

GBP1

A new development
of 10 industrial and
business units

Grove
Business
Park

WANTAGE
OX12 9FA



Individual unit sizes from **1,975 sq ft** (183 sq m)
to **10,074 sq ft** (936 sq m) by combination.

To Let

A mixture of industrial and two storey
office/hi-tech units totalling 3,341 sq m
(35,962 sq ft) with ultra-fast fibre
optic broadband available.

grovebusinesspark.com

GBP1

- GBP1 is a brand new development offering occupiers 'best in class' business accommodation in the Wantage and Grove area.
- GBP1 is part of the approved masterplan to build 20,261 sq m (217,000 sq ft), set to create total built space of 37,222 sq m (400,000 sq ft) within the landscaped 32 acre Park.
- The Park is on the edge of Grove and Wantage, both undergoing significant economic expansion allocated to deliver 5,000 new homes.
- The Park has an on-site gym and is within 2 miles of the shops, restaurants and sports amenities in Wantage town centre.
- High specification light industrial units with fitted first floor offices in Blocks A and B, with 6m minimum clear internal height.
- Flexible two storey business units in Block C suitable for office, assembly, R&D, laboratory and storage uses. Ground floor finished to shell and first floor to fully fitted offices.
- New units built to current Building Regulation standards with mains water, 3 phase electricity and ducted connections to optional dedicated ultra-fast fibre optic broadband.
- Available for immediate occupation by way of sale or lease.



TERMS

The **GBP1** units are available by way of a lease on terms to be agreed.

Grove Business Park

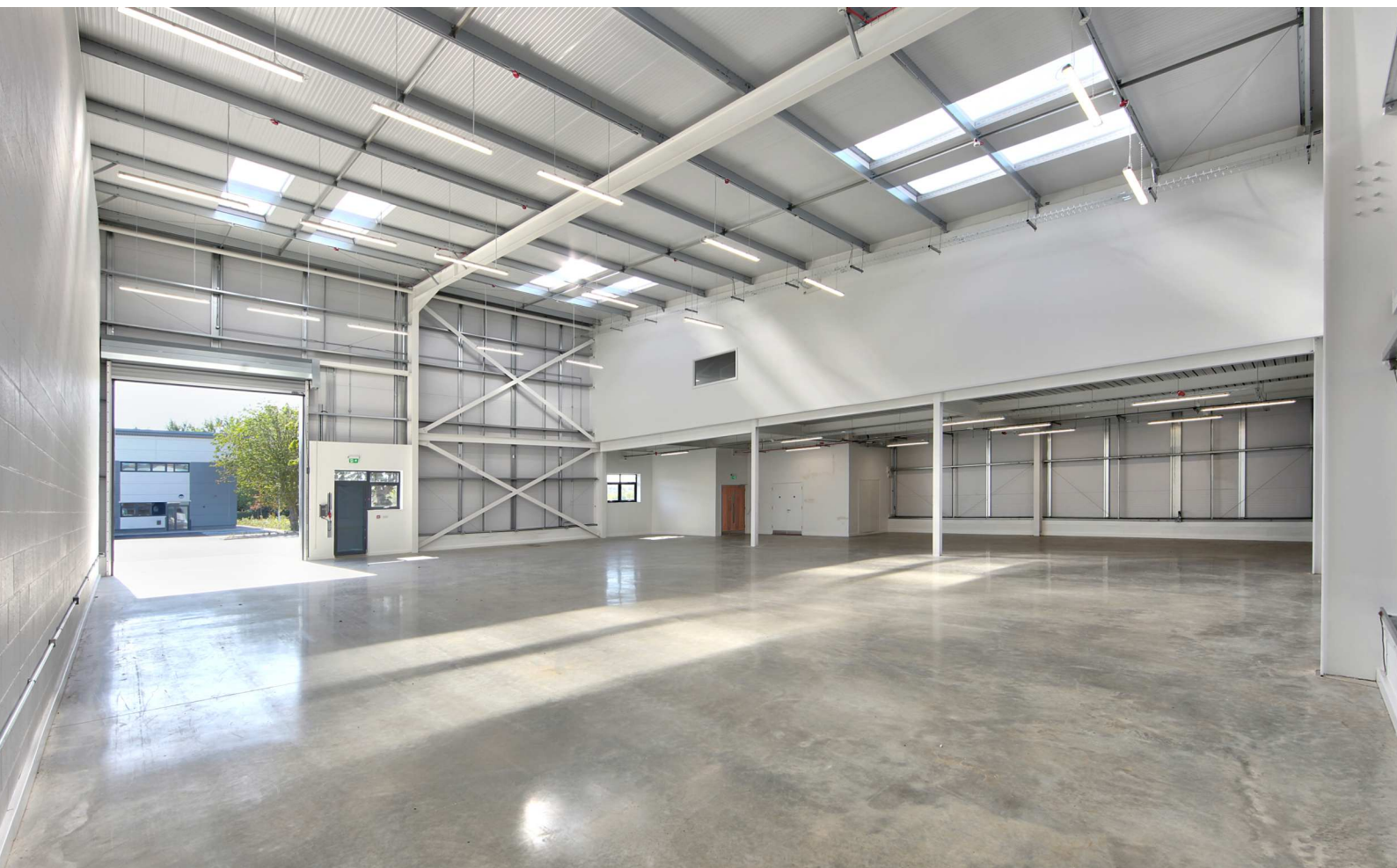
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OVERALL AREA SCHEDULE (GIA)

