



**Grove
Business
Park**

The Quadrangle

Downsview Road · Grove Business Park
Wantage · OX12 9FA



Fully refurbished, high quality office units ranging from

1,805 sq ft to 8,482 sq ft

(167.68 sq m to 787.95 sq m)

TO LET

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LOCATION

The Quadrangle offices sit at the heart of Grove Business Park within a mature and well maintained landscaped environment. Grove Business Park is located 1.8 miles north of Wantage, an attractive market town in the Vale of White Horse in south Oxfordshire.

Wantage's strategic location affords easy access by road to Newbury (A34), Oxford and Swindon (A420), Reading and London (M4) and the national motorway network. Didcot Parkway rail station is 11 miles east of Wantage. The station is served by main line services from London Paddington to Bristol and South Wales and by local services operated by First Great Western from Reading to Didcot and Oxford. In addition, frequent bus services link Wantage with Oxford as well as other towns and villages including Abingdon, Didcot and Faringdon.

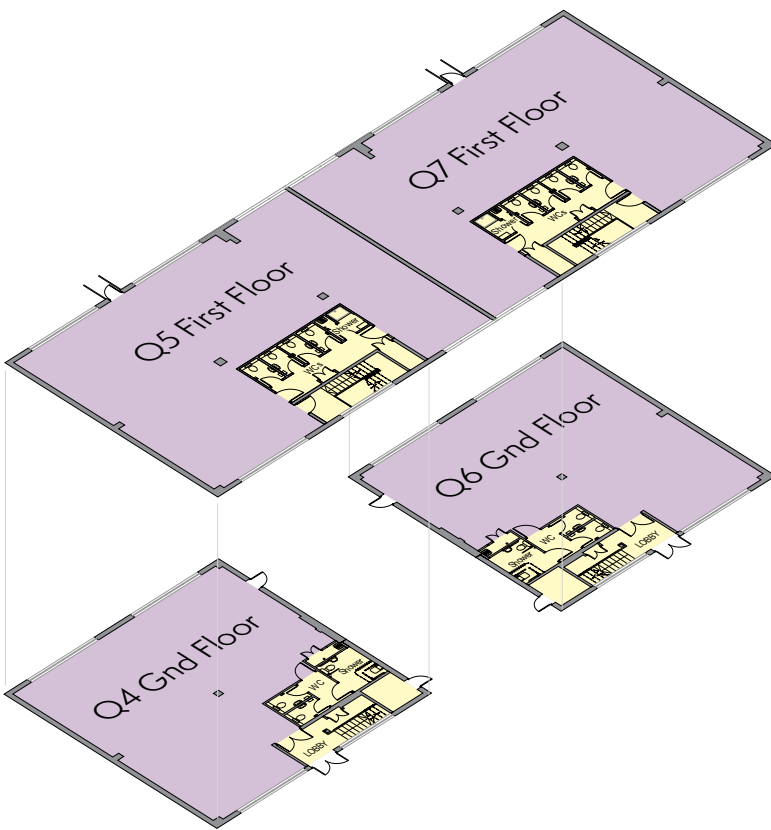


DESCRIPTION

The Quadrangle is comprised of four individual office units set around an open courtyard. The office units have been fully refurbished to a full Grade A specification including:

- **Modern, bright open plan office suites with contemporary decorative finishes and American walnut doors.**
- **New self-contained unisex toilets integral to each office along with a shower.**
- **Disabled toilet to each ground floor office.**
- **Raised computer access floor with power distribution to floor boxes and data termination points.**
- **High quality Desso carpet floor tiles to office areas and Amtico luxury vinyl tiles to toilets and stairs.**
- **Energy efficient LED lighting in new Armstrong suspended ceiling.**
- **Self-contained new 3 pipe Panasonic VRV air conditioning systems.**
- **Connections for optional high speed fibre optic broadband facilities and managed telephony services.**
- **Generous car parking provision at approximately 1 space per 300 sq ft.**

