

1a, Two Rivers Industrial Estate

Station Lane, Witney, OX28 4BH

 Chaston
Conway



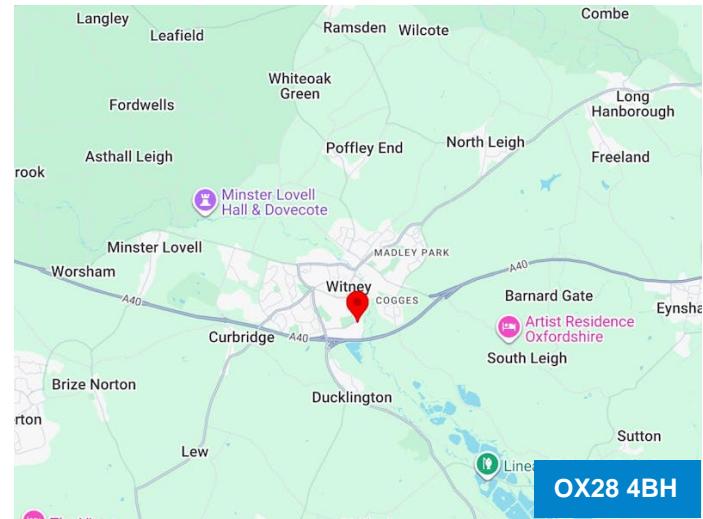
TO LET / FOR SALE

2,210 SQ FT
(205.32 SQ M)

£17.50 PER SQ FT
£495,000

Modern Refurbished
Offices with car parking,
located close to town
centre amenities.

- Gas Central Heating
- Kitchen
- WC's on both floors
- 10 Parking spaces
- Perimeter trunking



Summary

Available Size	2,210 sq ft
Rent	£17.50 per sq ft
Price	£495,000
Rateable Value	£25,000 £39,250 from 1st April 2026
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a modern two storey office with stone elevations under a pitched slate roof.

Amenities include: *Gas central heating heating *Carpeting *Perimeter Data cabling *Fluorescent lighting *Kitchen *Toilets on both floors * Disabled WC *10 Car parking spaces

The accommodation is to be refurbished.

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
Ground	1,074	99.78	Available
1st	1,136	105.54	Available
Total	2,210	205.32	

Terms

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

Viewing

Strictly by appointment with Chaston Conway.

Legal Costs

Each party to bear their own legal costs.

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