



£700 Monthly

Green Lane, Walsall

Office

01922 322988



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# Step Inside

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## Key Features

- TWO WELL-PRESENTED OFFICE
- SHARED MEETING ROOM (SUBJECT TO AVAILABILITY)
- ALL BILLS INCLUDED IN RENT (£700 PCM)
- AIR CONDITIONED THROUGHOUT
- MODERN SHARED KITCHEN FACILITIES
- 2 ALLOCATED PARKING SPACES + VISITOR PARKING
- FLEXIBLE 3-YEAR LEASE WITH BREAK CLAUSE
- 24/7 SECURE ACCESS
- DEPOSIT £1500
- ALARM SYSTEM WITH SECURITY GUARD ALERT

## Property Description

SPACIOUS OFFICE SUITE WITH PARKING & ALL BILLS INCLUDED - PRIME LOCATION ON GREEN LANE

A superb opportunity to rent a modern, well-maintained office space with flexible terms, all-inclusive bills, and excellent accessibility - perfect for growing businesses, start ups or professionals.

This commercial office suite offers an affordable, professional, and flexible working environment. Situated within a modern office block with secure entry, the space includes two private office rooms, shared access to a meeting/conference room, a clean kitchen area, and WC facilities. With 2 dedicated parking bays and visitor parking on site, the convenience is second to none.

The monthly rent of £700 PCM includes electricity, business rates, water, and even free internet usage - making this a truly cost-effective and hassle-free commercial solution.

LANDLORD ON SITE - ACTIVE BUSINESS AT REAR OF OFFICES

## Main Particulars

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LANDLORD ON SITE - ACTIVE BUSINESS AT REAR OF OFFICES

**Foyer** - 1.66m x 0.98m (5'5" x 3'2") - Bright, double-height glazed entrance with waiting area feel. Crisp interior, welcoming for clients and visitors.

**Office One** - 3.80m x 3.78m (12'5" x 12'4") - Ideal for a 2-3 person team, with ample desk space, storage, and neutral decor. Large window for natural light and fitted blinds for privacy.

**Office Two** - 3.80m x 3.69m (12'5" x 12'1") - Flexible office setup with space for desks or a private office manager suite. Includes blinds and modern lighting.

**Meeting Room** - 3.99m x 2.99m (13'1" x 9'9") - Shared access available by arrangement. Features a boardroom-style layout with seating, large monitor and phone system

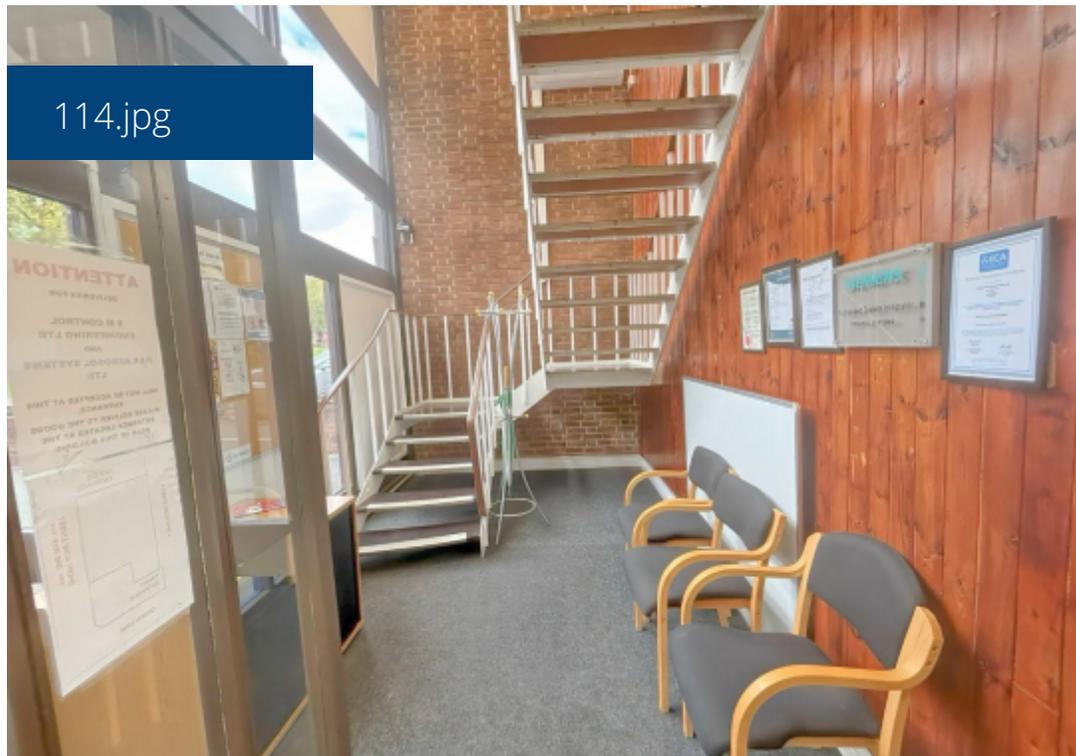
**Toilet**

- 1.49m x 1.86m (4'10" x 6'1") - Clean and functional WC with wash basin, tiling, and window for ventilation.

**Kitchen** - approx. 3.5m x 1.5m (approx. 11'5" x 4'11") - Fully equipped with microwaves, kettle, fridge, and sink. Neutral tiling and upper storage cabinets.

Call today to book your viewing or request more details.

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**TOTAL: 87 m<sup>2</sup>**  
 FLOOR 1: 61 m<sup>2</sup>, FLOOR 2: 26 m<sup>2</sup>  
 EXCLUDED AREAS: OPEN TO BELOW: 4 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>

Floor Plan Created By Liximova app. Measurements shown may slightly vary due to floor construction.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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