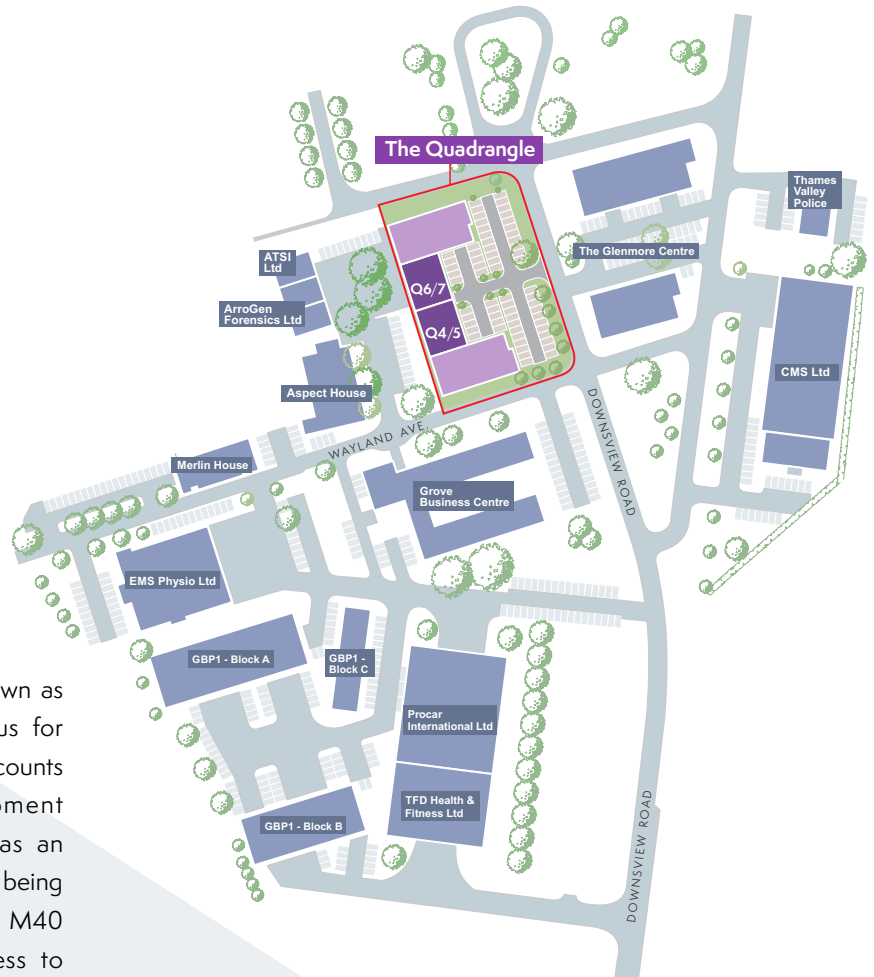




The Quadrangle

Unit	SQ FT	SQ M
Q4	1,805	167.68
Q5	2,428	225.53
Q6	1,805	167.68
Q7	2,444	227.06

TOTAL: 8,482 787.95



GROVE BUSINESS PARK

Grove Business Park is situated within the area known as Science Vale UK (www.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 60 businesses with facilities for offices, laboratories, industrial and storage units. Notable occupiers on the Park include Wila Lighting, John Lewis of Hungerford, CMS Industries, Crown Packaging and Thames Valley Police Authority,

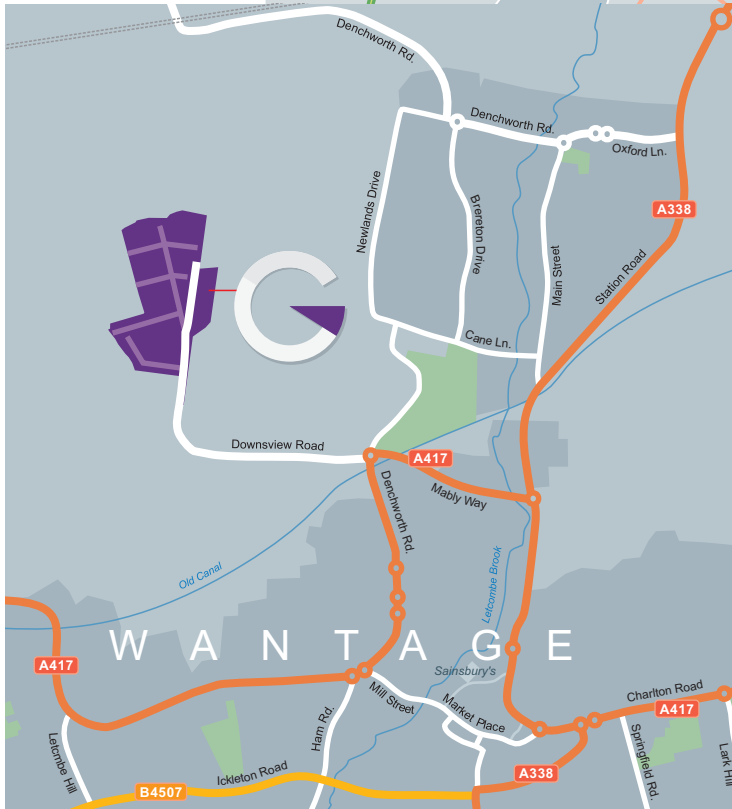
As well as easy access to the amenities in Wantage, the Park has its own private members health club and a helicopter landing pad.

- **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**



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EPC Ratings:

Q4-D/79, Q5-D/79, Q6-D/79, Q7-D/79

Terms: Flexible lease terms available.

Rent: On application.

Business Rates: To be assessed.

Service Charges: Building and estate service charges will apply. Details on application.

VAT: All figures quoted are shown exclusive of VAT where chargeable.

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

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