

iBOX

KELVIN WAY TRADING ESTATE

TO LET
REFURBISHED INDUSTRIAL /
WAREHOUSE UNITS
1,700 - 41,000 SQ FT

West Bromwich • B70 7TP



Kelvin Way Trading Estate is situated on the A4182 Kelvin Way, approximately 1 mile south west of Junction 1, and 1.5 miles north east of Junction 2 of the M5 Motorway. The estate is approximately 1 mile to the south of West Bromwich town centre, and 0.5 miles from Sandwell & Dudley railway station.

Kelvin Way Trading Estate extends to 278,371 sq ft, comprising 49 industrial and warehouse units, all within a secure business environment.



The locally managed units range from 1,700 to 41,000 sq ft and offer the following:

- Steel portal frame construction with brick/blockwork and insulated profile clad elevations beneath pitched roofs
- Clear open span production/warehousing space with roller shutter door access and ancillary facilities
- Offices, where constructed, are located at the front of the unit together with WC facilities
- Good communal estate car parking



Tenants will be responsible for payment of business rates direct to the Local Authority.

A service charge is levied for the maintenance and upkeep of the common areas and estate services, including security.

Available on request.

For further information or to arrange a viewing,
please contact the letting agents:



Tom Morley
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07921 974 139



Max Shelley
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07881 948 908



CURRENT SCHEDULE OF AVAILABILITY

Unit	Size (sq ft)	Price PA	Rateable Value	Rates Payable	Status
4 & 15	16,369	Please contact the agents	To be reassessed	To be reassessed	Available
14	10,933	Please contact the agents	To be reassessed	To be reassessed	Available
16	7,440	Please contact the agents	£49,000	£21,168	Under Offer
34	3,737	Please contact the agents	£27,500	£11,880	Available

August 2026

Planning

The units are suitable for B1 (Light Industrial), B2 (General Industrial) and B8 (Warehousing) use. We are not aware of any hours of use restrictions on the estate. Interested parties should confirm with the relevant Planning Authority.

Tenure

The units are available on new full repairing and insuring leases on terms to be agreed.

Virtual Tour

Further information and a virtual tour is available at bulleys.co.uk/Kelvin-way

Viewing

Strictly by prior appointment with Bulleys at their Oldbury Office - 0121 544 2121 or joint agents Harris Lamb Contacts: Max Shelley Email: Max.Shelley@bulleys.co.uk