

# TO LET

897 SQ FT –  
3,053 SQ FT

 CLOSE TO TO J2 / M5

 SECURE SITE

 AVAILABLE IMMEDIATELY



## NEWLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT

DROICON INDUSTRIAL ESTATE, PORTWAY ROAD,  
ROWLEY REGIS, WEST MIDLANDS B65 9BY



# LOCATION

Rowley Regis is a well established industrial location in the West Midlands with excellent connectivity to regional and national markets.

It sits within the Metropolitan Borough of Sandwell, around 8 miles from Birmingham city centre and 6 miles from Dudley, giving it a strong position within the UK manufacturing and logistics corridor.

The area has strong transport links. The A4123 and nearby M5 at Junction 2 provide quick access to the wider motorway network, including the M6, M42 and M40. Birmingham is easily reached via the A456 and Wolverhampton and Dudley via the A4123. Rowley Regis Railway Station, just over a mile away, offers frequent services to Birmingham Snow Hill and other key destinations. Birmingham Airport is about 20 miles away, supporting both national and international travel.

Rowley Regis forms part of the Black Country, known for its established industrial base and skilled labour pool. More than 2.8 million people live within a forty five minute drive, and ongoing investment in skills and employment continues to attract industrial and logistics occupiers.

## DROICON TRADING ESTATE

Droicon Trading Estate sits on Portway Road, around one mile north of Blackheath town centre. The surrounding area includes commercial uses, modern residential development and Rowley Regis Golf Course.



## JOURNEY TIMES

J2 / M5 MOTORWAY	5 MINS / 1.5 MILES
J8 / M6 MOTORWAY	14 MINS / 7 MILES
DUDLEY	12 MINS / 3.5 MILES
BIRMINGHAM	30 MINS / 8 MILES



## DROICON INDUSTRIAL ESTATE

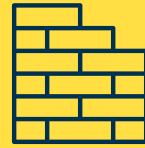
PORTWAY ROAD, ROWLEY REGIS, WEST MIDLANDS B65 9BY

# DESCRIPTION

The premises comprises well-established industrial estate comprising of 14 units.

Units 1-12, in the main block, are of similar construction being concrete frame construction beneath sheet roofs with part brick and profile clad elevations. Eaves heights are approximately 16'10" (5.12m) with roller shutter door access to the front, secured by two ram poles. Most of the units feature WC facilities and an office with several units featuring a mezzanine floor and kitchenette.

The site is now under new ownership and is currently being refurbished, with works taking place to the vacant units and across the wider estate.



**BRICK CONSTRUCTION  
WITH A STEEL TRUSS ROOF**



**SUITABLE FOR A  
VARIETY OF USES**



**ROLLER SHUTTER ACCESS  
INTO THE WAREHOUSE**



**OFFICE AND  
WC FACILITIES**



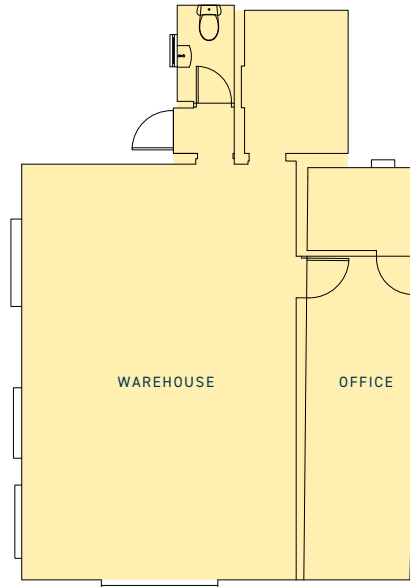
**UNDER FULL  
REFURBISHMENT**



**EASY ACCESS TO M5 J2  
AND WIDER MOTORWAY  
NETWORK**



**UNIT 10** 3,053 SQ FT



**UNIT 15** 897 SQ FT



CGI IMAGE SHOWING PROPOSED REFURBISHMENT

**DROICON INDUSTRIAL ESTATE**

PORTWAY ROAD, ROWLEY REGIS, WEST MIDLANDS B65 9BY



## TERMS

### LEASE TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed.

### LEGAL COSTS

Each party to bear their own costs.

### VAT

VAT is payable at the prevailing rate.

## CONTACT



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