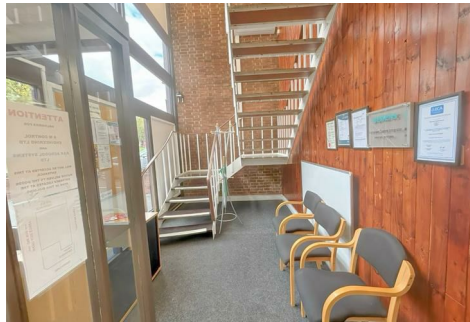




RE/MAX

Elite



246 Green Lane, Walsall, WS2 8HS

£700 Per month

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

FOYER 5'5" x 3'2" (1.66m x 0.98m)

Bright, double-height glazed entrance with waiting area feel. Crisp interior, welcoming for clients and visitors.

OFFICE ONE 12'5" x 12'4" (3.80m x 3.78m)

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 12'5" x 12'1" (3.80m x 3.69m)

Flexible office setup with space for desks or a private office manager suite. Includes blinds and modern lighting.

MEETING ROOM 13'1" x 9'9" (3.99m x 2.99m)

Shared access available by arrangement. Features a boardroom-style layout with seating, large monitor and phone system

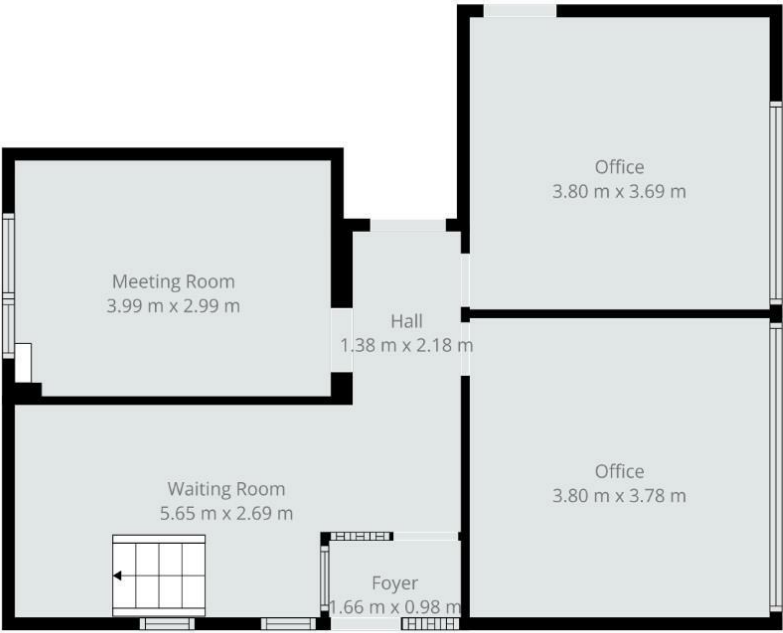
TOILET 4'10" x 6'1" (1.49m x 1.86m)

Clean and functional WC with wash basin, tiling, and window for ventilation.

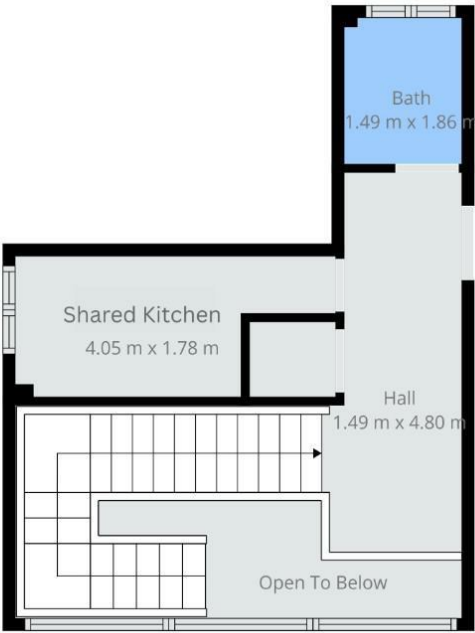
KITCHEN approx. 11'5" x 4'11" (approx. 3.5m x 1.5m)

Fully equipped with microwaves, kettle, fridge, and sink. Neutral tiling and upper storage cabinets.

Floor Plan



Floor 1



Floor 2



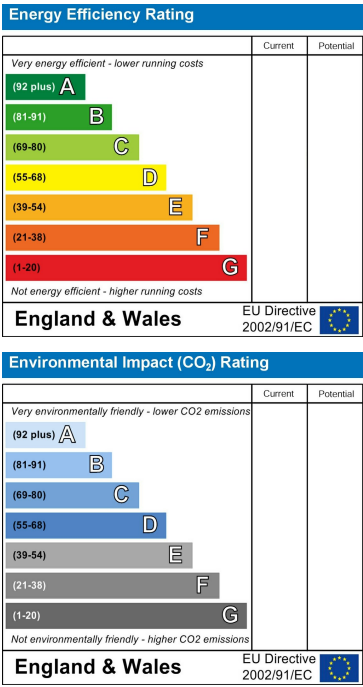
TOTAL: 87 m2
FLOOR 1: 61 m2, FLOOR 2: 26 m2
EXCLUDED AREAS: OPEN TO BELOW: 4 m2, WALLS: 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.