

# **Unit 19 Star West**

Westmead Industrial Estate, Swindon, SN5 7SW



## **Key Highlights**

- 1,971 sq ft
- III Phase electricity supply
- Part air conditioned offices
- End terrace
- Versatile, two storey business unit
- Electric loading door
- Kitchen area

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**01793 423344**

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Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

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## Description

Unit 19 Star West is an end terrace unit of steel frame construction built in 2004. The ground floor provides warehouse / workshop accommodation with an electrically powered loading door as well two WC's and an entrance lobby. The first floor has been fitted to provide part air conditioned offices and WC's. Externally, there is parking for 3-4 vehicles.



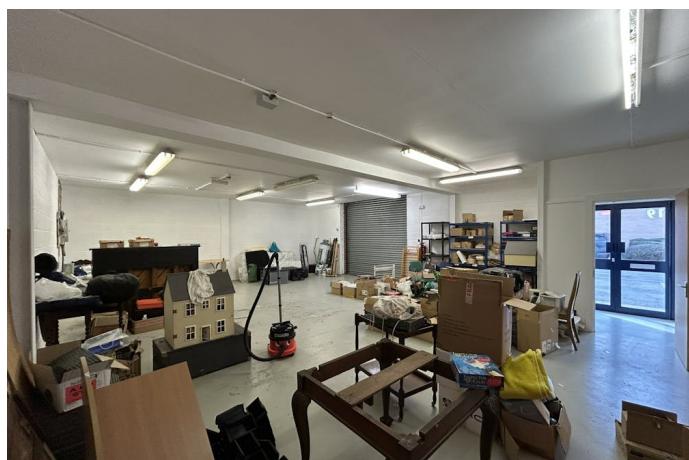
## Location

Star West is situated on the Westmead Industrial Estate, one of the principal industrial areas to the west of Swindon. The property is just 2 miles from Junction 16 of the M4.

## Accommodation

The accommodation provides the following gross internal areas in accordance with the RICS Code of Measuring Practice:

Name	sq ft	sq m
Ground - workshop / store, WC's and entrance lobby	979	90.95
1st - Offices and WC's	992	92.16
<b>Total</b>	<b>1,971</b>	<b>183.11</b>



## Terms

The property is available on a freehold basis at a price of £250,000 exclusive. Alternatively a new lease is available at a rent of £18,000 per annum exclusive. VAT is applicable.

## Business Rates

As of April 2026 the Rateable Value is £20,250.



## Utilities

All mains utilities, including gas and III Phase electricity are available.

## EPC

The property has an EPC rating of 38 band B.

## Anti Money Laundering Regulations

A purchaser will be required to provide information to satisfy these Regulations once terms have been agreed.

## Contact

### Alastair Andrews

01793 438938

07989 512 606

alastair@loveday.uk.com

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