

Unit 18 Star West

Westmead Industrial Estate, Swindon, SN5 7SW



Key Highlights

- 1,478 sq ft
- III Phase electricity supply
- Full height loading door
- Kitchen area
- Modern light industrial unit
- 5.5m eaves height
- Air conditioned offices
- WC / Shower Room

01793 423344
loveday.uk.com

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

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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 18 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 an office, kitchen and a WC / shower room. The first floor has been fitted to provide further air conditioned offices. Externally, there is parking to both the front and side 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, office, kitchen and AC / Shower	975	90.58
1st - Office	503	46.73
Total	1,478	137.31

Terms

The property is available on a freehold basis at a price of £270,000 exclusive. VAT is applicable.

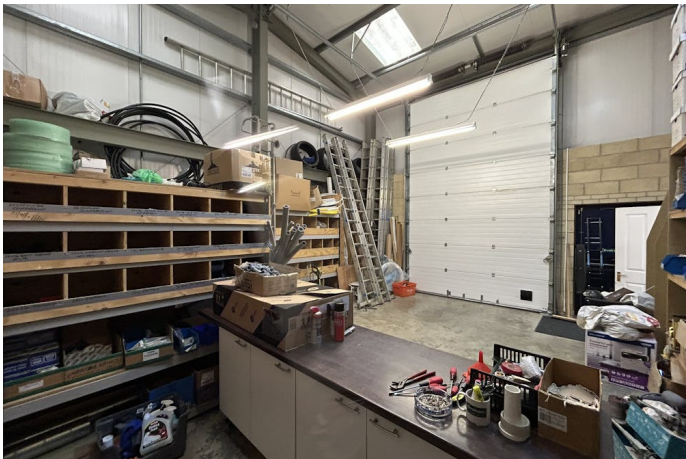
Utilities

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

Business Rates

Rates payable: £7,110.75 per annum

(based upon Rateable Value: £14,250)



Contact

Alastair Andrews

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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 22/10/2025





Energy performance certificate (EPC)

18 Star West
Westmead Drive
Westmead Industrial Estate
SWINDON
SN5 7SW

Energy rating

B

Valid until:

14 October 2035

Certificate number:

3420-3402-0513-5901-0908

Property type

Storage or Distribution

Total floor area

144 square metres

Rules on letting this property

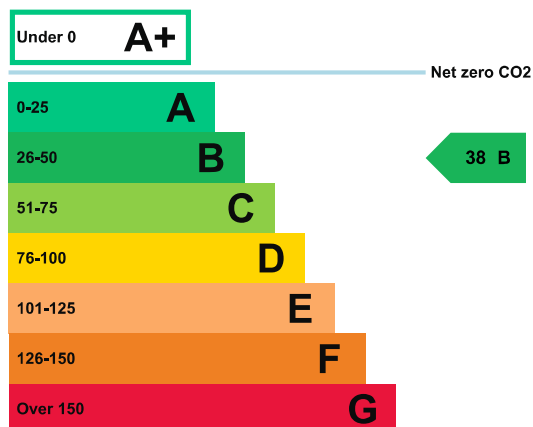
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 B

If typical of the existing stock

125 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	50.79
Primary energy use (kWh/m ² per year)	304

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1998-8656-0146-2814-9707\)](/energy-certificate/1998-8656-0146-2814-9707).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Cadwallader
Telephone	0333 556 0182
Email	dave.cadwallader@meessolutions.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA900138
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	MEES Solutions Ltd
Employer address	Unit 5 Ram Court, Wicklesham Lodge Farm, Faringdon, Oxon SN7 7PN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 October 2025
Date of certificate	15 October 2025