SERVICED OFFICE | TO LET



THE OLD FOUNDRY, 55 BATH STREET, WALSALL, WS1 3BZ

214 TO 550 SQ FT (19.88 TO 51.10 SQ M)

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Serviced Offices To Let at The Old Foundry, Walsall With On Site Car Parking, Manned Reception and Bookable Meeting Rooms

- Suite 10: 550 ft2, Private Kitchen & WC
- Office 3A: 214 ft2, 5–6 Desks
- Utilities Included
- Ultra Fast Wi-Fi
- On Site Car Parking
- Manned Reception
- Bookable Meeting Rooms
- Approx. 0.5 Miles from Walsall Town Centre





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DESCRIPTION

The Old Foundry is an established, professionally managed business centre in an attractive traditional brick building. It pairs period character with modern office infrastructure and practical business support. Two spaces are currently available.

Suite 10 (approx. 550 ft2) is a self contained suite with three separate office rooms, its own private kitchen and WC. The layout lets a business separate team functions, set up dedicated work areas, or keep management and administration together in one suite. It suits an business that wants a professional base with several individual rooms and its own facilities.

Office 3A (approx. 214 ft2) is a bright private office for around five to six desks, depending on layout. It has windows for natural light, carpeted flooring, fitted lighting and heating. It's well suited to professional services firms, administration teams and growing businesses that want their own workplace without the overheads of running a standalone building.

- All inclusive serviced packages covering water, heating and electricity
- Ultra fast Wi-Fi with Cat 6 cabling throughout
- Manned reception
- On site car parking
- Daily cleaning of communal areas, kitchens and toilets, and weekly office cleaning
- Bookable meeting and conference rooms

The centre also offers co working desks and virtual office services, and can review workspace requirements as businesses grow, subject to availability.

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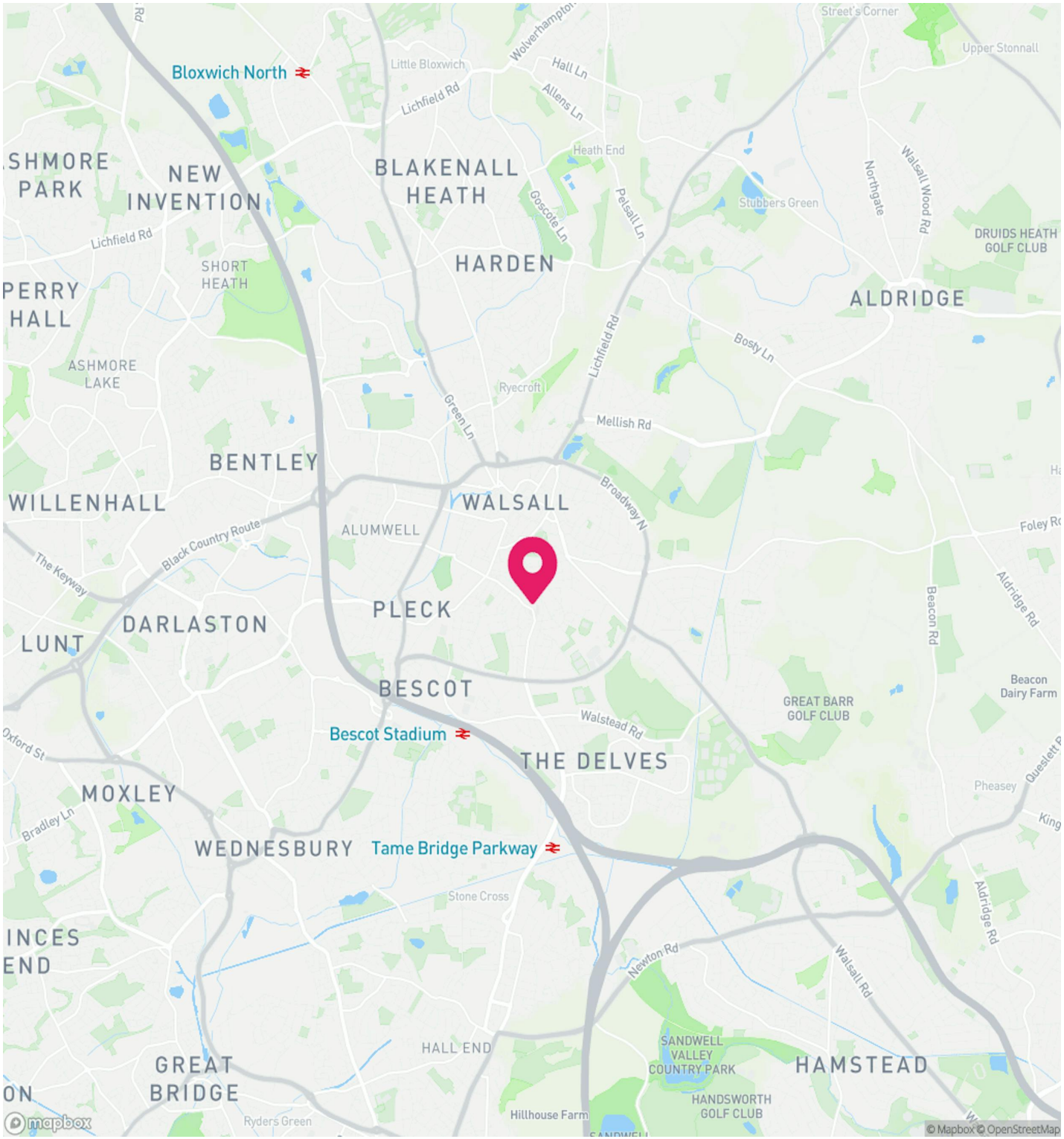




