

# Riverside House

Two Rivers Industrial Estate, Witney, OX28 4BH



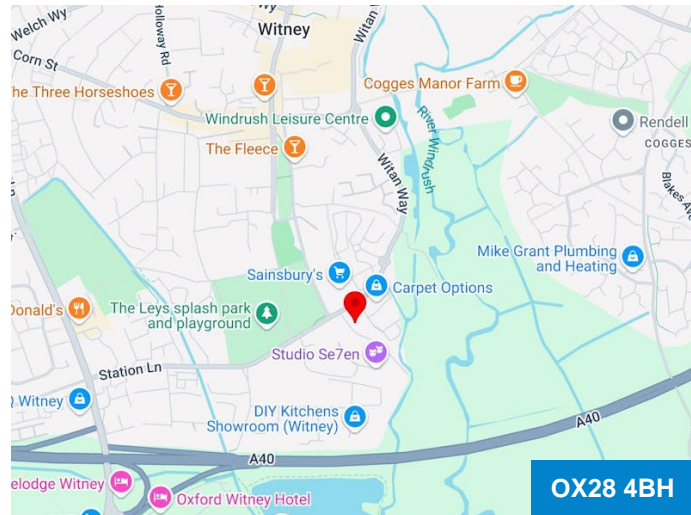
## TO LET / FOR SALE

1,815 TO 4,682 SQ FT  
(168.62 TO 434.97 SQ M)

**£16.50 PER SQ FT**  
**£975,000**

Well presented modern detached two storey offices with parking.

- Modern Offices
- Electric Heating
- Recessed Lighting
- Fully Carpeted
- Kitchens & WC's on each floor
- Car Parking



## Summary

Available Size	1,815 to 4,682 sq ft
Rent	£16.50 per sq ft
Price	£975,000
Rateable Value	£49,750 £69,000 from 1st April 2026
Service Charge	On Application
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

The property comprises an attractive detached two-story office building construction in the late 1980s and having brick and part stone elevations with pitched tiled roofs with the benefit of parking.

## 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

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Block C	2,867	266.35	Available
Building - Block D	1,815	168.62	Available
<b>Total</b>	<b>4,682</b>	<b>434.97</b>	

## Terms

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

## VAT

All figures exclude VAT where chargeable.

## Legal Costs

Each party to bear their own legal costs.

## Viewings

Strictly by appointment with Chaston Conway.

**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 02/02/2026