| Unit Name | Floor | Area (sqm) | Area (sqft) |
|--------------|--------|------------|-------------|
| Unit A1 | Ground | 464 | 5000 |
| Unit A1 | First | 164 | 1766 |
| Total | | 628 | 6755 |
| Unit A2 | Ground | 234 | 2519 |
| Unit A2 | First | 74 | 800 |
| Total | | 308 | 3319 |
| Unit A3 | Ground | 234 | 2519 |
| Unit A3 | First | 74 | 800 |
| Total | | 308 | 3319 |
| Unit A4 | Ground | 233 | 2509 |
| Unit A4 | First | 76 | 818 |
| Total | | 309 | 3326 |
| Unit B5 | Ground | 467 | 5028 |
| Unit B5 | First | 4135 | 4454 |
| Total | | 602 | 6482 |

| | | | |
|--------------|--------|------------|-------------|
| Unit B6 | Ground | 318 | 3428 |
| Unit B6 | First | 135 | 1454 |
| Total | | 454 | 4882 |
| Unit C7 | Ground | 93 | 1001 |
| Unit C7 | First | 90 | 974 |
| Total | | 183 | 1975 |
| Unit C8 | Ground | 93 | 1001 |
| Unit C8 | First | 90 | 974 |
| Total | | 183 | 1975 |
| Unit C9 | Ground | 93 | 1001 |
| Unit C9 | First | 90 | 974 |
| Total | | 183 | 1975 |
| Unit C10 | Ground | 93 | 1001 |
| Unit C10 | First | 90 | 974 |
| Total | | 183 | 1975 |



BLOCK A

High specification industrial units with first floor offices for B1 or B8 Planning uses incorporating:

- **Ground floor slab loading capacity of 25kN/m2.**
- **First floor slab loading capacity of 3.5kN/m2.**
- **6 metre minimum clear internal eaves height.**
- **Thermally efficient insulated cladding to roof and walls with 10% roof lights and double glazed windows and doors.**
- **Electrically operated and insulated roller shutter goods doors with a minimum 5 metre clear opening height.**
- **Efficient VRF cooling and heating air conditioning in first floor offices.**
- **Fully finished internal entrance lobby, stairs to first floor, and first floor offices finished with suspended ceilings, integrated LED light fittings, efficient heat pump cooling and heating air conditioning, carpet / tiled flooring, and integrated tea prep' kitchens.**
- **2 compartment perimeter power/data trunking to first floor of units A2, A3 and A4. Raised access computer flooring with integrated floor boxes to unit A1.**
- **Disabled WC and shower facilities.**
- **External areas designed to accommodate full Heavy Goods Vehicle servicing to all units.**
- **Serviced with mains water, 3 phase electricity and ducted connections to optional dedicated ultra-fast fibre optic broadband connections.**



BLOCK C

Flexible units set over ground and first floors for B1 Planning use. Suitable for offices, light manufacturing and storage, research and development, laboratory space, or combinations to suit, incorporating;

- **Ground floor slab loading capacity of 25kN/m2.**
- **First floor slab loading capacity of 3.5kN/m2.**
- **Minimum 3.2 metre clear internal height at ground floor, and 2.8m height from floor to ceiling in first floors.**
- **Thermally efficient insulated cladding to roof and walls with double glazed windows and doors. Manual double serviced doors to rear of ground floor accommodation.**
- **Raised access computer flooring in first floor offices and ability to use ground floor as fully fitted offices.**

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- Fully finished internal entrance lobby, stairs to first floor, and first floor offices finished with suspended ceilings, integrated LED light fittings, efficient heat pump cooling and heating air conditioning, carpet / tiled flooring, and integrated tea prep' kitchens. Ground floor non-core spaces decorated to shell finish with concrete floors, painted walls and exposed metal decking ceiling finishes.
- Disabled WC and shower facilities.
- External areas designed to accommodate direct small vehicle servicing to the ground floor of all units.
- Serviced with mains water, 3 phase electricity and ducted connections to fibre optic broadband connections.

