

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:



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**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	AVAILABLE
14	10,933	On Application	Awaiting Separate Assessment	AVAILABLE
16	7,440	On Application	£49,000	UNDER OFFER
34	3,737	On Application	£27,500	AVAILABLE



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Or our Joint Agents:

Bulleys – 0121 544 2121

**SUBJECT TO CONTRACT
G1571**