

# Unit 16 Star West

Westmead Industrial Estate, Swindon, SN5 7SW



## Key Highlights

- 1,941 sq ft
- 5.5m eaves height
- Air conditioned offices
- Popular location
- III Phase electricity supply
- Full height loading door
- Kitchen area

---

**01793 423344**  
loveday.uk.com

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

**loveday**

---

## 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.

## Description

Unit 16 Star West is an end terrace unit of steel frame construction built in 2004 . The ground floor provides warehouse / workshop accommodation with a full height loading door as well as a kitchen and a WC. The first floor has been fitted to provide air conditioned offices and additional storage. Externally, there is parking directly to the front of the unit.

## Accommodation

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

Name	sq ft	sq m
Ground - Warehouse, kitchen and WC	977	90.77
1st - Office	495	45.99
1st - Storage	469	43.57
<b>Total</b>	<b>1,941</b>	<b>180.33</b>

## Terms

The property is available by way of a new lease at a rent of £17,750 per annum. The rent is exclusive of VAT, service charge, business rates and utilities.

## Utilities

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

## EPC

Band C (41)

## Anti Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these regulations.

## Business Rates

Rates payable: £8,856 per annum

*(based upon Rateable Value: £20,500)*

---

## Contact

### Alastair Andrews

01793 438938

07989 512 606

alastair@loveday.uk.com

---

## IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract: (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 03/07/2026