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PROPERTY CONSULTANTS

TO LET

Unit 12 Star West

Westmead Industrial Estate, Swindon SN5 7SW

End of Terrace Warehouse/Industrial Unit with Offices – 2,819 sq ft (261.90 sq m)

Location

Westmead Industrial Estate is one of Swindon's most established business areas situated less than one mile from the Great Western Way. This is the dual carriageway to the north of the town centre providing direct access to Junction 16 of the M4 just 3 miles to the west.

Swindon town centre, with national railway station, is less than one mile to the south east.

Star West, which was constructed in 2005, forms part of Westmead and is adjacent to The Cobham Centre, the Axis Centre and the Glenmore Centre alongside larger units. Occupiers include Travis Perkins, The Post Office, Boxes & Packaging, UK Storage and The Wilkes Academy.

M4 – J16



3 miles west

**Swindon
Town Centre**



1 mile



Accommodation

Description

A modern end of terrace warehouse unit of steel portal frame construction with profiled metal clad elevations above low level brickwork under an insulated roof.

Internally there is a large area of full height warehouse. This has been used previously as a fitness centre and the main area has a high suspended ceiling and a cushioned floor covering – all of which is capable of reusing or removing. There is also an open plan area under the first floor. In addition, the ground floor has a wc facility, kitchenette area and a small store.

At first floor there is a large open plan office/display area with wood laminate flooring and a carpeted meeting room.

The building has security shutters to the front doors and windows and there is an intruder alarm.

Car Parking

4 allocated car parking spaces are provided together with the loading bay.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Warehouse & WC facilities	1,884	175.03
First Floor Open Plan Offices & Meeting Room	935	86.87
TOTAL	2,819	261.90

Industrial & Logistics



Leisure/Fitness



Loading door



Eaves height 5.5m

3 phase power



LED lighting



Kitchenette



Security shutters



4 car parking spaces



Planning | Rates | EPC | Terms

Planning

We understand that the property may be suitable for Class E (Commercial, Business and Service), B2 (General Industrial) and B8 (Storage and Warehousing uses but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council

Tel: 01793 445500 or www.swindon.gov.uk

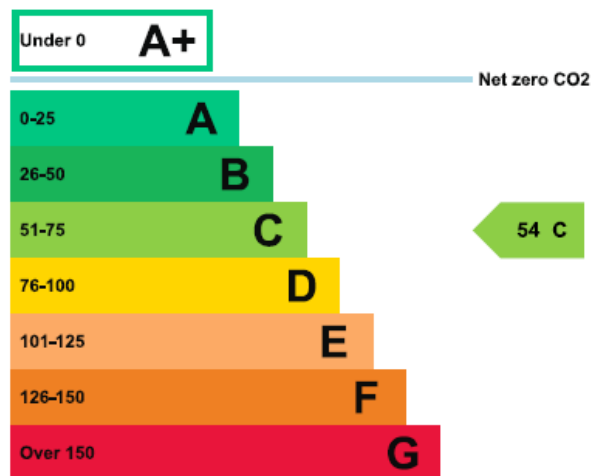
Business Rates

The Valuation Office Agency lists the property as Store and Premises with a rateable value of £27,000. Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment

www.voa.gov.uk

Energy Performance Certificate

The Premises have an EPC as below which is valid to 1 September 2031.



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

Lease

The property is available to lease by way of a new full repairing and insuring lease for a term of years to be agreed direct from the Landlord.

Rent

The property is offered to let for £28,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that any prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

