



1a, Two Rivers Industrial Estate, Station Lane, Witney, OX28 4BH  
Office To Let / For Sale | £17.50 per sq ft / £495,000 | 2,210 sq ft  
Modern Refurbished Offices with car parking, located close to town centre amenities.

# 1a, Two Rivers Industrial Estate, Station Lane, Witney, OX28 4BH

## Summary

- Rent: £17.50 per sq ft
- Price: £495,000
- Business rates: £39,250 from 1st April 2026
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: By agreement

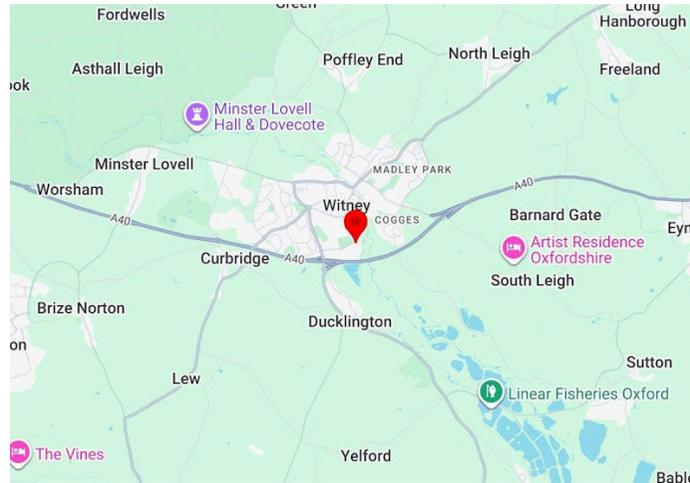
## Further information

- [View details on our website](#)

## Contact & Viewings



Martin Conway  
01865 404010 | 07816 757530  
martin@chastonconway.co.uk



## Key Points

- Gas Central Heating
- Kitchen
- WC's on both floors
- 10 Parking spaces
- Perimeter trunking

## Description

The property comprises a modern two storey office with stone elevations under a pitched slate roof. Amenities include: \*Gas central heating heating \*Carpeting \*Perimeter Data cabling \*Fluorescent lighting \*Kitchen \*Toilets on both floors \* Disabled WC \*10 Car parking spaces  
The accommodation is to be refurbished.

## Location

The property is located on the Two Rivers Estate which is situated off Station Lane and lies close all town centre amenities.



It has good accessibility to the A40 (Oxford - Cheltenham) road which is situated within half a mile. Witney is an attractive Oxfordshire market town located approximately 12 miles west of Oxford.

## Accommodation

Name	sq ft	sq m	Availability
Ground	1,074	99.78	Available
1st	1,136	105.54	Available
<b>Total</b>	<b>2,210</b>	<b>205.32</b>	

## Terms

The property is available by way of a new full repairing and insuring lease, or alternatively a freehold sale.

## Viewing

Strictly by appointment with Chaston Conway.

## Legal Costs

Each party to bear their own legal costs.