



**HIGH QUALITY REFURBISHED OFFICE SPACE
IN THE HEART OF EDGBASTON**

FROM 1,280 SQ FT TO 4,200 SQ FT



SPECIFICATION



1:8 sq m occupational density



EPC rating of B34



Outside the Clean Air Zone



Comfort cooling



Raised access floor



LED lighting and metal ceiling



Three passenger lifts



Dedicated 1GB leased line installed



DDA compliant



24/7 access



CCTV



Gym, Shower facilities & changing rooms



Cycle racks and heated drying lockers



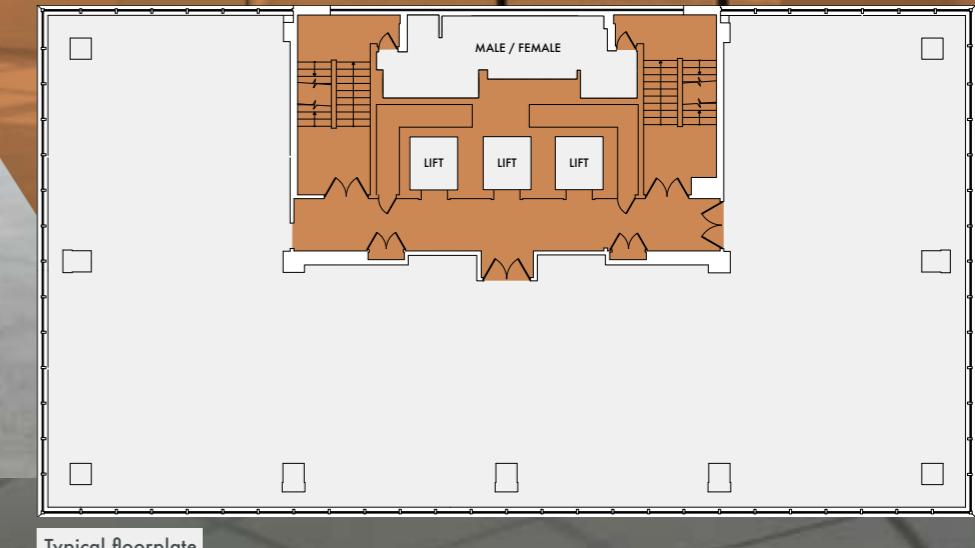
Excellent car parking ratio



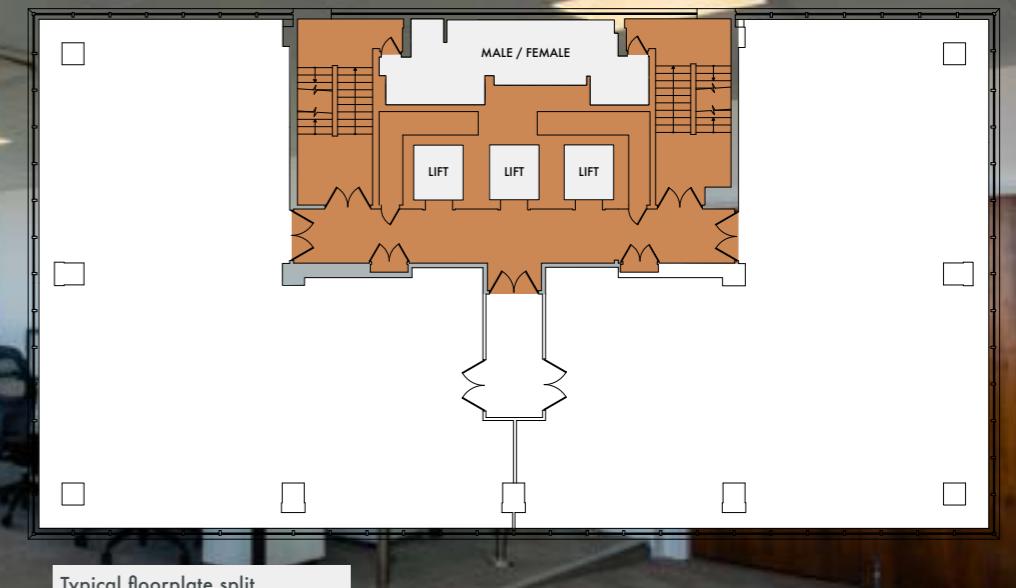
THE SPACE

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, floorspace and WCs. Typical floor plates total 4,262 sq ft, with suites available from 1,280 sq ft.



