

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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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 |
| Total | 1,971 | 183.11 |

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

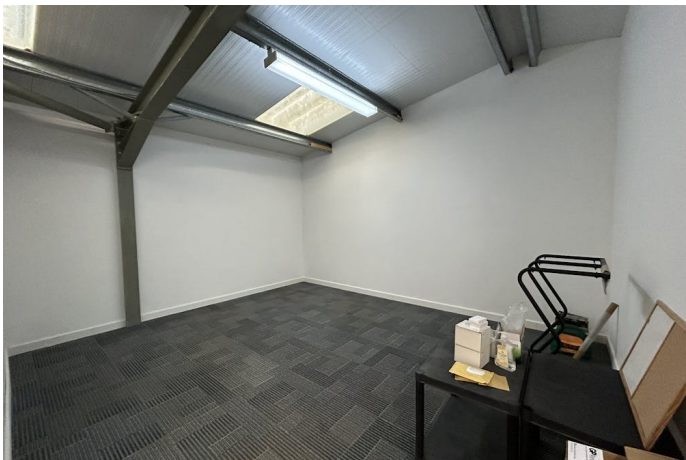
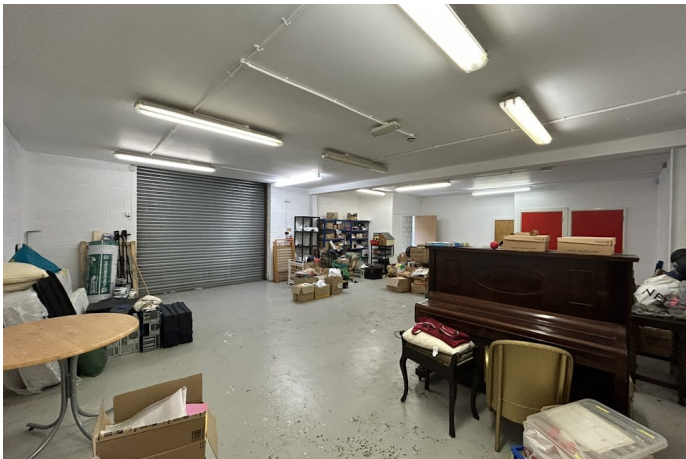
All mains utilities, including gas and III Phase electricity are available.

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

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