

## Lyndon House, Hagley Road, Edgbaston, B16 8PE



**TO LET**

Fully Refurbished Offices with Car Parking  
Suites Available From 1,280 - 37,761 ft<sup>2</sup>

## Location

Lyndon House is located within the affluent suburb of Edgbaston sitting prominently on the Hagley Road. Birmingham City Centre can easily be accessed by foot, road, or rail.

The extension of the Midland's Metro through the city centre and up the Hagley Road has further improved the buildings connectivity to the city centre, with Lyndon House benefiting from a station directly outside of the building.

Five Ways station is a short walk away and provides local connections as well as to Birmingham New Street. Whilst the new Spirit bus route will result in faster bus connections to and from the building.

Occupiers are spoilt for choice when it comes to amenities. Whether it's a simple coffee at Damascena or Starbucks, fine dining at Simpsons or Chapter or simply enjoying The Botanical Gardens or local Gold Courses.

## Description

Lyndon House is a prominent office building within the heart of Edgbaston, being approximately 1 mile from Birmingham City Centre.

Arranged over ground, mezzanine and 16 upper floors, it has recently been refurbished to a high standard with a new gym on the mezzanine floor, new reception with concierge and modernised suites.

A new coffee shop and eatery run by Birmingham's independent Damascena has further added to the appeal of the space offering tenants a warm and welcoming space within the building and external terrace.

Single floor plates total 4,262 ft2 with suites available from 1,280 ft2.

Specification:

- Newly refurbished throughout
- Modern and welcoming reception area
- Concierge
- 3 passenger lifts
- Comfort cooling
- Raised access flooring
- LED Lighting and metal ceiling
- Dedicated 1GB leased line installed
- 24/7 Access
- Gym, Shower Facilities and Changing Rooms
- Excellent Car Parking Ratio
- Cycle Racks and Heated Drying Lockers
- Flexible Floor Plates
- Outside the Clean Air Zone (CAZ)

## Accommodation / Rental (pa)

Second Floor	1,280 ft2	£22,400
Single Floor Plate	4,262 ft2	£74,585

## Terms

The suites are available to let on a new lease direct with the landlord at term to be agreed.

## Service Charge

A service charge of £5.95 per ft<sup>2</sup> exclusive is levied in respect of maintenance and upkeep off communal areas and common services.

## VAT

All prices are quoted exclusive of VAT which we understand is payable.

## Energy Performance Certificate (EPC)

EPC Rating - B - 34

## Legal Costs

Each party are to be responsible for their own costs incurred during this transaction.

## Availability

The property is immediately available following the completion of legal formalities.

## Viewings

Please contact Siddall Jones on **0121 638 0500**

