

Riverside House

Two Rivers Industrial Estate, Witney, OX28 4BH

 Chaston
Conway



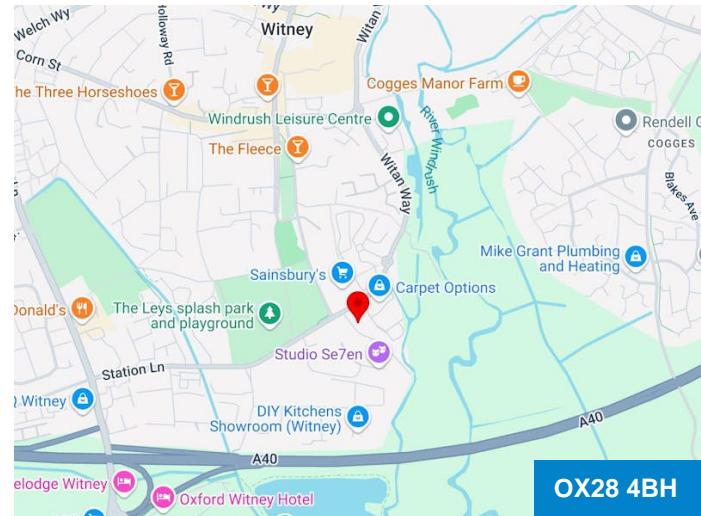
TO LET / FOR SALE

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
Total	4,682	434.97	

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.

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