Typical floorplate



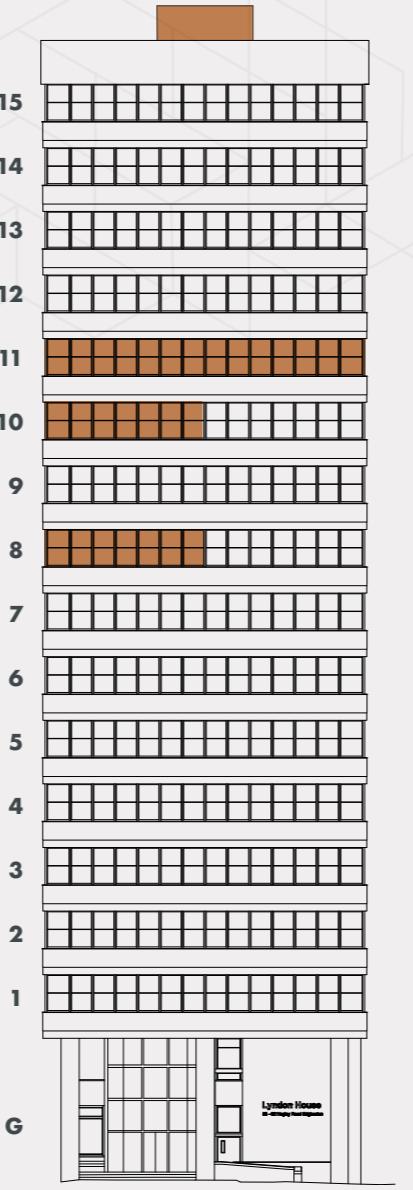
Typical floorplate split



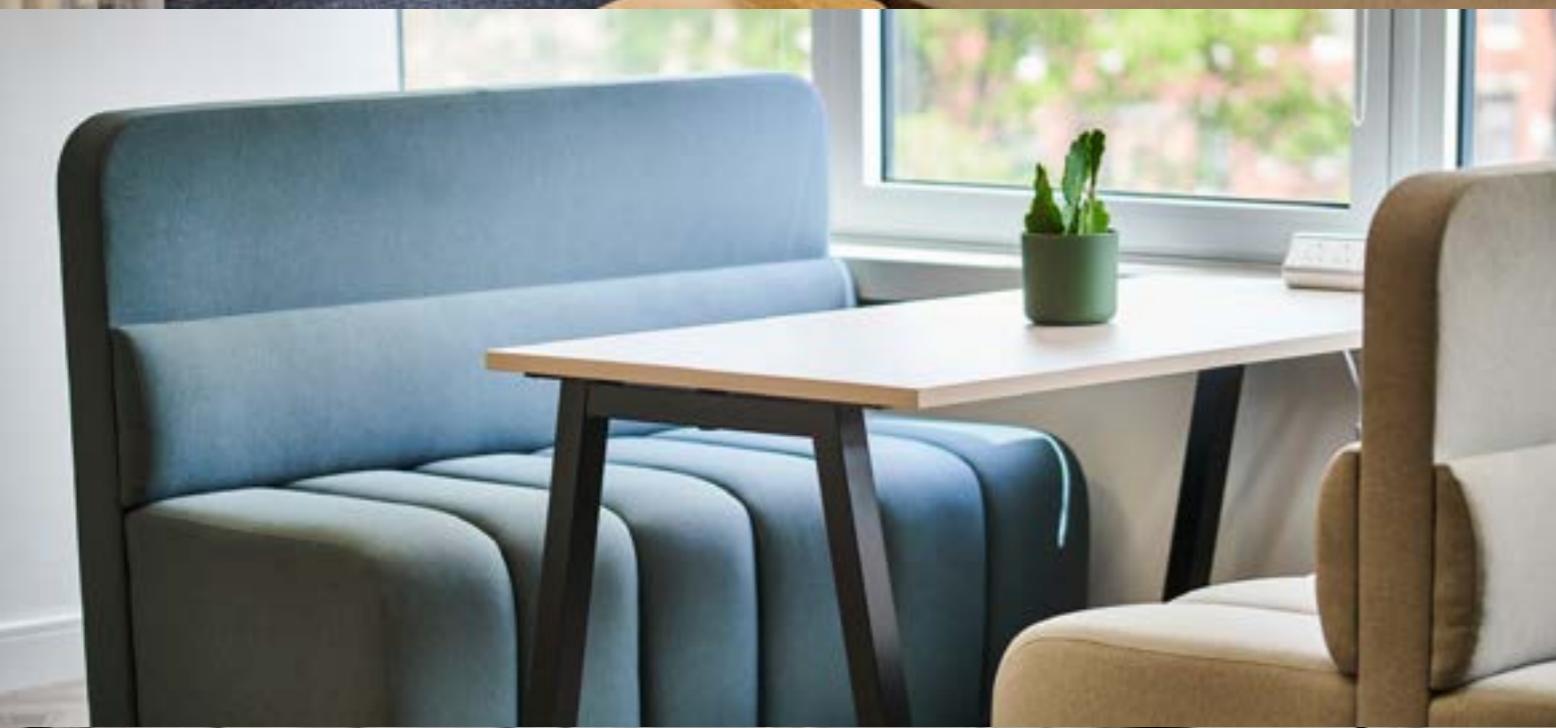
AVAILABILITY

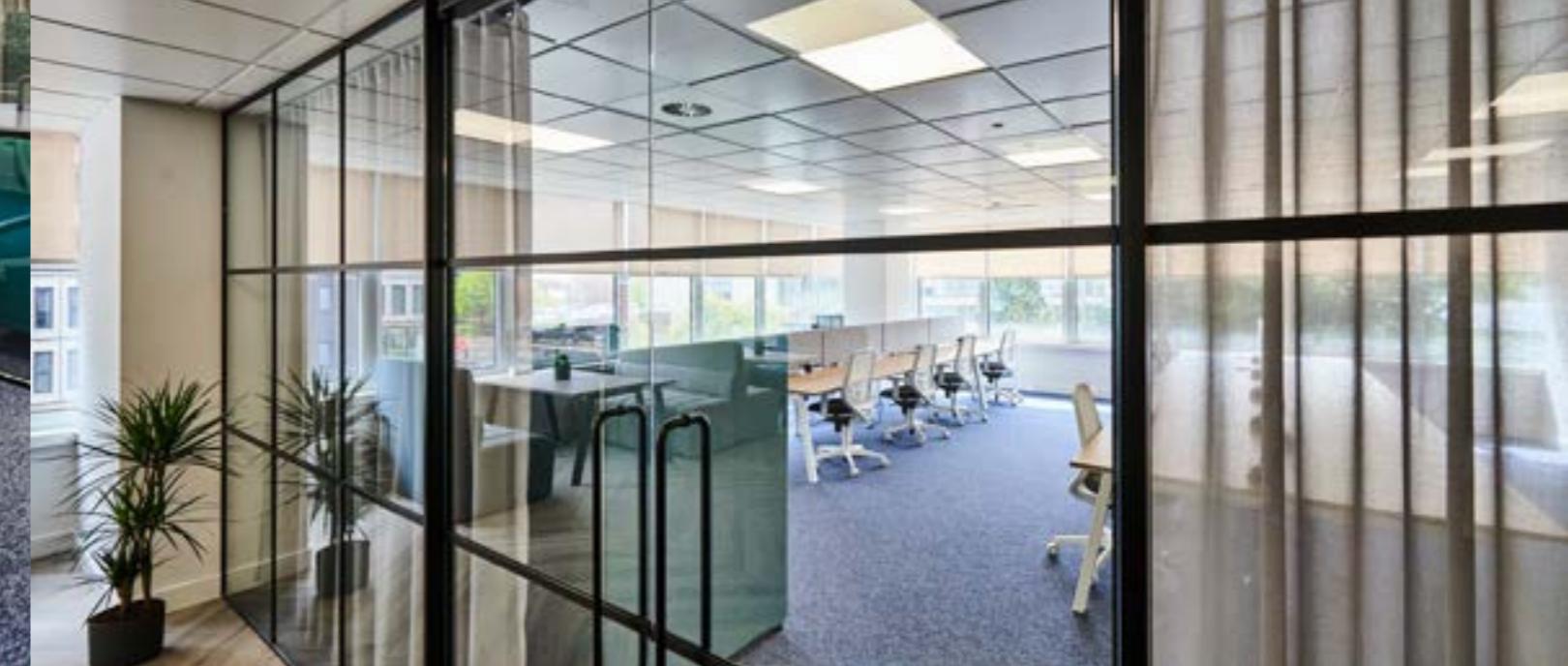
FLOOR	AVAILABLE (SQ FT)	TENANT / STATUS
15th		Phoenix Group Corporation Limited
14th - Part		Moremicro
14th - Part		Royal College of Nursing UK
13th		Royal College of Nursing UK
12th		Adithera Bio
11th	4,200	Vacant
10th - Part		B2BE Limited
10th - Part	2,088	Vacant
9th		Baynham & Meikle
8th - Part	1,280	Vacant and fully refurbished
8th - Part		Stonebond
7th		Norton
6th - Part		Bletchley
6th - Part		Original Joinery
6th - Part		Norton
5th		Metcloud
4th - Part		Studyabetterfuture
4th - Part		Time Etc
3rd		Mobility (NHS)
2.3		Involve Recruitment
2.2		Adithera Bio
2.1		Advanced Hair Studios
1.2		Sabz Solicitors
1.1		Seven Living
Ground		Damscena

