GIA.
Available Summer 2026.



8m clear internal height



Generous power supply



Solar panels on the roof



Covered cycle shelters



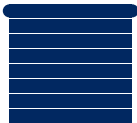
Dedicated tenant plant compounds



68 (Logica1)/ 54 (Logica 2) car parking spaces (25% EV charging)



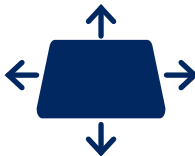
CAT A office fit out



Level access roller shutter door



35 KN / m² ground floor loading



Potential to extend mezzanine floor



Office content between 25% and 35%

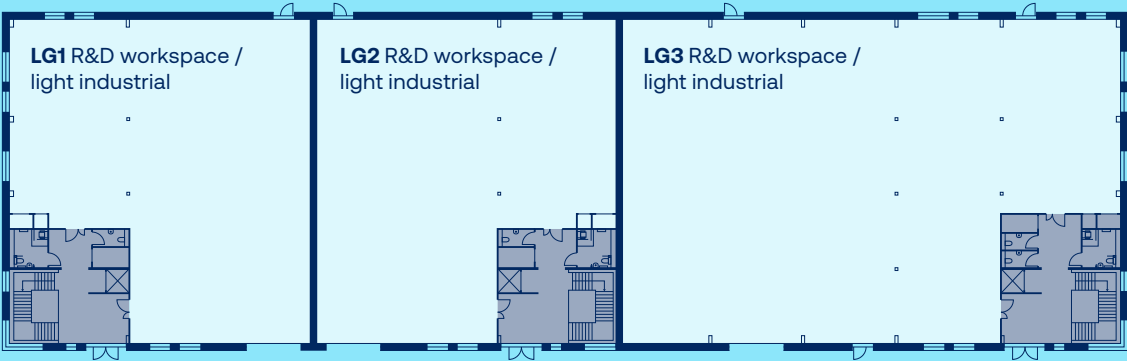


Targeting EPC 'A'

