



This is Sigma

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 Sigma exterior

This is Sigma

Grove Business Park: Sigma



A brand new hybrid, Office/Lab/R&D building. Space available from 5,296 to 25,144 sq ft and boasting 8m clear internal height, dedicated car parking, solar-panelled roof and a CAT A fitout.

Available Summer 2026

Sigma Overview

Grove Business Park: Sigma



Sigma 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



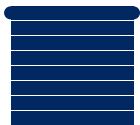
Dedicated tenant plant compounds



Passenger lifts



CAT A office fit out



Level access roller shutter door



RF4 vibration factor (ground floor)



70 car parking spaces (25% EV charging)



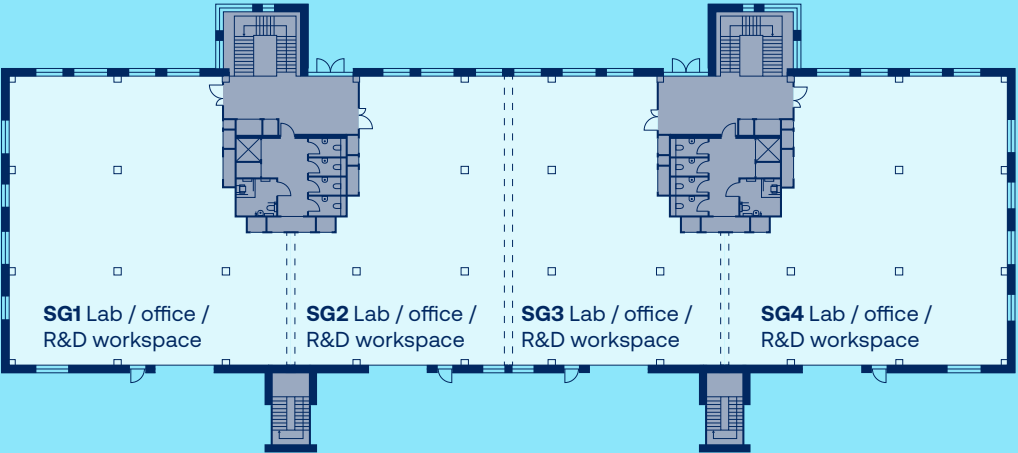
Targeting EPC 'A'



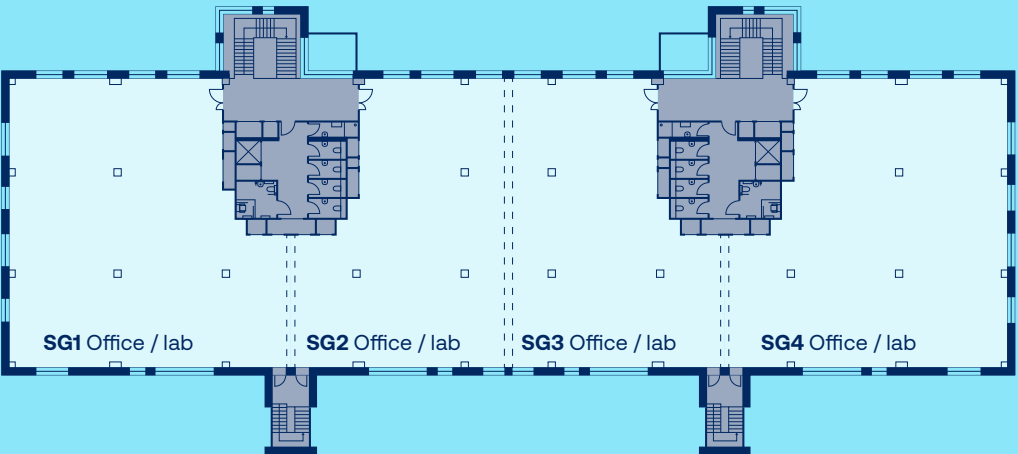
Feature reception

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)
SG1	Ground	Lab / office / R&D workspace	338	3,638
	First floor	Office / lab	338	3,638
			676	7,276
SG2	Ground	Lab / office / R&D workspace	246	2,648
	First floor	Office / lab	246	2,648
			492	5,296
SG3	Ground	Lab / office / R&D workspace	246	2,648
	First floor	Office / lab	246	2,648
			492	5,296
SG4	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