TOTAL AVAILABILITY: **7,568**











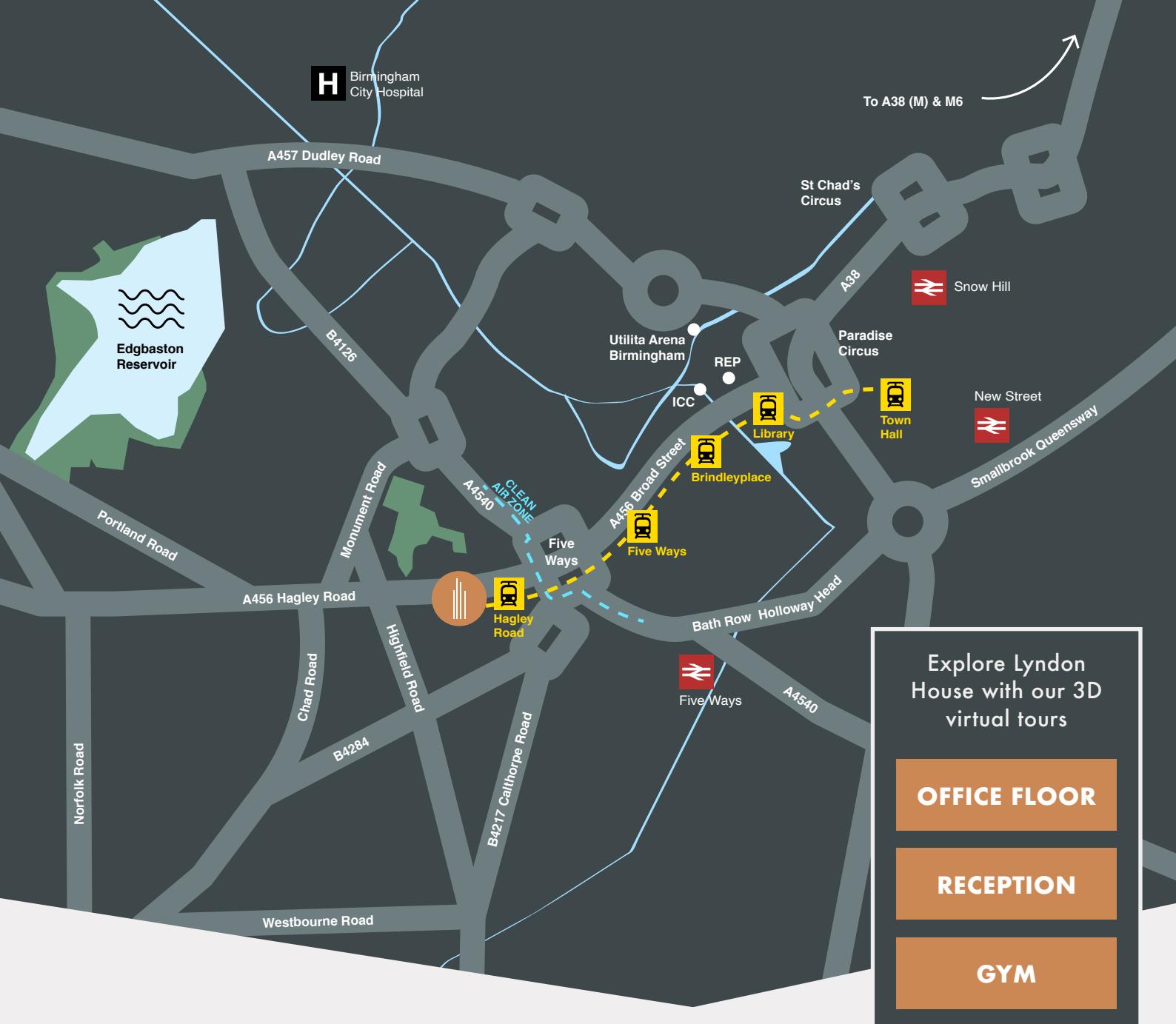
THE PLACE

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 though 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 Starbucks, fine-dining at Simpsons or simply enjoying The Botanical Gardens and Edgbaston Reservoir. Edgbaston has it all.



Sam Benson MRICS

sam.benson@knightfrank.com
07581 043 824



Julie Perks

julie.perks@realestate.bnpparibas
07469 404 041



Edward Siddall-Jones

edward@siddalljones.com
0121 638 0500

62 HAGLEY ROAD, B16 8PE

LYNDON-HOUSE.CO.UK

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