



## TO LET / FOR SALE

2,493 SQ FT  
(231.61 SQ M)

£18 PER SQ FT  
OFFERS IN THE REGION OF £500,000

A modern two-storey office located on the popular Station Fields Industrial Estate with good access to Oxford.

- Reception & open-plan space
- Meeting rooms
- Kitchen & shower facilities
- Fast broadband
- Car parking



## Summary

Available Size	2,493 sq ft
Rent	£18 per sq ft
Price	Offers in the region of £500,000
Rateable Value	£26,750 £34,250 from 1st April 2026
Service Charge	To be confirmed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

The property comprises a detached modern two-story office with brick elevations and a pitch tiled roof. Internally the property provides good quality office space with the ground floor arranged as reception and mainly open plan accommodation. The first floor provides a number of cellular offices and meeting rooms together with toilet accommodation.

## Location

The property is located on the popular Station Fields Industrial Estate which lies north of Kidlington town centre and adjacent to the A4260.

Oxford city centre is approximately 6 miles to the south and there is good access to M40 (Junction 9) via the A34 which lies approximately 6 miles to the north-west.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,322	122.82	Available
1st	1,171	108.79	Available
<b>Total</b>	<b>2,493</b>	<b>231.61</b>	

## Viewings

Strictly by appointment with Chaston Conway.

## Terms

The property is available by way of a new full repairing and insuring lease at £18 per sq ft, or a freehold sale seeking offers in the region of £500,000.

## Legal Costs

Each party to bear their own costs.

## VAT

VAT will be charged at the appropriate rate if applicable.

**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

