

# 6 Hanborough Business Park

Long Hanborough, Witney, OX29 8LH



## TO LET / FOR SALE

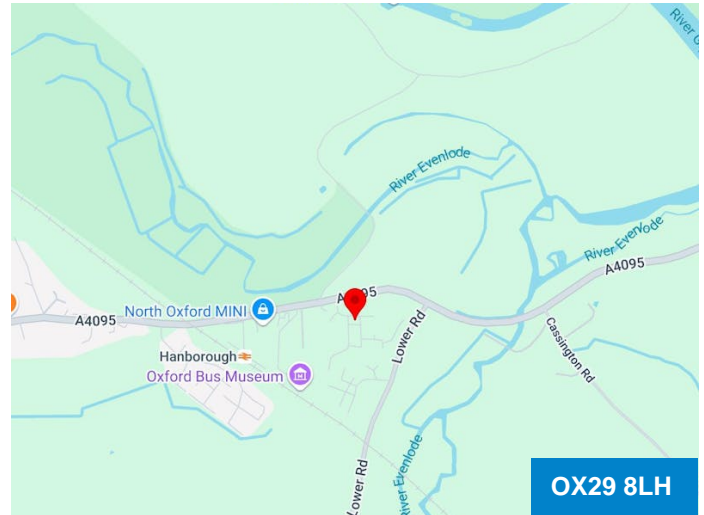
3,806 SQ FT  
(353.59 SQ M)

**£36,750 PER ANNUM**

Recently modernised  
flexible studio / workshop  
/ office, located very near  
railway station.

- Flexible workspace
- Studio/Offices/Workshop
- Recently installed mezzanine floor
- Roller shutter loading door
- Modern kitchen & WC's
- Car parking
- Fast broadband connection

[chastonconway.co.uk](http://chastonconway.co.uk)  
01865 404010



## Summary

Available Size	3,806 sq ft
Rent	£36,750 per annum
Price	Not Quoting
Rateable Value	£21,000 £22,250 from 1st April 2026
EPC Rating	C

## Description

The unit comprises a single story terraced light industrial/workshop/studio of steel frame construction with profile steel clad elevations and a pitched insulated roof incorporating roof lights.

Internally the unit has been substantially improved and upgraded in recent years and provides a mix of studio, office and workshop space.

Amenities include:

- \* Flexible workspace
- \* Roller shutter loading door
- \* Approximately 3.8 m eaves height
- \* Attractive offices
- \* Fitted photographic studio
- \* Modern kitchen
- \* Modern male and female WC.
- \* Recently installed mezzanine floor
- \* Car parking
- \* Fast broadband connection

## Location

The property is situated on the established Hanborough Business park which lies approximately 8 miles to the north west of Oxford and adjacent to the A4095. Long Hanborough enjoys good communications with both the A44 Oxford to Woodstock road and the A40 Oxford to Witney trunk road being easily accessible. Hanborough railway station is close by and provides a good connection to both Oxford and London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,408	223.71	Available
Mezzanine	1,398	129.88	Available
<b>Total</b>	<b>3,806</b>	<b>353.59</b>	

## VAT

All figures exclude VAT where chargeable.

## Legal Costs

Each party to bear their own costs

## Viewing

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 16/01/2026