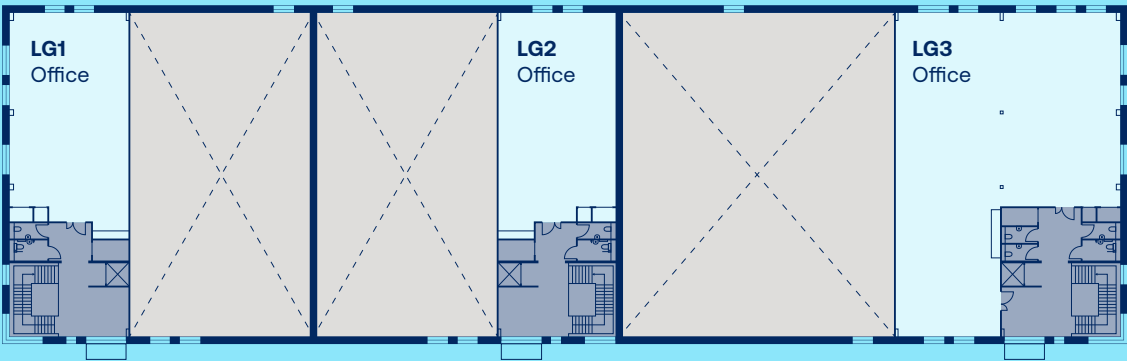
Logica 1

Floorplans

Ground floor



First floor



Logica 1

Schedule of areas

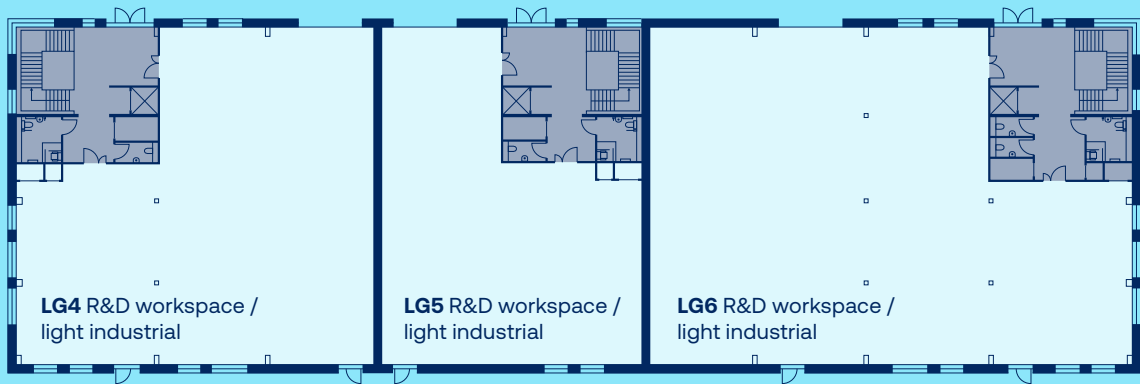
from 8,383 to 31,226 sq ft

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

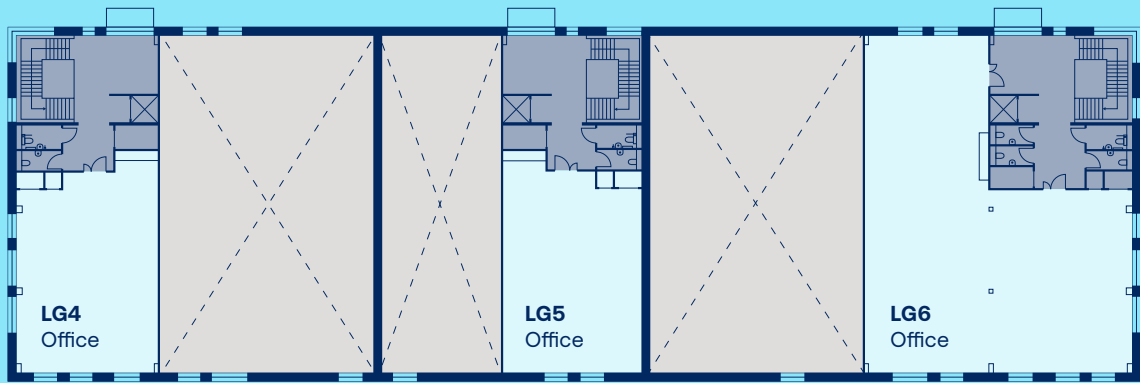
Logica 2

Floorplans

Ground floor



First floor



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

Businesses at the Park

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

ROOMNET

THE
BOUTIQUE
WORKPLACE COMPANY

oxøhealth

AIRBOX
systems

LUX

PhosphonicS
SUSTAINABLE METAL RECOVERY

avazia

NAVTECH
RADAR

plasmatreat

FORENSIC ACCESS

Penman
Consulting

Astrosys International Ltd

Siteplan

Grove Business Park: Logica



- 1 Serviced offices
- 2 Gym
- 3 Park Café

Guiding partnerships



Indicative CGI for Reception



360°
EXPERIENCE
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Guiding discovery



