

# Unit 18, Stanley Court

Witney, OX29 0TB



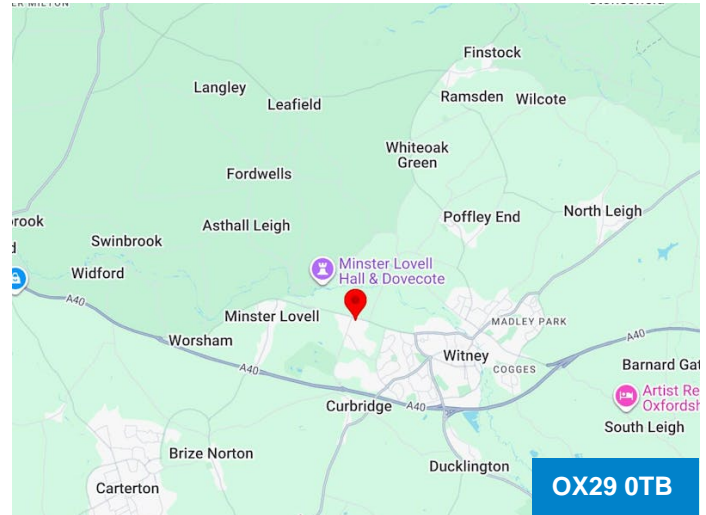
## TO LET / FOR SALE

1,371 SQ FT  
(127.37 SQ M)

**£22,500 PER ANNUM**  
**£377,500**

## Modern Warehouse/Light Industrial Unit

- 15kN/m2 ground floor loading capacity
- Roller shutter loading door (manual)
- 10% daylight roof panels
- Three phase electricity
- Kitchenette • Disabled WC
- 3 Parking spaces



## Summary

Available Size	1,371 sq ft
Rent	£22,500 per annum
Price	£377,500
Rateable Value	£17,250 £23,500 from 1st April 2026
Service Charge	Upon Application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

A modern single storey end terraced light industrial/warehouse buildings of steel frame construction with the benefit of a mezzanine floor.

## Location

Stanley Court is a modern development of 34 small units situated off Downs Road in an established commercial area lying to the west of Witney town centre. Witney is an attractive Oxfordshire market town lying approximately 12 miles to the west of Oxford. There is excellent access to the A40 from the recently constructed junction at the southern end of Downs Road.

## Accommodation

The unit comprises:

Name	sq ft	sq m	Availability
Ground	915	85.01	Available
Mezzanine	456	42.36	Available
<b>Total</b>	<b>1,371</b>	<b>127.37</b>	

## Viewings

Strictly by appointment with Chaston Conway.

## Terms

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

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

### IMPORTANT NOTICE

Chaston Conway Ltd for itself and as agent for the vendor or lessor (as appropriate) gives notice that:

1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
3. All statements in these particulars are made without responsibility on the part of Chaston Conway Ltd or the vendor or lessor. No statement in these particulars is to be relied upon as a statement or representation of fact.
4. Neither Chaston Conway Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
5. Amounts quoted are exclusive of VAT if applicable. Interested parties should take independent advice as to the VAT position of this property.
6. Any areas, measurements or distances are only approximate and are given without responsibility.

SUBJECT TO CONTRACT Generated on 16/01/2026