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: Sigma



- 1 Serviced offices
- 2 Gym
- 3 Park Café

Guiding partnerships



Indicative CGI for Reception



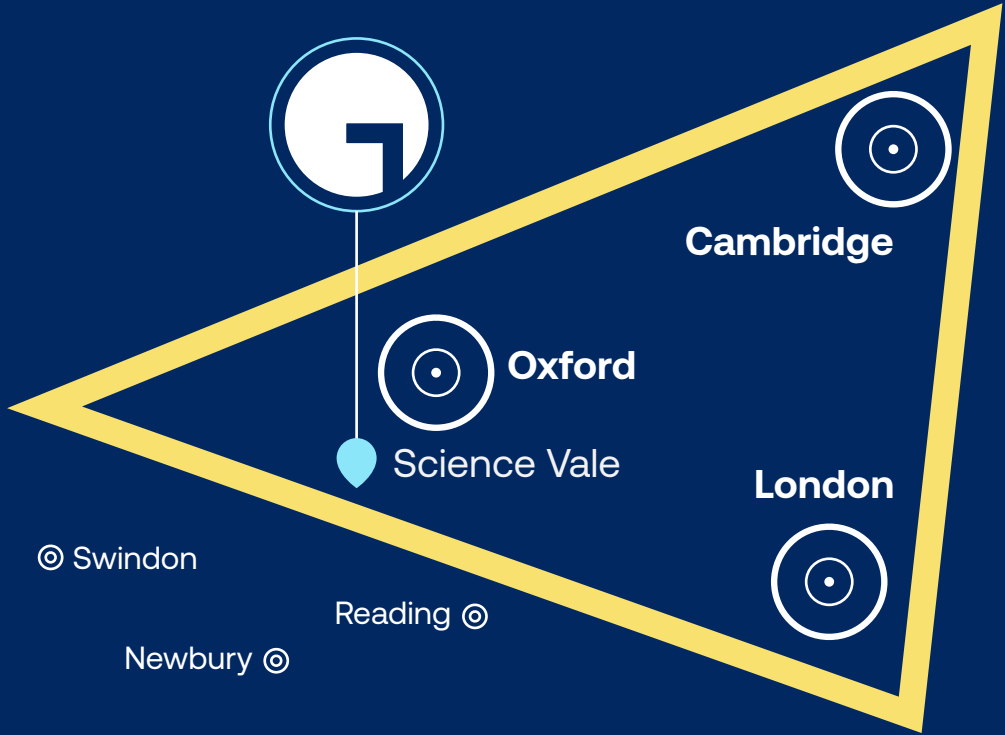
Guiding discovery



Indicative CGI for CAT B Lab



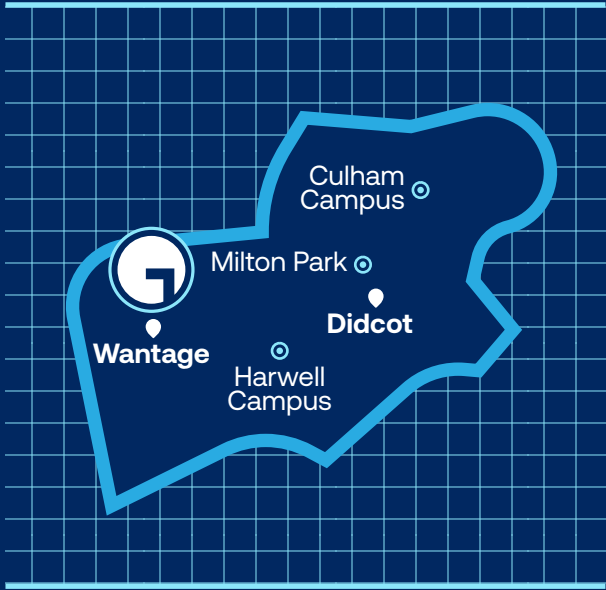
Guiding growth



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.