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LOCATION

The Old Foundry is on Bath Street, about half a mile from Walsall town centre (around 2 to 3 minutes by car). Shops, services and public transport links are close by. Junctions 7, 9 and 10 of the M6 are all about 2 miles away (around 5 to 8 minutes' drive), giving good access across the West Midlands and the wider motorway network. Current occupiers include professional services firms, care and healthcare organisations, and training providers.



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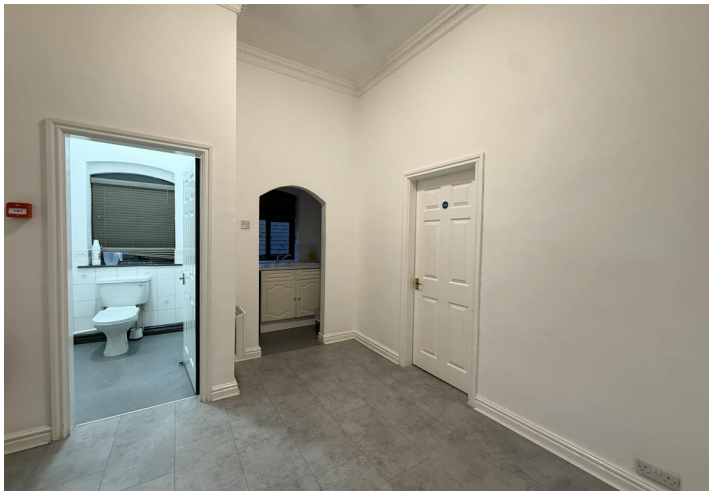
















Gents


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AVAILABILITY

Name	sq ft	sq m	Availability
Suite - 3A	214	19.88	Available
Suite - 10	550	51.10	Available
Total	**764**	**70.98**	

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TERMS

The premises are available on a licence agreement for a minimum term of 12 months. If you require a different term, please contact us to discuss your requirements.

SECURITY DEPOSIT

A security deposit is required at the equivalent of one months' rental.

BUSINESS RATES

Each suite will be responsible for their own business rates. The suites may qualify for 100% Small Business Rates Relief, subject to the occupier meeting the relevant eligibility criteria. Interested parties are advised to make their own enquiries with Walsall Council to confirm their individual liability and entitlement to any relief.

VAT

All prices quoted are exclusive of VAT which is payable.

LEGAL COSTS

A free easy to understand licence agreement will be provided by the Landlord.

VIEWING

Please contact Siddall Jones to arrange a suitable viewing.

RENT

£695 - £1,495 per month

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



Sophie Froggatt
0121 638 0500
sophie@siddalljones.com

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