

UNIT C9

Grove Business Park, Wantage, OX12 9FA



Key Highlights

- 1,991 sq ft
- Rear loading area
- 50:50 workshop/lab and office space
- Disabled WC & shower facilities
- Self-contained building
- EPC B
- Fibre Optic connectivity
- Vibrant commercial setting

Description

The unit is part of a 2022 development offering occupiers 'best in class' business accommodation in the Wantage and Grove area. Unit 9 is high specification with 3 phase electricity and ducted connections to optional dedicated ultra-fast fibre optic broadband. The flexible two storey business unit is suitable for office, assembly, R&D, laboratory and storage uses. Ground floor is finished to shell and first floor to fully fitted offices.

Location

Grove Business Park is an established 32 acre mixed use site comprising of industrial, office and R&D space and is set to undergo significant improvement and investment in the years ahead. Located in South Oxfordshire's Science Vale the Reading Road (A417) provides access to the A34 and the A338 provides access to the M4 in the south and Oxford in the north.

The Park is a thriving location for a mixture of businesses including Phosphonics, Forensic Access, Airbox Systems, The Boutique Office Workplace and Navtech Radar.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	981	91.14	Available
1st	1,010	93.83	Available
Total	1,991	184.97	

Specification

- Ground floor slab loading capacity of 25kN/m².
- EPC B
- First floor slab loading capacity of 3.5kN/m².
- Minimum 3.2m clear internal height at ground floor, and 2.8m height from floor to ceiling on first floor.
- 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 air conditioning in the first floor offices.
- External rear loading area

Viewings

Strictly by appointment through sole letting agents.

Contact

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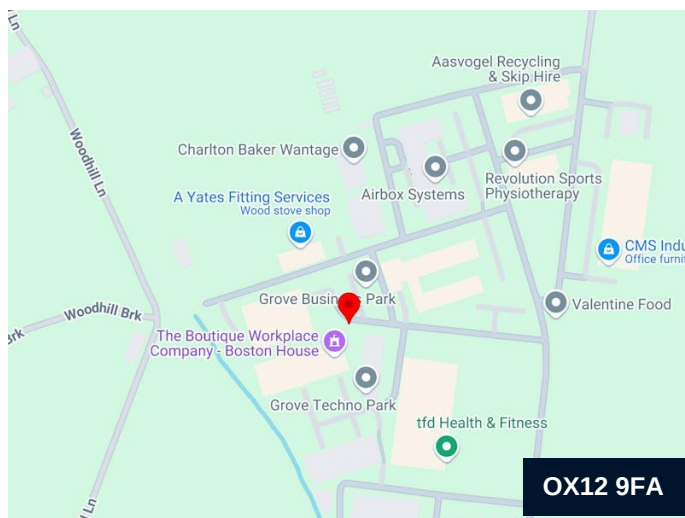
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