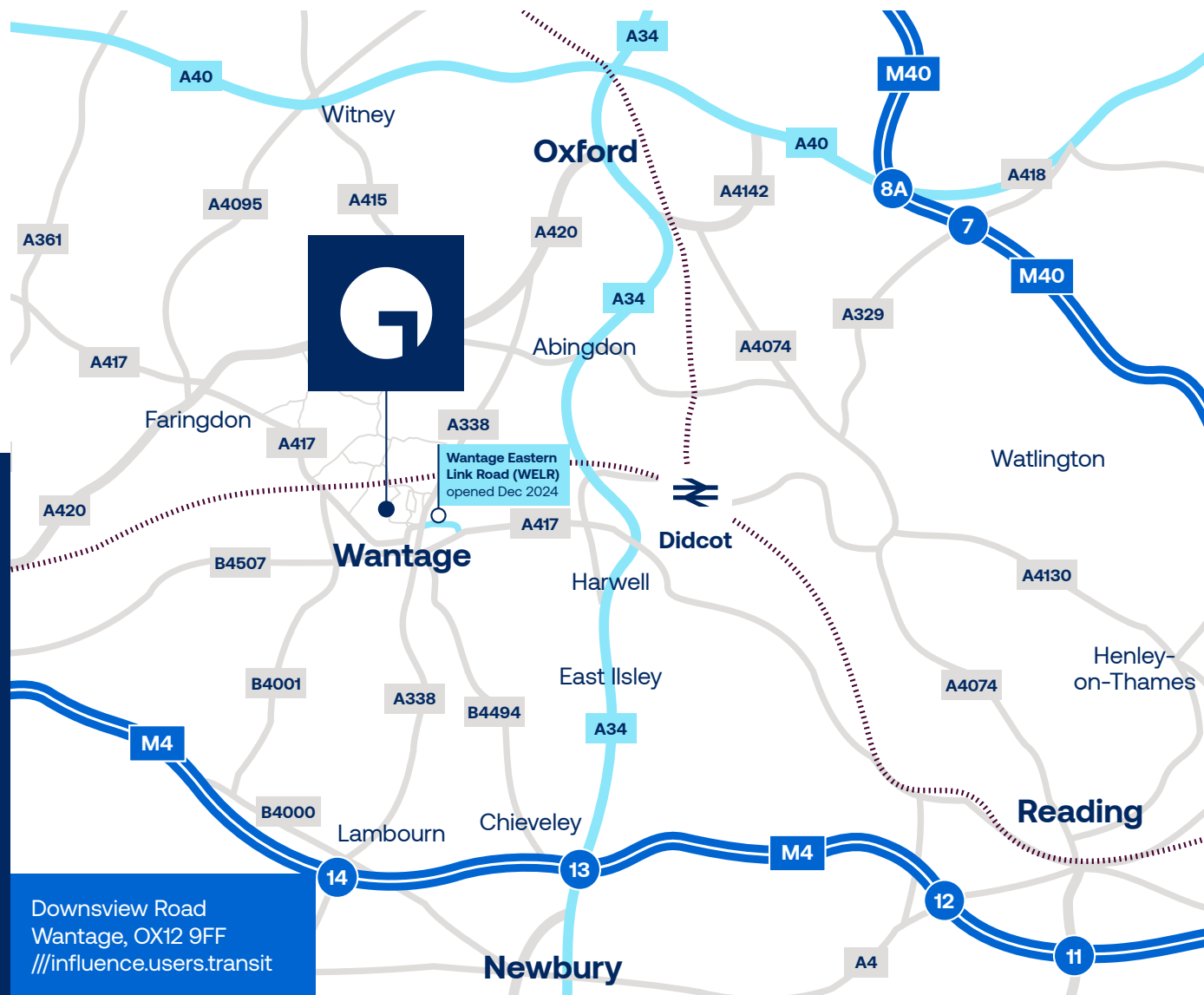
Science Vale



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.

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

Contact us

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