ALL BLOCKS

- GBP1 provides a generous car parking ratio of 1 space per 375 sq ft (35 sq m) but is also to be serviced by a dedicated Grove Business Park shuttle bus service connecting the park at peak times to the local transport hubs in Wantage and Grove centres.
- Communal illuminated sheltered bike storage shelters.
- Illuminated waste collection enclosures.
- High quality landscaped environment.

MASTERPLAN

GBP1 is part of an overall development plan delivering up to **217,000 sq ft** in a range of buildings within the existing mature landscaping. Individual buildings are available from **10,000 sq ft**.

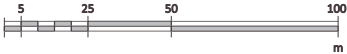
These buildings will be delivered to a defined programme by **'design & build'** pre-leasing contracts, within a little as **12 months** from the leasing contract being signed. Configurations for bespoke **'design & build'** units can be developed with the Park's experienced development and construction team.

Key

- Existing Buildings
- Proposed Buildings
- Existing Trees
- Proposed Trees
- Ownership Boundary



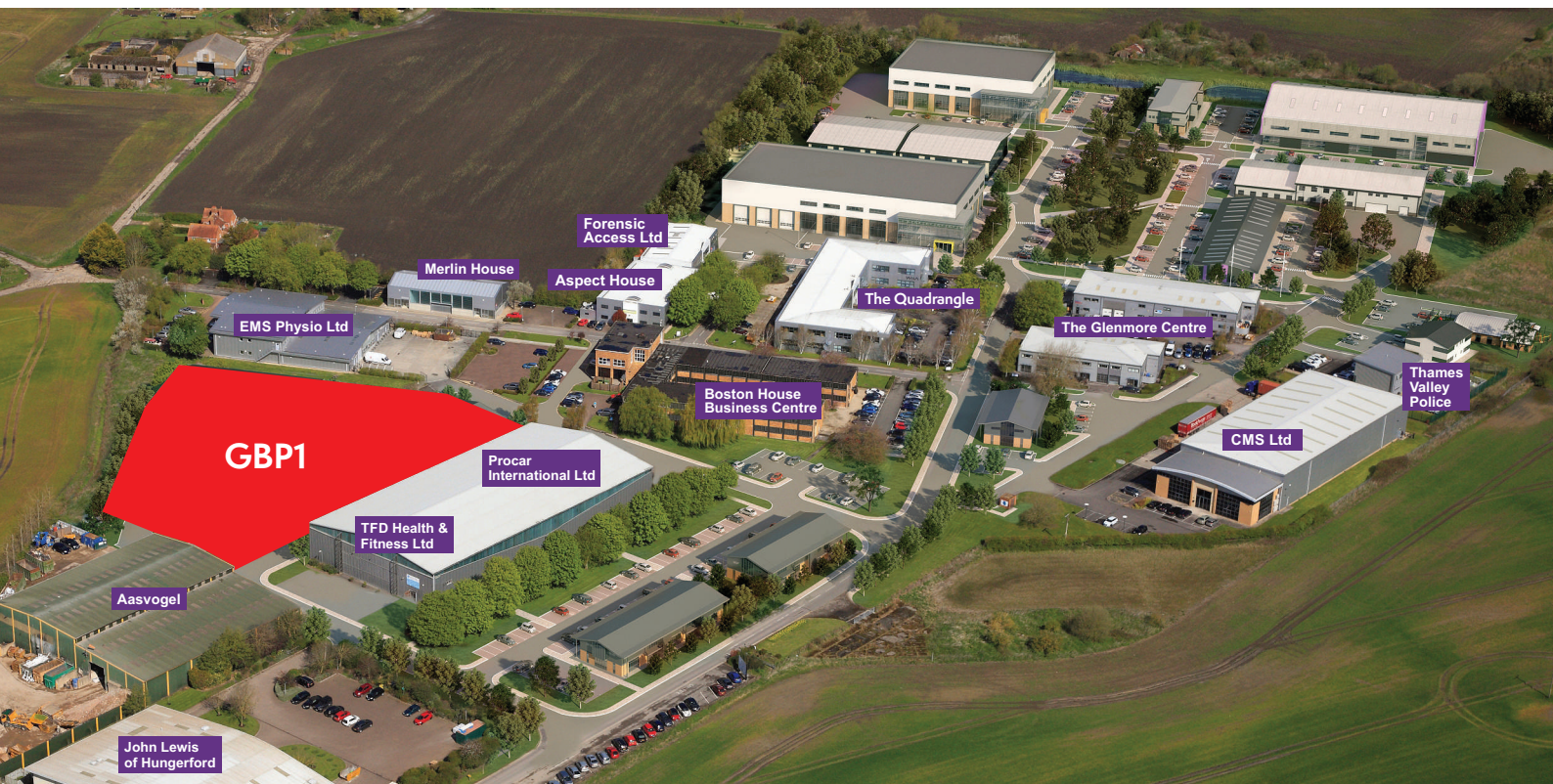
The masterplan for the site is not fixed and therefore affords opportunities for a range of buildings in three separate development zones, the largest of which extends to **12 acres** of level open ground.





