



## The Alpha Building

Star West, Westmead Industrial Estate, Swindon, SN5 7SW

### **MODERN DETACHED INDUSTRIAL/WAREHOUSE UNIT**

**5,405 sq ft**  
(502.14 sq m)

- MODERN DETACHED INDUSTRIAL/WAREHOUSE BUILDING
- FITTED OFFICES AND RECEPTION AREA
- 10 ALLOCATED CAR PARKING SPACES AND LOADING
- 3 PHASE ELECTRIC
- TO BE REFURBISHED

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The premises benefit from a 3 phase electrical power supply and a mains gas supply.

Externally there is 10 allocated car parking spaces and loading.

## Accommodation

Name	sq ft	sq m
Ground - Warehouse including offices and WCs	3,612	335.57
1st - Offices	1,793	166.58
<b>Total</b>	<b>5,405</b>	<b>502.15</b>

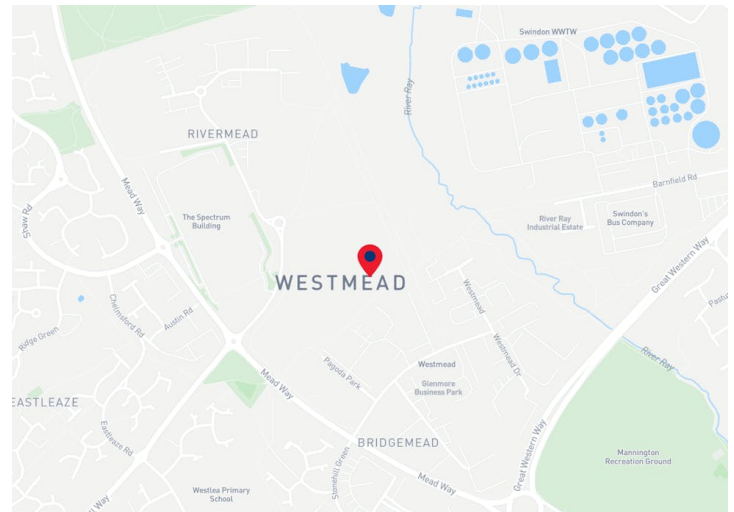
## Viewings

Strictly by prior appointment through the agents.



### Chris Brooks MRICS

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## Summary

Available Size	5,405 sq ft / 502.14 sq m
Rent	£49,500.00 per annum
Rateable Value	£40,500.00
Rates Payable	£22,113 per annum
EPC	D (81)

## Location

Star West is situated on the Westmead Industrial Estate, one of the principle industrial and employment areas in West Swindon. The location benefits from excellent road links with Junction 16 of the M4 motorway situated 3 miles to the south, via the A3102 Great Western Way.

To the north there is access to the A419 via Thamesdown Drive.

## ///what3words

<https://what3words.com/album.rider.tools>

## Description

The Alpha Building is a detached unit of steel portal frame construction with brick and steel profile clad elevations.

Vehicle access to the unit is gained via a sectional up and over insulated loading door in the front elevation. Internally the warehouse has a clear minimum eaves height of 6m.

There is an integral mezzanine floor which at first floor has been fitted as offices benefitting from LED lighting. Directly beneath is a further office and staff rest area incorporating WCs.