

Unit 9 Star West

Westmead Industrial Estate, Swindon, SN5 7SW



Key Highlights

- 1,899 sq ft
- III Phase electricity supply
- Full height loading door
- Flexible first floor
- Modern light industrial unit
- 6m eaves height
- £17,000 per annum exclusive
- Good parking provision

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

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Description

Unit 9 Star West is an end terrace unit built in 2004. The eaves height is approximately 6m rising to 7.4m to the rear. Access is via a sectional loading door 3m wide by 5m high with separate personnel doors to the side.

Internally, there is a structural first floor covering approximately 50% of the footprint with windows to the front and side. Directly beneath is a WC and tea point. There is LED lighting on the ground floor and fluorescent strip lighting on the first floor. Externally, there is parking for 4/5 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 - Warehouse	1,223	113.62
1st - Storage	676	62.80
Total	1,899	176.42

Terms

Available by way of a new full repairing lease at a rent of £17,000 per annum exclusive of VAT, service charge, and buildings insurance. The service charge is currently £756 per annum. Each party is to be responsible for their own legal costs.

Utilities

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

EPC

The EPC rating is 55 within band C

Business Rates

Rates payable: £7,485 per annum

(based upon Rateable Value: £15,000)

Contact

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