

# TO LET

Kelvin Way Trading Estate  
Kelvin Way  
West Bromwich  
B70 7TP

Units from  
1,700 – 41,000 sq ft  
(158 – 3,809 sq m)

Well-known  
established business  
location serving the  
West Midlands area

Refurbished industrial/  
warehouse units within a  
secure business environment

Fully fenced and gated site  
and remotely monitored CCTV



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.

## 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

## SERVICE CHARGE

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

## BUSINESS RATES

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

## TERMS

Units are available to let on new FRI leases for a term to be agreed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT at the current prevailing rate.

## PLANNING

The units are suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) uses. Interested parties should satisfy themselves by speaking to the local planning authority.

## VIEWING

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



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.  
B/HL Hollister HD2318 06/19



## SCHEDULE OF AVAILABILITY

Unit	Size (sq.ft.)	Rent (psf) (Assuming a 5 year term)	Rateable Value
34	3,737	£5.50	£17,250
36	3,974	£5.50	£17,000
40	2,527	£6.00	£11,750
47	2,987	£6.00	£14,250



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**SUBJECT TO CONTRACT**  
**G1571**