

The Old Foundry, Bath Street

Walsall, WS1 3BZ

SHEPHERD
COMMERCIAL



TO LET

86 TO 570 SQ FT
(7.99 TO 52.95 SQ M)

£595 - £1,150 PER MONTH

Fully serviced Victorian offices in central Walsall with bills included, high-speed internet, and good transport connections.

- Central Walsall location just north of the main retail core
- Good regional connectivity via A4148 and M6 Junctions 9 and 10
- Converted Victorian-era foundry dating from the late 19th century
- Refurbished with modern amenities including heating, kitchens and shared WCs
- Combination of historic character and contemporary office fit-out

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Summary

Available Size	86 to 570 sq ft / 7.99 to 52.95 sq m
Rent	£595 - £1,150 per month
EPC	Upon enquiry

Description

The Old Foundry Business Centre at 55 Bath Street, Walsall (corner of Bath Street and Windmill Street) is a converted Victorian-era industrial property—likely late 19th century in origin. Originally built as foundry works and now adapted as serviced offices around a courtyard. Its architecture reads as Victorian industrial vernacular: robust red-brick elevations, multi-bay rhythm with large, segmental-arched window openings, and simple parapeted rooflines typical of Black Country works buildings of that period.

The complex has been sympathetically refurbished to modern standards while retaining its historic character, making its present "build style" best described as a Victorian industrial shell with a contemporary office fit-out. It operates as a fully serviced business centre, with all bills included (water, heating, and electricity), ultra-fast Wifi and Cat 6 cabling throughout, on-site parking, and manned reception services. Communal areas, kitchens, and toilets are cleaned daily, with weekly cleaning provided for individual offices. Telephony solutions and dedicated bandwidth can be arranged if required, and a possible business rates exemption may be available.

Location

The Old Foundry Business Centre occupies a central position in Walsall, set at the junction of Bath Street and Windmill Street, just north of the main town centre retail core. The property benefits from close proximity to Walsall's key amenities, including the Saddlers Shopping Centre, local cafés and banks, as well as being within easy walking distance of Walsall Railway Station. The location offers excellent regional connectivity: the A4148 ring road is immediately accessible, linking to the M6 motorway at Junctions 9 and 10 in under ten minutes, providing fast routes to Birmingham, Wolverhampton, and the wider West Midlands conurbation. This position makes the site attractive for small and medium-sized enterprises seeking flexible office space in a well-connected but affordable town centre environment.

Accommodation

Suite 3A – 226 sq ft – £595 pcm

Suite 11 – 393 sq ft – £650pcm

Viewings

Strictly by appointment only with Shepherd Commercial



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