Indicative CGI for workspace fit out



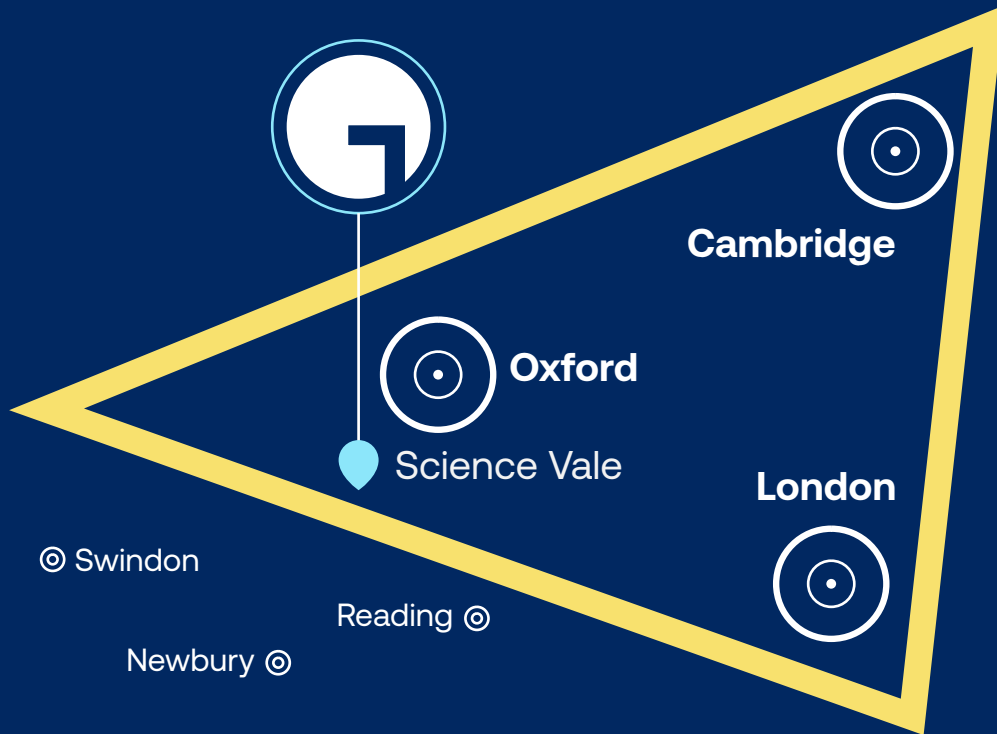
Guiding enterprise



Indicative CGI for office fit out



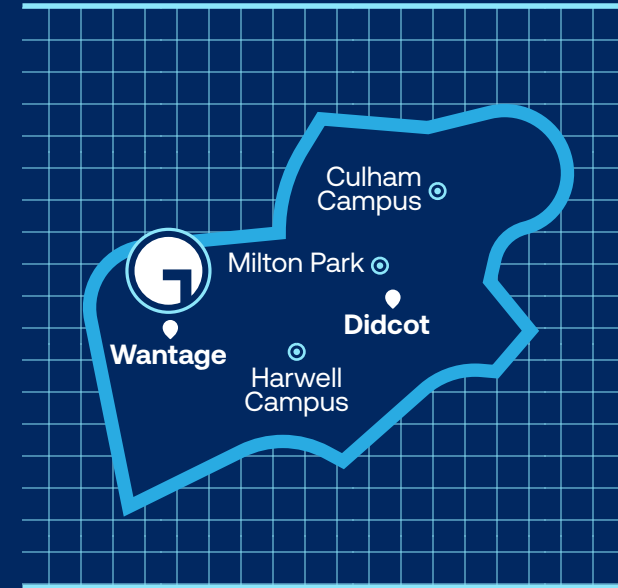
Guiding growth



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.

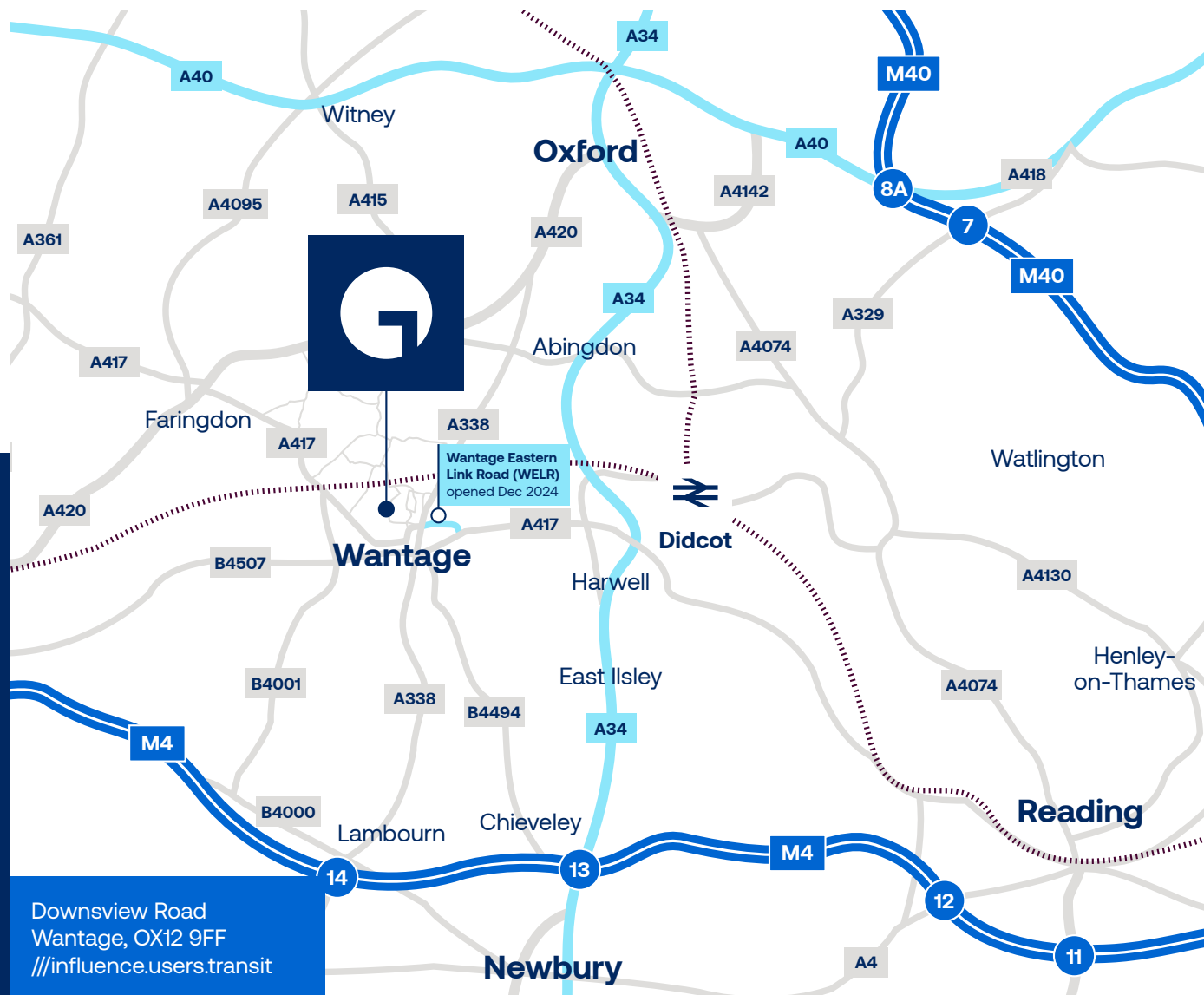
Science Vale



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



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.

GROVE BUSINESS PARK

8
miles from
A34 / Harwell Campus



**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.

10
miles from
A420



13
miles from
J14/M4



Local bus routes linked with residential development

OX12 9FF

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