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GROVE BUSINESS PARK

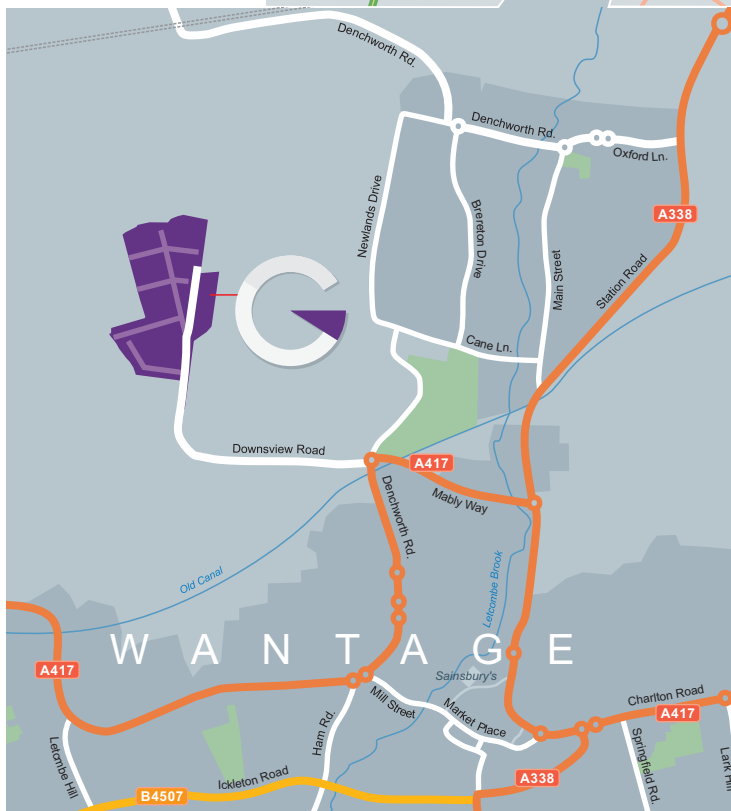
Grove Business Park is situated within the area known as Science Vale UK (sciencevale.com), a focus for science and technology businesses. The region accounts for 13% of scientific research and development employment in the South East. Oxfordshire has an important position in the South East economy, being located within the Thames Valley between the M4, M40 and M5 motorways and with convenient access to London, Heathrow, Birmingham and the major ports.

Grove Business Park provides accommodation for over 85 businesses with facilities for offices, laboratories, industrial and storage units.

Notable occupiers on the Park include NFU Mutual, Forensic Access, John Lewis of Hungerford, CMS Industries, EMS Physio and Thames Valley Police Authority,

As well as easy access to the amenities in Wantage, the Park has its own private members health club and café facilities.

- **Grove Business Park – ample parking, on site gym, bookable meeting facilities, serviced offices, cycle racks.**
- **Within 2 miles – vibrant market town of Wantage with restaurants and shops, Waitrose, Sainsbury, health centre, swimming pool, new housing developments, bus routes.**
- **Within 4 miles - ancient Ridgeway and uplands, country inns.**



Viewing & Further Information: strictly by prior appointment with the joint sole agents:

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