TO LET - INDUSTRIAL

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

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loveday.uk.com
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.

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
Total	**1,941**	**180.33**

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

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