**TO LET** - INDUSTRIAL

# Unit 4 Star West

## Westmead Industrial Estate, Swindon, SN5 7SW




## Key Highlights

- 2,282 sq ft
- III Phase electricity supply
- Full height loading door
- Kitchen area
- Modern light industrial unit
- 6m eaves height
- Air conditioned first floor offices
- £22,000 per annum exclsuive

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

## 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 via the Great Western Way dual carriageway. There is also straight forward access to the A419 via Thamesdown Drive.





## Description

Unit 4 Star West is a modern, end terrace unit of steel frame construction built in 2004. It incorporates a structural first floor which has been fitted to provide good quality, air conditioned offices. At ground floor level there is a reception area, WC, kitchen and the primary storage / workshop space. Access is via both a double personnel door and a sectional, full height loading door.

## 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 | 1,366 | 126.91 |
| 1st - Office | 916 | 85.10 |
| **Total** | **2,282** | **212.01** |

## Terms

Available by way of a new effectively full repairing and insuring lease for a term to be agreed. The quoting rent is £22,000 per annum exclusive of service charge, VAT, buildings insurance and all other costs of occupation. Each party is to be responsible for their own legal costs.

## Business Rates

The property is assessed as Store and Premises and has a Rateable Value of £21,250.

## Utilities

Subject to pre-contract verification all mains utilities, including gas and III Phase electricity are available to the property.

## EPC

The property has a rating of 56 within Band C.

## Contact


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