

iBOX

KELVIN WAY TRADING ESTATE

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

West Bromwich • B70 7TP



LOCATION

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.

DESCRIPTION

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

View on
[Google Maps](#)



SPECIFICATION

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



BUSINESS RATES

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

SERVICE CHARGE

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

EPC

Available on request.

VIEWINGS

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



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PROPERTY MISDESCRIPTIONS AT 1991 All Agents and for the vendors or lessors of this property whose agents they are, give notice that 1. These particulars are prepared for the guidance only of prospective purchasers or tenants. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in text, plans or photographs) is given in good faith, but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of the parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or tenant. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2026

**KELVIN WAY TRADING ESTATE
SCHEDULE OF AVAILABILITY
AUGUST 2026**

Unit	Size (sq.ft.)	Rent	Rateable Value	Status
4&15	16,369	On Application	Awaiting Separate Assessment	Coming Soon
14	10,936	On Application	Awaiting Separate Assessment	Coming Soon
16	7,442	On Application	£49,000	AVAILABLE
34	3,737	On Application	£27,500	AVAILABLE
36	3,988	On Application	£27,250	LET



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**SUBJECT TO CONTRACT
G1571**