

OFFICE | TO LET

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FIRST FLOOR, 17 LICHFIELD STREET, WALSALL, WS1 1TJ

2,000 SQ FT (185.81 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished First Floor Office Suite in the Heart
of Walsall Town Centre

- Open Plan Layout
 - Kitchenette Facilities
 - Separate Meeting Rooms
 - Available March 2026
 - Town Centre Location
 - LED Lighting
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DESCRIPTION

Seventeen Lichfield Street is a prominent 5 storey office building which has undergone a full refurbishment of the common areas and exterior in recent years.

The suite is situated to the first floor providing refurbished open plan office accommodation finished to a high specification including suspended ceilings with LED lighting.

The property benefits from refurbished toilets, redecorated common parts, passenger lift, good parking allocated with gated on-site car park and secure access system with CCTV.



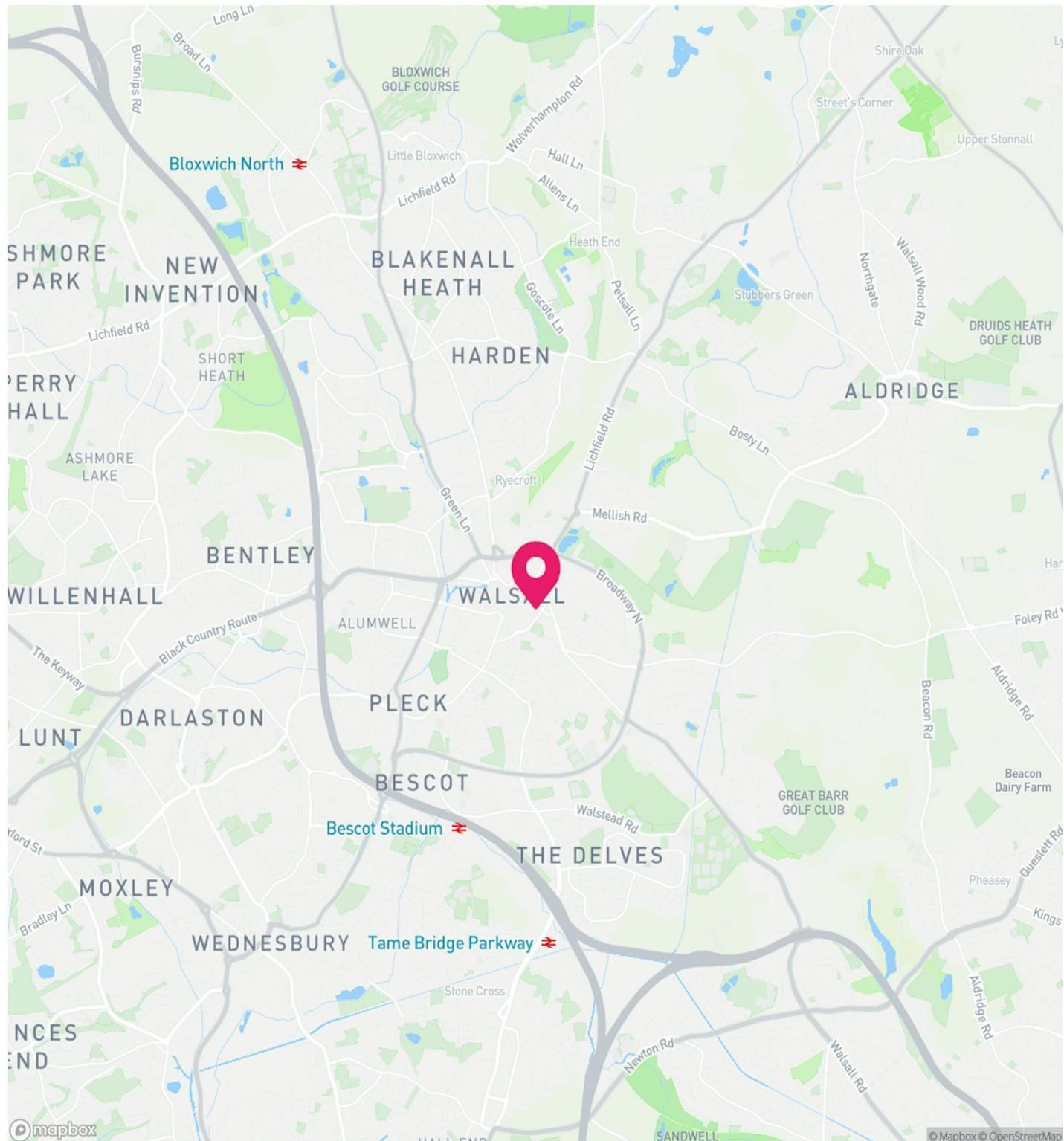
LOCATION

Lichfield Street is located in the heart of Walsall Town Centre with local amenities in close proximity.

Access to the national motorway network is obtained from both junction 7 and 10 of the M6 approximately 3.5 miles and 2.5 miles respectively via the Walsall ring road.

Walsall is well located with easy access to Birmingham City Centre and Wolverhampton.

Direct trains to Birmingham New Street run from Walsall Train Station which is within walking distance of the property.





SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

AVAILABILITY

March 2026

SERVICE CHARGE

£10,000 per annum Service Charges Includes Heating

VAT

Applicable

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£26,000 per annum

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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